

3253-3255 South Street

LONG BEACH, CA

FOR LEASE



Property Features

- Excellent location near signalized corner Downey Avenue and South Street
- 1 block from UCI Health Center, Lakewood
- Street frontage/ample parking
- Monument Signage
- Strong daytime and residential population
- Move in ready spaces-vanilla shell

Units

Suite J-104	Available	1,000 SF ²	\$1.75 + NNN
Suite J-108	Available	1,000 SF ²	\$1.75 + NNN
Suite K-204	Available	1,000 SF ²	\$1.75 + NNN

Demographics

	1 Miles	2 Miles	3 Miles
Population:	32,110	130,179	270,909
Median HH Income:	\$89,616	\$85,870	\$84,832
Daytime Population:	14,067	32,029	74,275

Traffic Count

30,142 CPD - South Street (W)
23,460 CPD - South Street (E)



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CA #01424225

Each office independently owned and operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

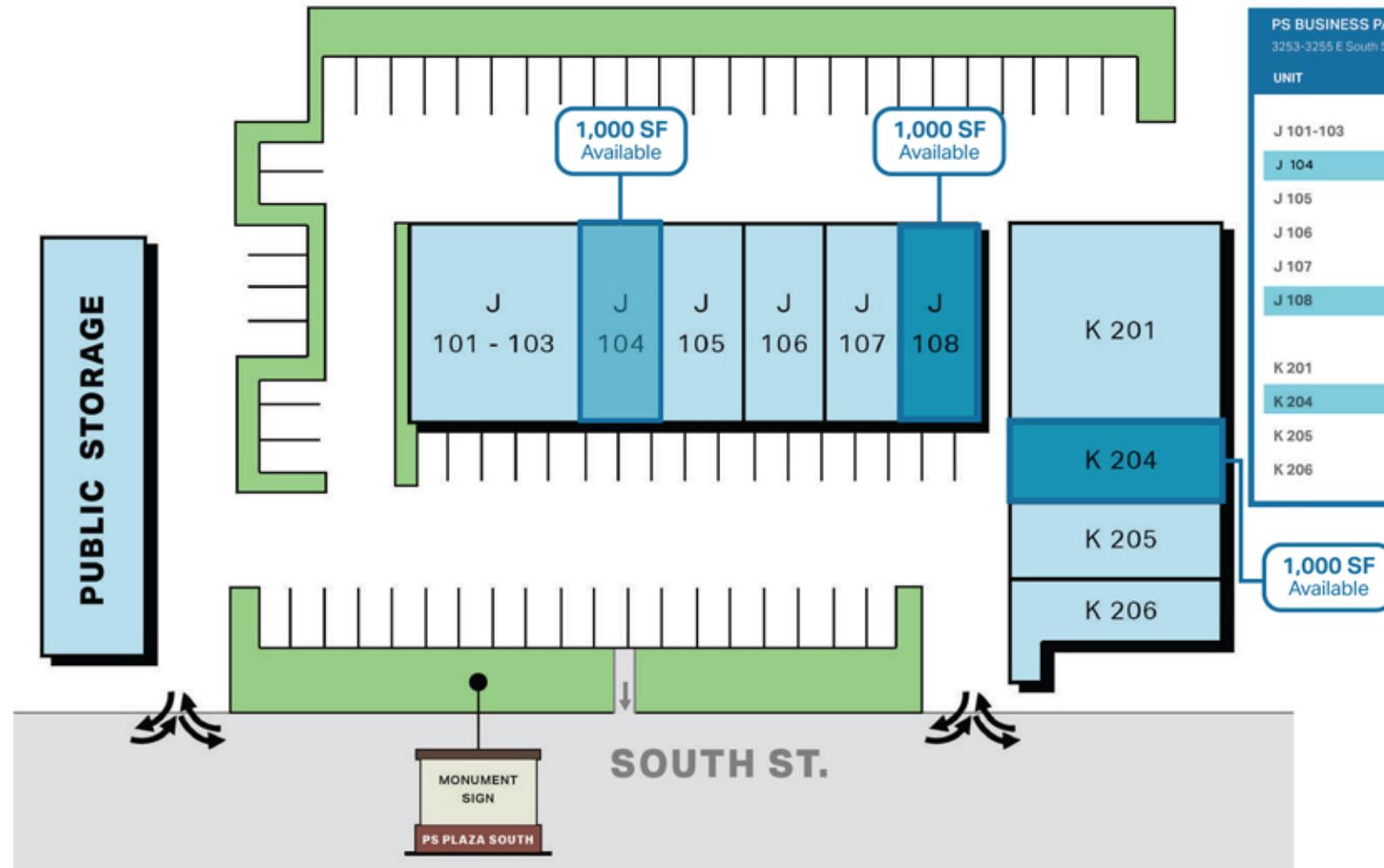
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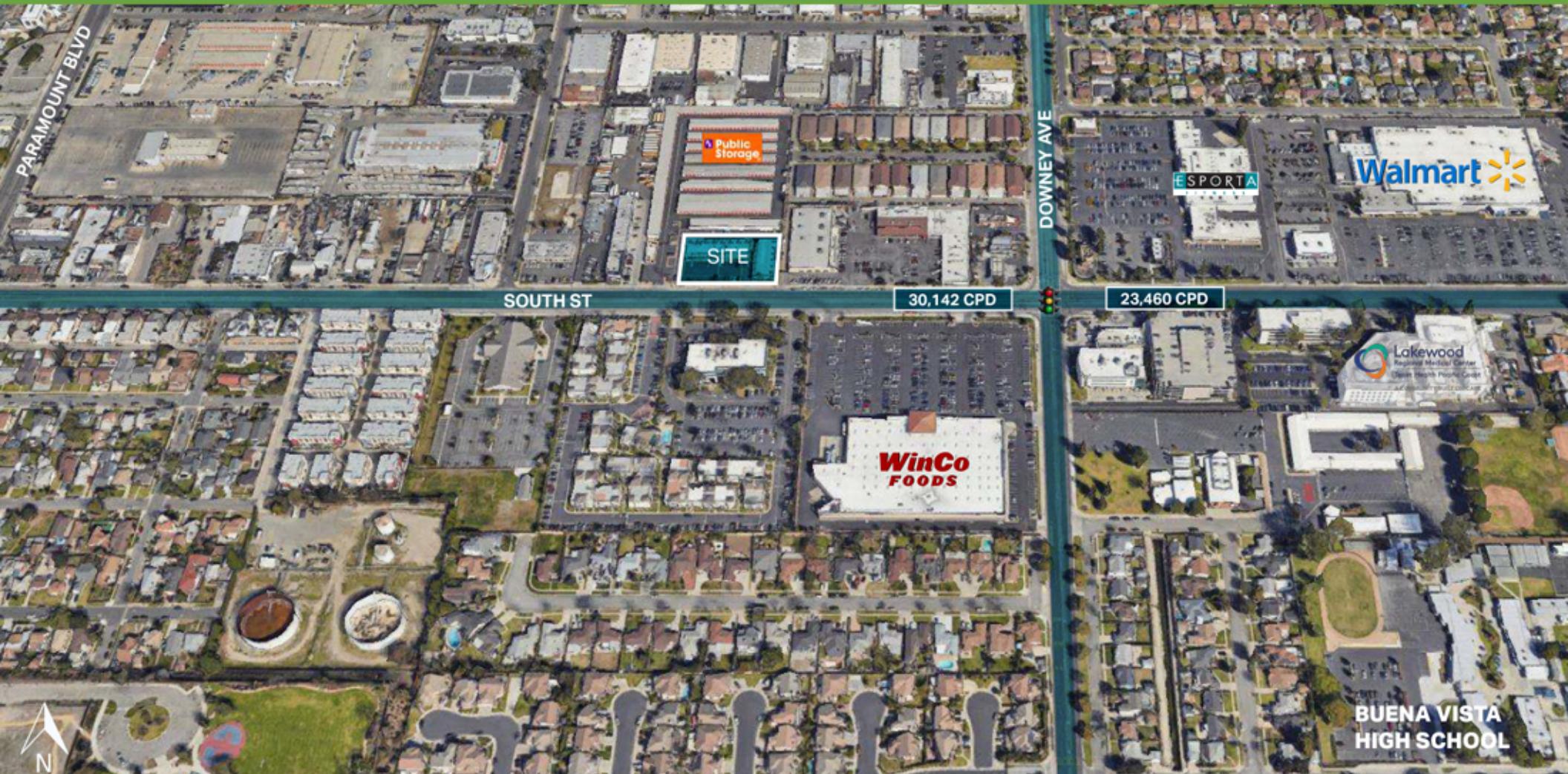
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