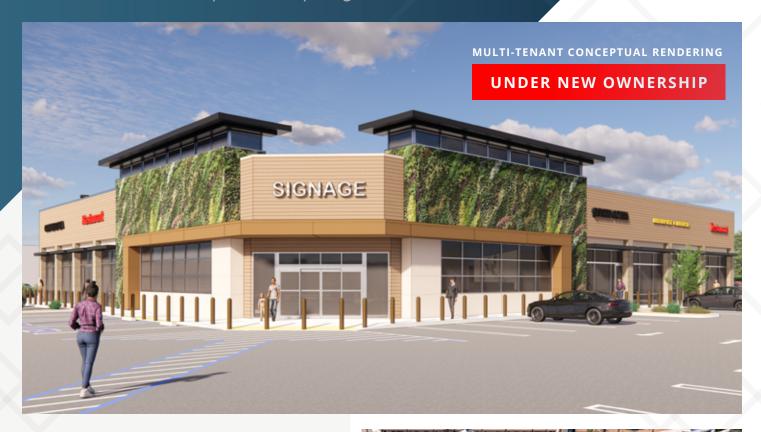
Multi-Tenant Development Opportunity

SRS

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



±2,483 SF - ±3,508 SF

Retail, Restaurant, Medical & Drive-Thru End Cap Opportunity

DESCRIPTION

- 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





For More Details Contact: 949 698 1111

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

Multi-Tenant Development Opportunity

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





Retail, Restaurant, Medical & Drive-Thru End Cap Opportunity

A. 3,155 SF

B. 4,845 SF

C. 2,483 SF

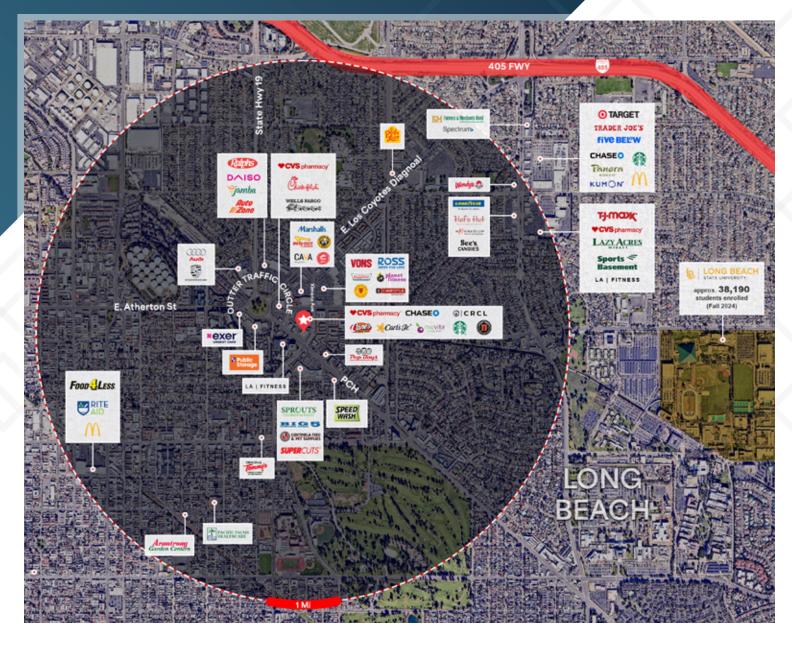
D. 3,508 SF



Multi-Tenant Development Opportunity

NEC PCH & Ximeno Ave | 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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