

FOR LEASE

# Multi-Tenant Development Opportunity

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



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610 Newport Center Dr | Ste 1500 | Newport Beach, CA 92660

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

For More Details Contact: **949 698 1111**

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# 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 CONCEPTUAL RENDERING





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



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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