



3844 ANAHEIM STREET
LONG BEACH, CA 90804

GROUND FLOOR OFFICE/ RETAIL FOR LEASE

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LONG BEACH, CA 90804



PROPERTY FEATURES:

AVAILABLE +2,300 RSF

RATE: \$1.99 PSF NNN for the 1st year

ZONE: CCP

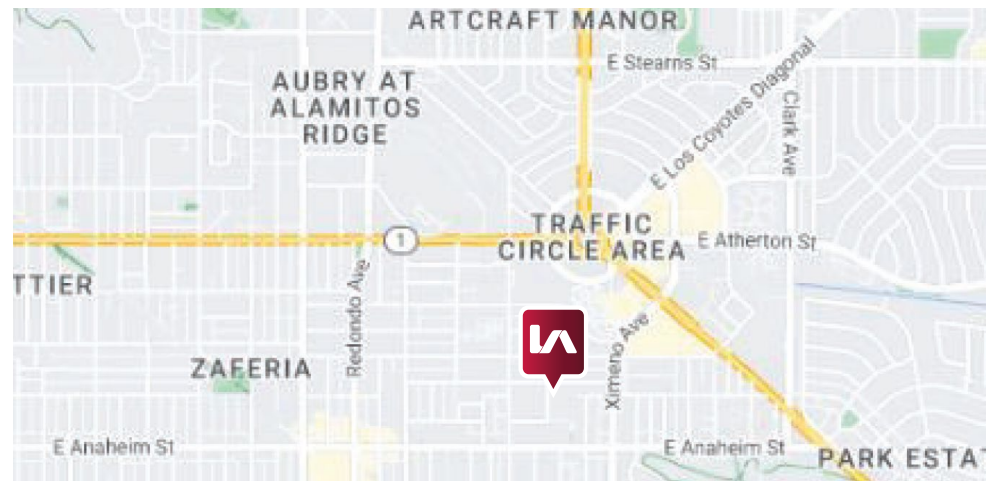
Ground floor office/ retail space

Concrete floors and large windows facing Anaheim St

Good frontage along Anaheim St (34,395 VPD)

Convenient on-site parking behind building

[CLICK TO VIEW VIRTUAL MATTERPORT TOUR](#)



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

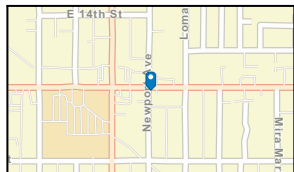
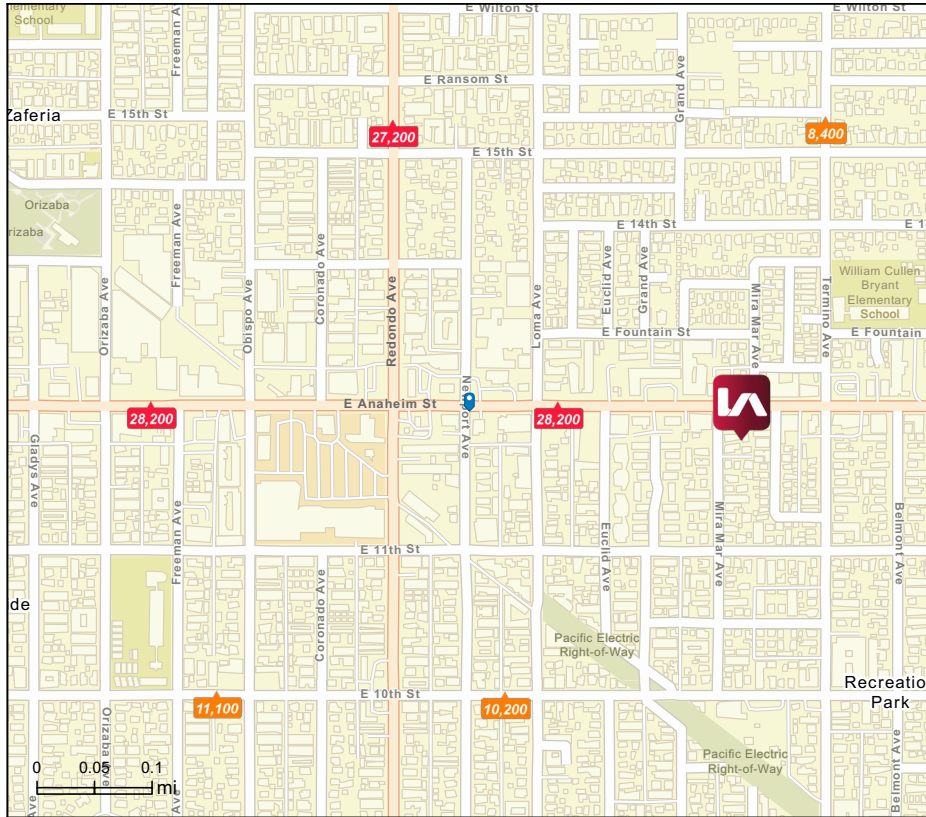
LEE & ASSOCIATES
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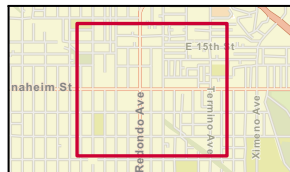
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TRAFFIC COUNT & DEMOGRAPHICS



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Census 2020 Summary	1 mile	3 mile	5 miles
Population	57,898	270,578	460,695
Households	23,186	109,313	178,716
Average Household Size	2.42	2.40	2.51
2024 Summary			
Population	55,595	262,954	446,858
Households	22,862	109,741	178,446
Families	11,636	56,276	101,600
Average Household Size	2.35	2.32	2.44
Owner Occupied Housing Units	5,416	34,372	80,236
Renter Occupied Housing Units	17,446	75,369	98,210
Median Age	34.5	36.5	39.0
Median Household Income	\$73,991	\$79,286	\$86,583
Average Household Income	\$96,750	\$112,487	\$124,026
2029 Summary			
Population	53,571	256,786	435,646
Housholds	22,685	110,684	179,327
Families	11,585	56,755	102,021
Average Household Size	2.28	2.24	2.37
Owner Occupied Housing Units	5,463	34,889	81,182
Renter Occupied Housing Units	17,222	75,795	98,145
Median Age	37.0	38.2	40.3
Median Household Income	\$85,036	\$90,602	\$100,691
Average Household Income	\$113,746	\$130,795	\$143,891

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IN-N-OUT

Krispy Kreme
DOUGHNUTS

DING TEA

Chick-fil-3

Cane's
CHICKEN FINGERS

PANCHO'S
MEXICAN FOOD

PLANT POWER
FAST FOOD

THE CROOKED
DUCK

HARD WORX
FITNESS

LA FITNESS

the Habit

BIG 5
SPORTING GOODS

SPROUTS
FARMERS MARKET

E 15TH ST

TOMMY'S
AUTOMOTIVE
SERVICE CENTER

ORIGINAL
Tommy's

Barth's
Donuts

ARCO

PORT CITY
TAVERN

SELVA.

ANAHEIM ST.

KFC

LONG BEACH
BEER LAB

E 17TH ST

CASA
SANCHEZ
MEXICAN FOOD

NILE CAFE

Chiang Rai
THAI STREET
FOOD

W

Long Beach
Annapolis Hospital
Quality Care. No. Price. or Hassle.

AMENITIES



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