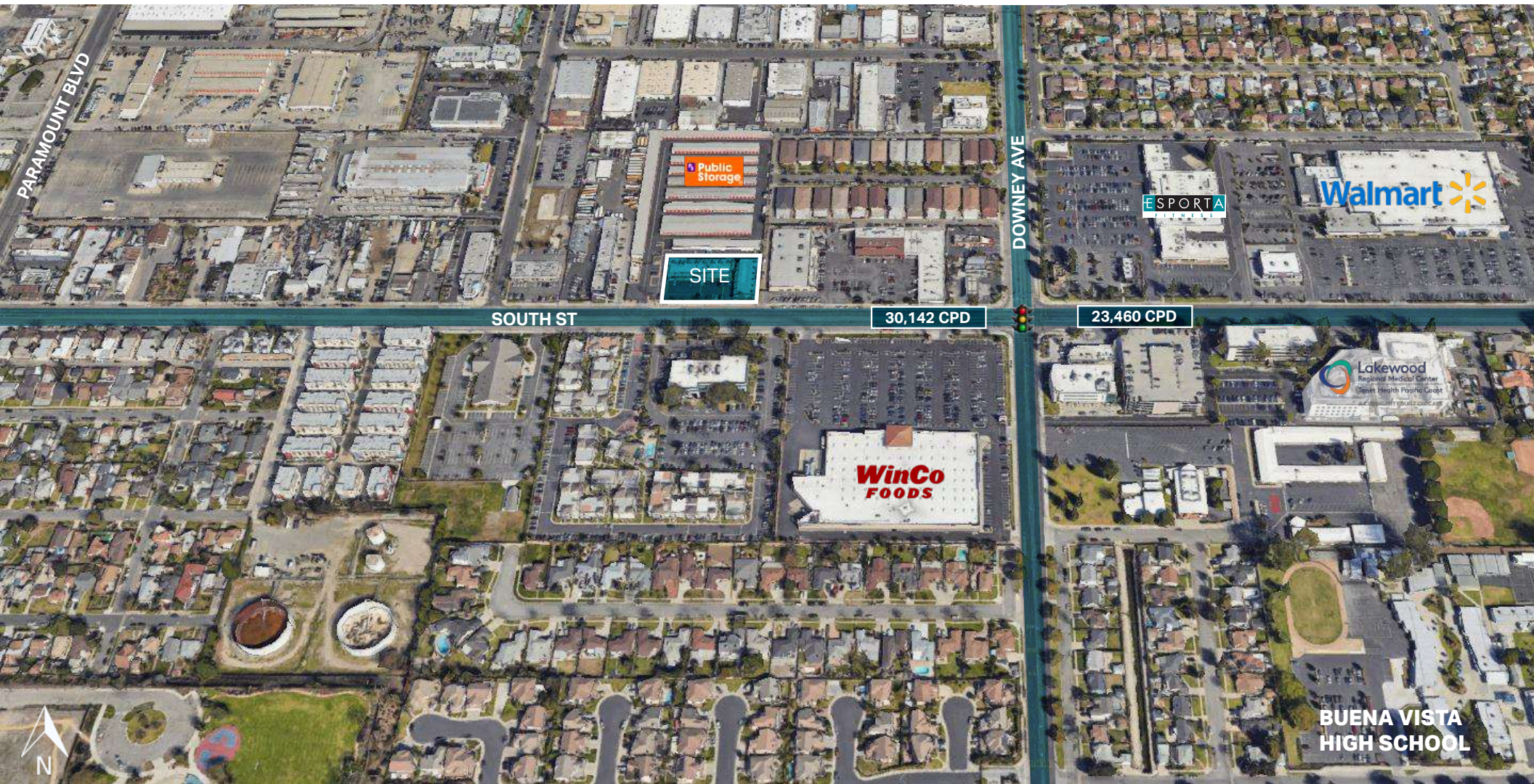


Long Beach Business Park

3253-3255 E. South St Long Beach, CA

epsteen & associates

FOUNDING MEMBER CHAINLINKS
RETAIL ADVISORS



Property Highlights

- Good access / parking / identity
- Strong daytime and residential population
- Close proximity to Lakewood Hospital and other medical facilities
- Move-in ready spaces - vanilla shell condition

