

# Available for lease!

3321-3337 East South Street  
Long Beach, California 90805



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**AVISON  
YOUNG**



**Available space  
is designed to  
accommodate a variety  
of uses!**

## Leasing terms

SF AVAILABLE:	±1,500 SF
ASKING RENT:	\$2,500 + Modified Gross
TERM:	Negotiable
DATE AVAILABLE:	Available

## HIGHLIGHTS

- Unit 3329: ±1,500 SF retail space
- Great opportunity for various retail including pet services, photo studio, beauty, health, and more!
- Strategically located near the bustling intersection of South Street and Downy Avenue, less than 2 miles from highways 91 and 19
- Ample parking - 49 surface spaces



Unit #3329  
1,500 SF

V PAWN

562.304.0352

Skin Essence by Pam  
562.301.2000  
www.skinessence.net.com

CUSTOMER  
REPAIR ONLY

The Main Choice  
CREATIVE STUDIO

FARMERS  
INSURANCE

PARKING ONLY  
NO OTHER USE

58811





# Location Overview

## Demographics

**458,491**

Population

**176,407**

Households

**234,334**

Employees

**\$83,969**

Median household income

**59%**

Renter occupied

## About Long Beach, California

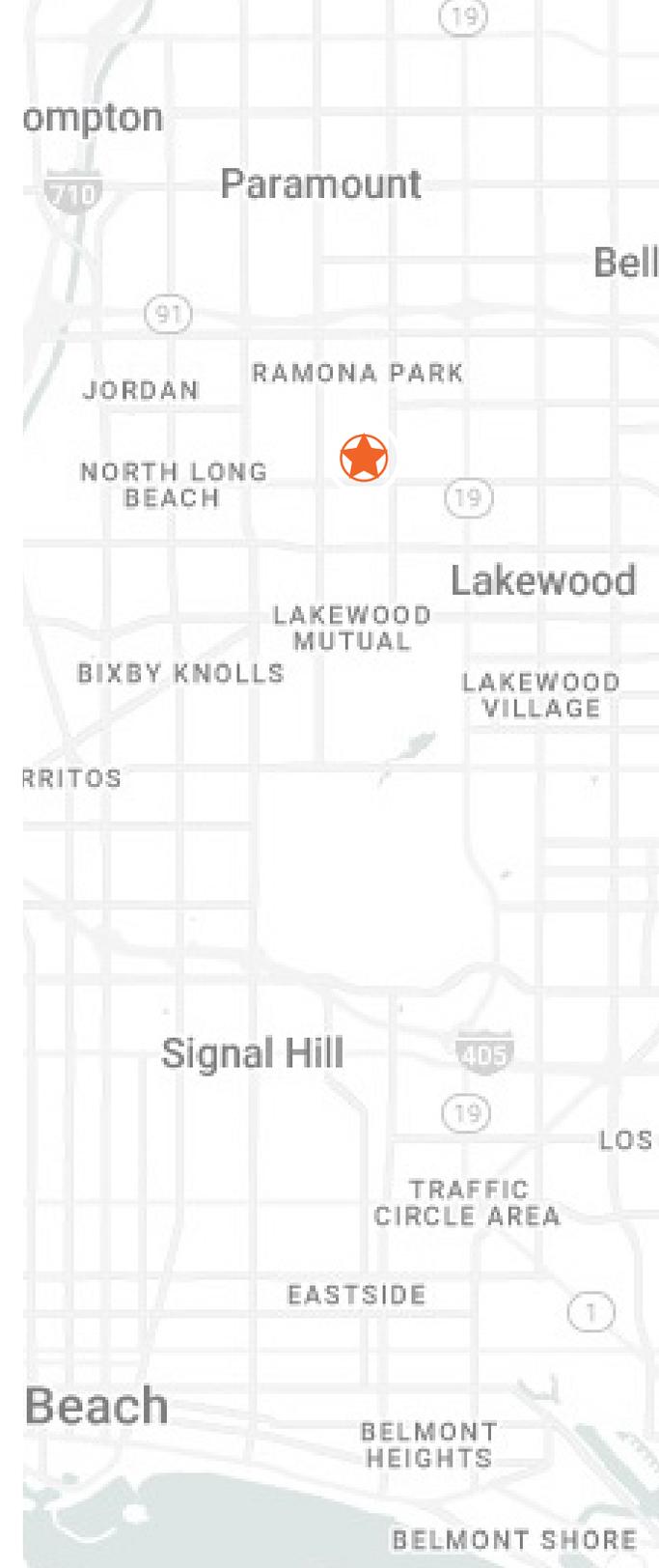
With a population of over 450,000, Long Beach is the seventh largest city in the state of California. It is a coastal city home to beaches, shopping and dining, Cal State Long Beach and much more. Long Beach features a diverse economy anchored by major industries such as shipping, aerospace, healthcare, education, and tourism. The Port of Long Beach, one of the busiest seaports in the United States, serves as a vital hub for international trade and logistics.

