

NORTH LONG BEACH RETAIL

WARM VANILLA SHELL

2620 E. SOUTH STREET
LONG BEACH, CA 90806

APPLEBY

COMMERCIAL
REAL ESTATE



PROPERTY DETAILS

ZONING: LBCCA

SPACE AVAILABLE: 1,680SF

BASE RENT: \$2,520.00/MO

LEASE TYPE: NNN (\$.30/SF)(2022)

LOCATION:

NORTH LONG BEACH

SOUTH STREET CORRIDOR

PROPERTY DESCRIPTION

- INLINE SPACE-BUSY CENTER
- OVER 100 PARKING SPACES
- NEXT TO SIGNALIZED CORNER
- OVER 1,000 RESIDENTIAL UNITS WITHIN ½ MILE
- APPROXIMATELY 36,000 CARS PER DAY!

JOIN THESE NEIGHBORS:

- KIM COIN LAUNDRY
- NORTH STAR CUTS
- LIL PEPPERS JAMAICAN
- FITNESS TRAINING
- SHELL GAS STATION



Member of
International Council
of Shopping Centers

Contact Details

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NORTH LONG BEACH OPPORTUNITY INLINE RETAIL

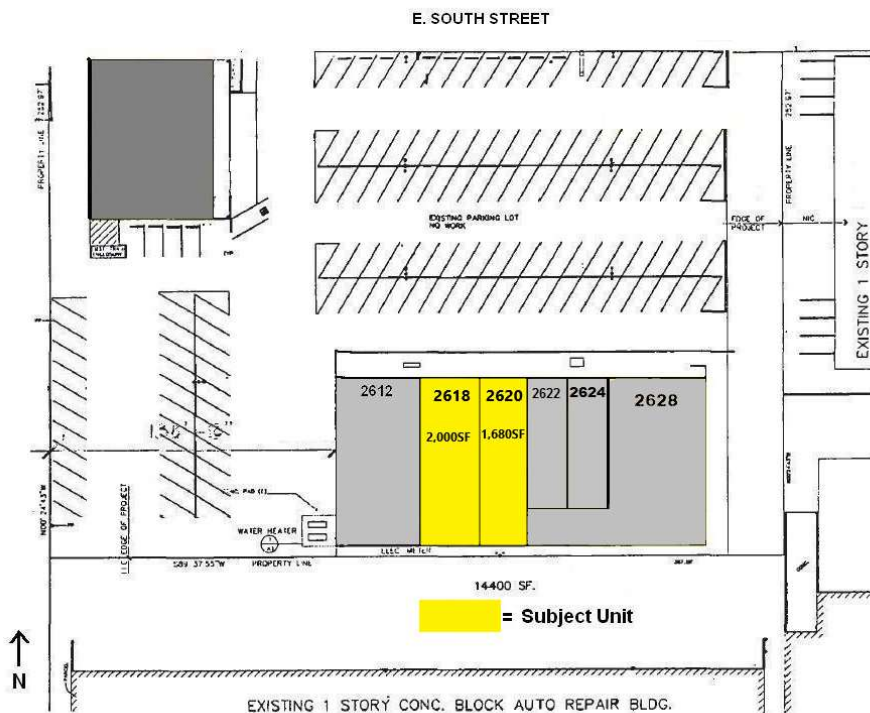
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SITE PLAN



- **OVER 100 PARKING SPACES**

- **SLURRY AND SEALED 03/2020**

1 Mile 3 mile

Population	35,564	271,522
Households	10,893	83,020
Average Age	35.80	35.40
Median HH Income	\$52,059	\$54,556
Daytime Employees	8,491	87,010
Population Growth	2.9%	2.8%
Household Growth	3.0%	2.8%

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