

## Freestanding Building/Parcel Opportunity

±15,163 SF / 1.31 Acres (≈57,031 SF of Land)

NEC PCH & Ximeno Ave | 4525 Pacific Coast Hwy | Long Beach, CA 90804



**FOR LEASE** 



#### For More Details Contact:

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### Property Highlights

- Potential redevelopment opportunity
- Wide range of retail/commercial uses
- Central location along the coast with increases consumer draw from throughout SoCal
- Strong area demographics with growing residential (over 494K) and daytime population (over 216K) momentum in trade area
- Excellent visibility along PCH providing direct exposure
- Large dedicated parking lot with 58 stalls
- APN: 7220-001-021



## Site Photos

4525 PCH | Long Beach, CA 90804







#### **SUBJECT**

±15,163 SF

**Existing Building** 

±1.31 Acres

≈57,031 SF Land

- APN: 7220-001-021
- Parking: 58 spaces





#### **DEMISE OPTION**

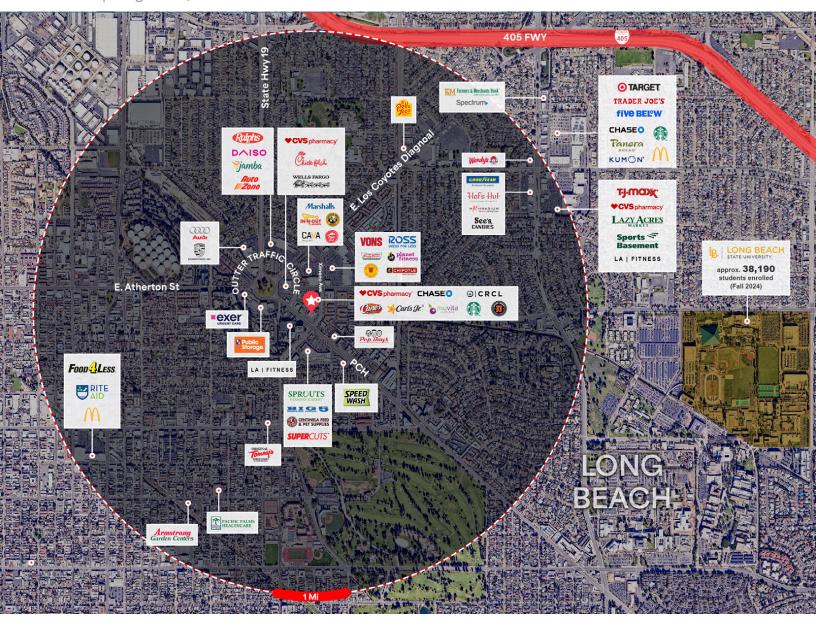
- **A**. 3,155 SF
- **B**. 4,845 SF
- **C**. 2,483 SF
- **D**. 3,508 SF



# Surrounding Trade Aerial

SRS

4525 PCH | Long Beach, CA 90804



## Demographics

one mile

Population / **32,669**Avg HH Income / **\$118,642**Daytime Population / **12,737**Median Age / **34.7** 

three miles
Population / 234,618
Avg HH Income / \$121,460
Daytime Population / 92,107
Median Age / 37.4

five miles
Population / 491,447
Avg HH Income / \$124,672
Daytime Population / 214,915
Median Age / 38.9

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