The city offers a rich cultural and entertainment scene, including attractions like the historic Queen Mary, the Aquarium of the Pacific, and the Long Beach Convention & Entertainment Center. With a mix of urban development and beachfront charm, Long Beach is known for its vibrant neighborhoods, art galleries, and festivals.

[https://data.census.gov/profile/Long\\_Beach\\_city,\\_California?g=160XX00US0643000](https://data.census.gov/profile/Long_Beach_city,_California?g=160XX00US0643000)

<https://datausa.io/profile/geo/long-beach-ca>

<https://www.rentcafe.com/average-rent-market-trends/us/ca/long-beach/>



Public Storage

76

DEL TACO



ESPORTA  
LA FITNESS

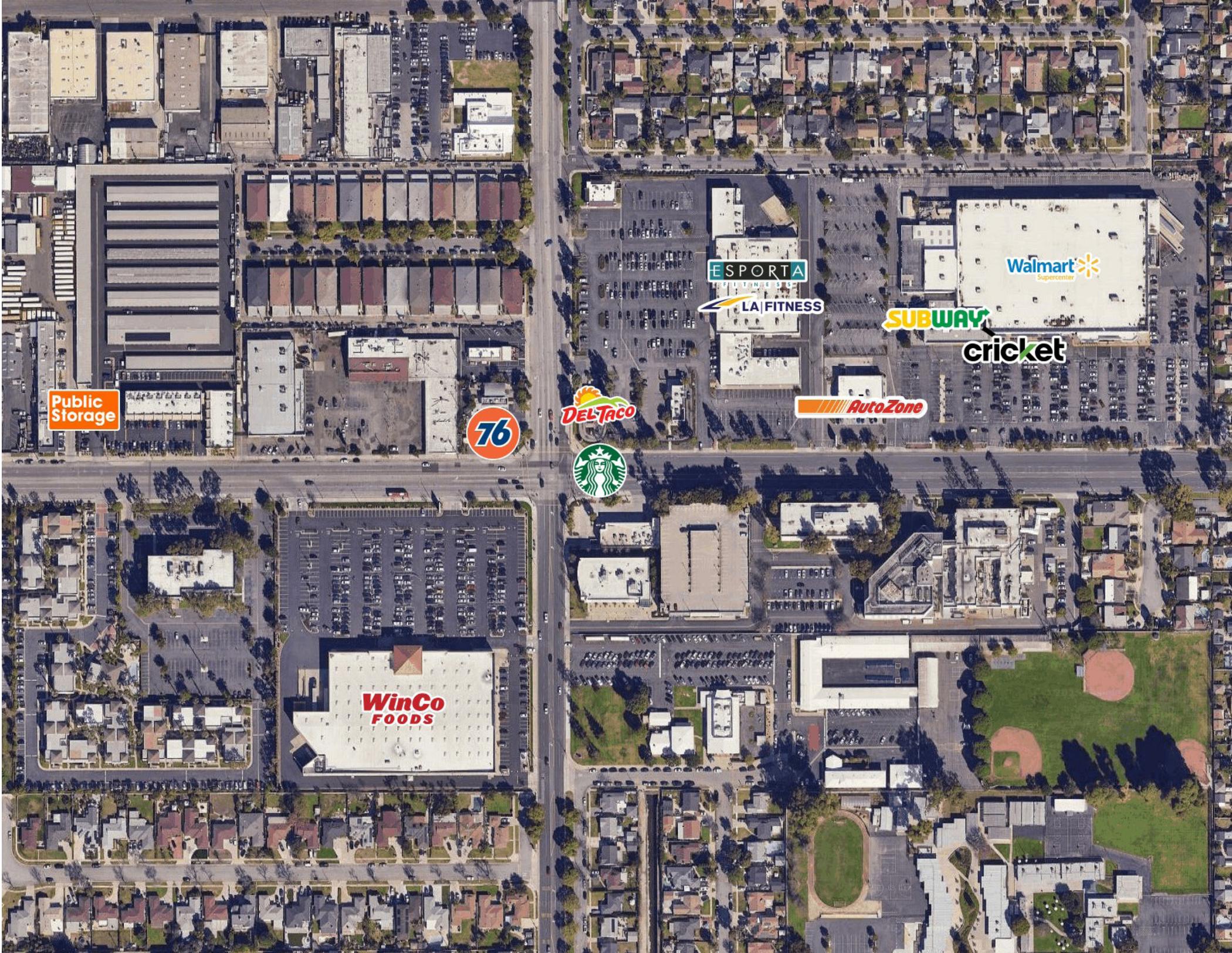
AutoZone

SUBWAY

cricket

Walmart  
Supercenter

WinCo  
FOODS





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We look forward to  
speaking with you!

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Visit us online  
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