Please Contact

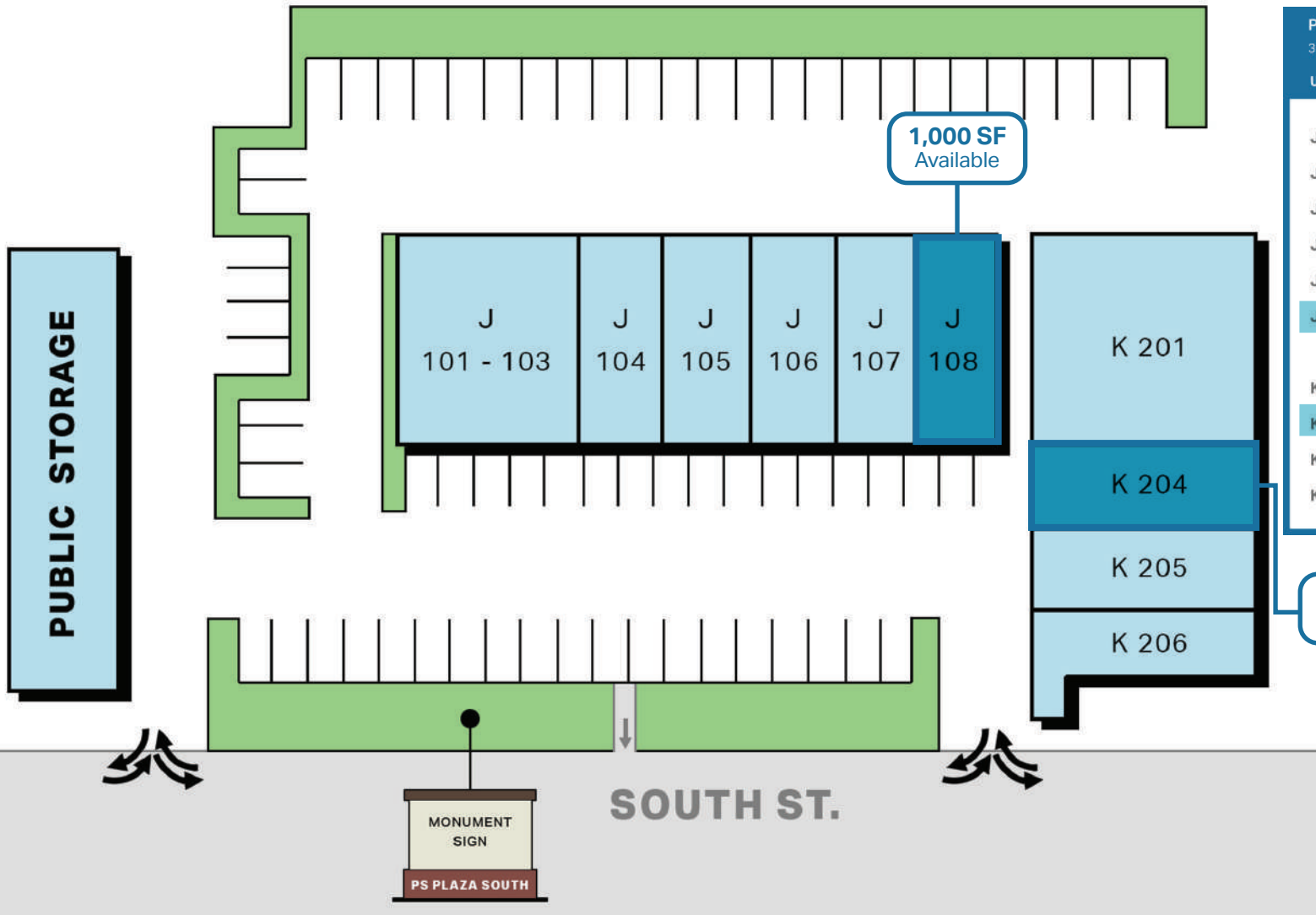
CAMERON CROWNER

310.451.8171 X 240
CCROWNER@EPSTEEN.COM
BRE LIC: 00924460

AUSTIN COLE

310.451.8171 X 251
ACOLE@EPSTEEN.COM
BRE LIC: 02099736

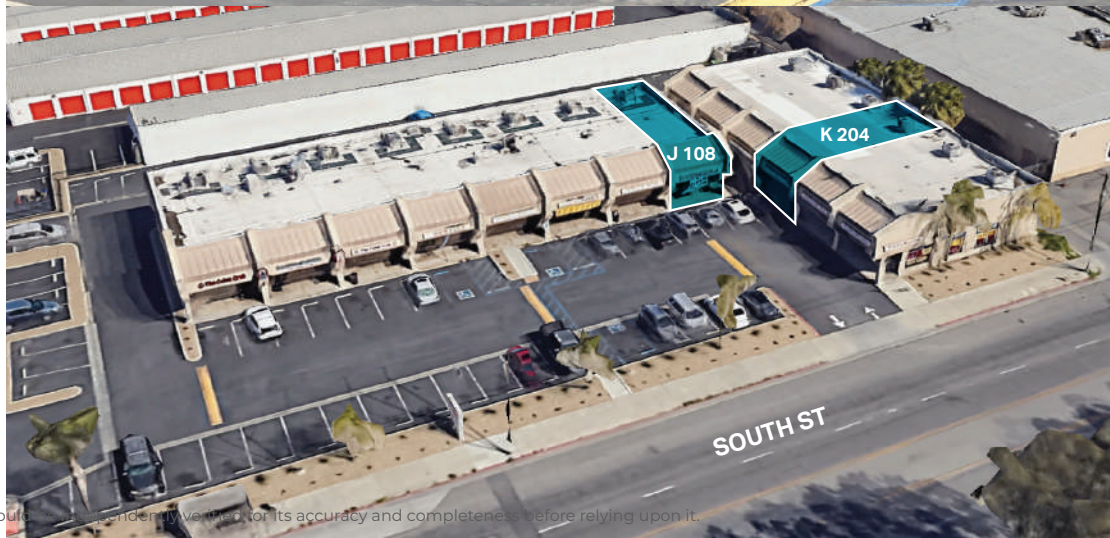
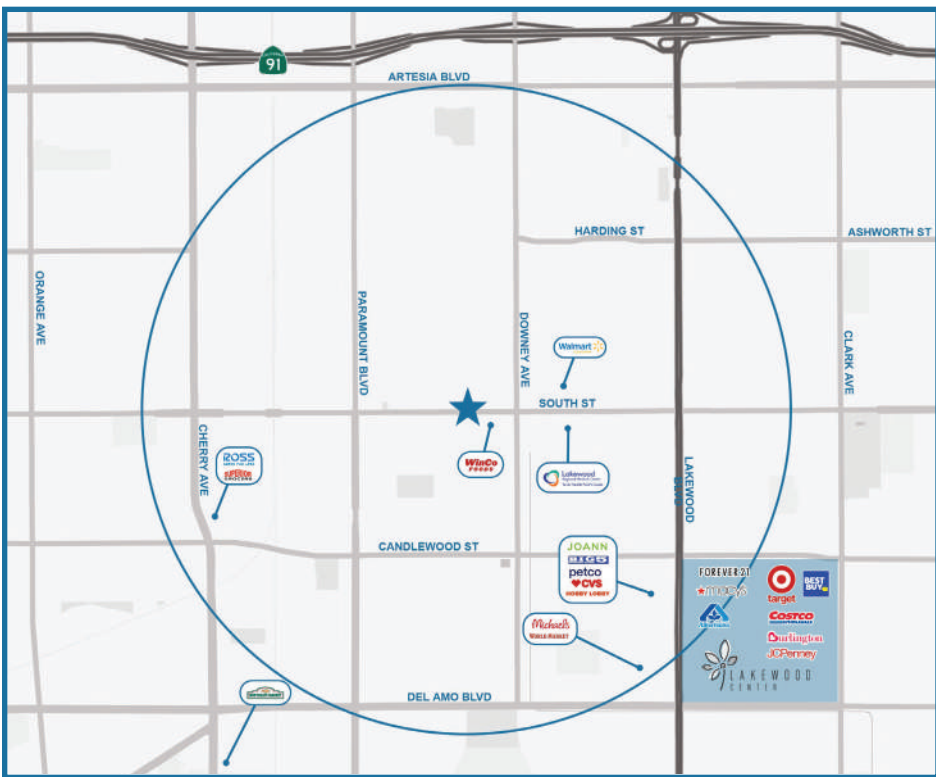
SITE PLAN



PS BUSINESS PARKS
3253-3255 E South St. Long Beach, CA 90805

UNIT	TENANT	SIZE
J 101-103	THE CAJUN CRAB	3,000 SF
J 104	DENTAL	1,000 SF
J 105	SIZZLING WOK	1,000 SF
J 106	LOVELY NAILS	1,000 SF
J 107	HAIR IT IS SALON	1,000 SF
J 108	AVAILABLE	1,000 SF
K 201	SCULPT FITNESS	3,000 SF
K 204	AVAILABLE	1,000 SF
K 205	CREATIVE TAX SOLUTIONS	1,000 SF
K 206	FRANK BICYCLES	1,000 SF

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



DEMOGRAPHICS



Population

1 MILE	32,110
2 MILE	130,179
3 MILE	270,909



Median Household Income

1 MILE	\$89,616
2 MILE	\$85,870
3 MILE	\$84,382



Daytime Population

1 MILE	14,067
2 MILE	32,029
3 MILE	74,275

TRAFFIC COUNTS



SOUTH ST (W)	30,142 CPD
SOUTH ST (E)	23,460 CPD