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**COMMERCIAL
ASSET GROUP**



6600-6640

Cherry Avenue

Long Beach, CA 90805

**2ND GENERATION
RETAIL/MEDICAL SPACE AVAILABLE**

- Prime signalized corner location NEC of Cherry Avenue & Artesia Boulevard
- Frontage on the SR-91 Freeway with average daily traffic of approximately 268,000 cars
- High visibility with excellent street frontage
- Strong daily traffic counts and easy access from major thoroughfares
- Established neighborhood shopping center with consistent customer traffic
- Diverse tenant mix generating daily foot traffic
- Surrounded by dense residential neighborhoods and growing consumer base
- Ideal for retail, restaurant, medical, service, fitness, educational, and professional uses
- Convenient access to I-710, I-405
- Close proximity to schools, parks, churches, and major employment centers
- Strong demographics with a large trade-area population



SPACE SIZE

6640: ±2,530 RSF END CAP

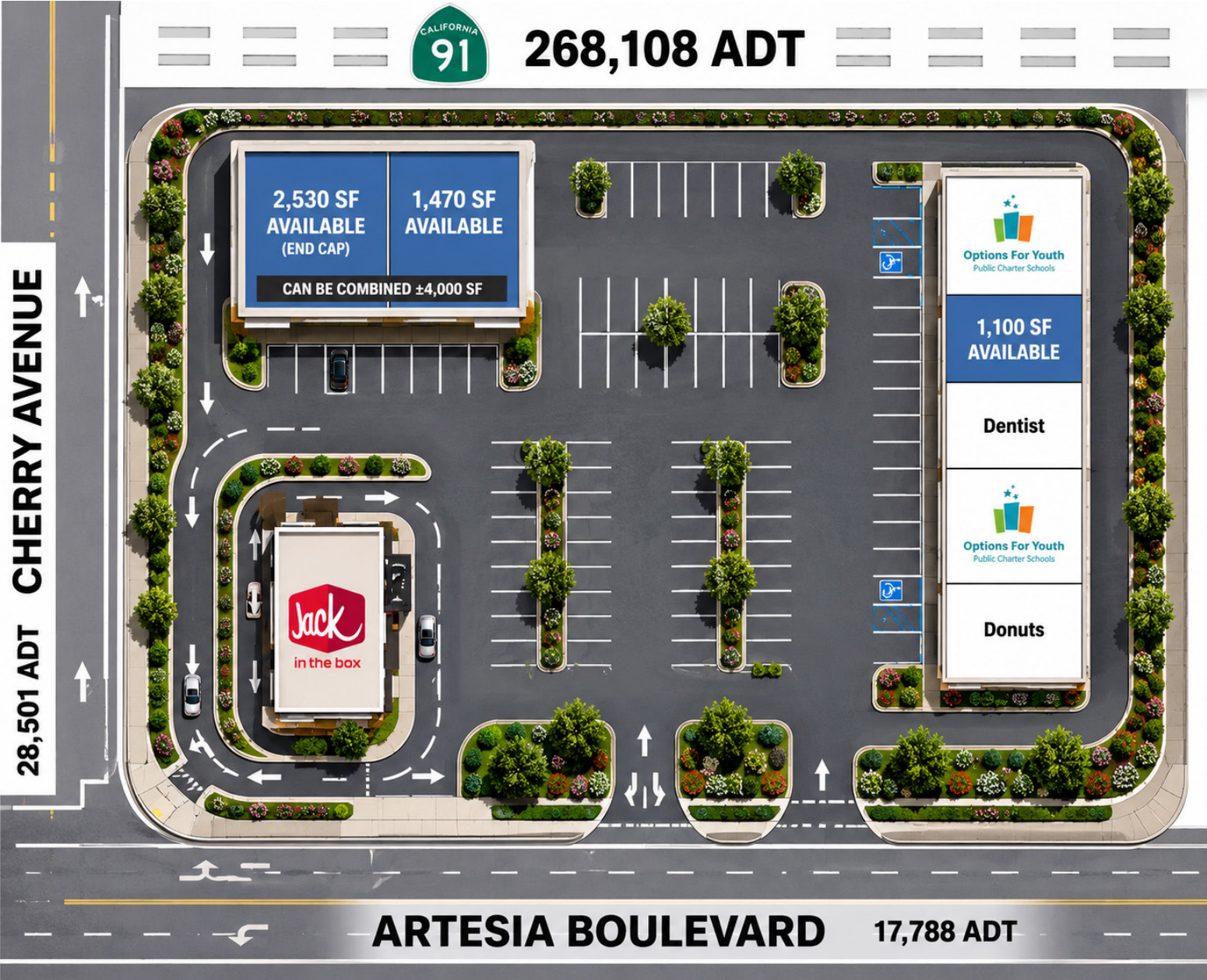
6632: ±1,470 RSF (2ND GEN) IN-LINE

6620: ±1,100 RSF IN-LINE

CARS PER DAY

±46,000

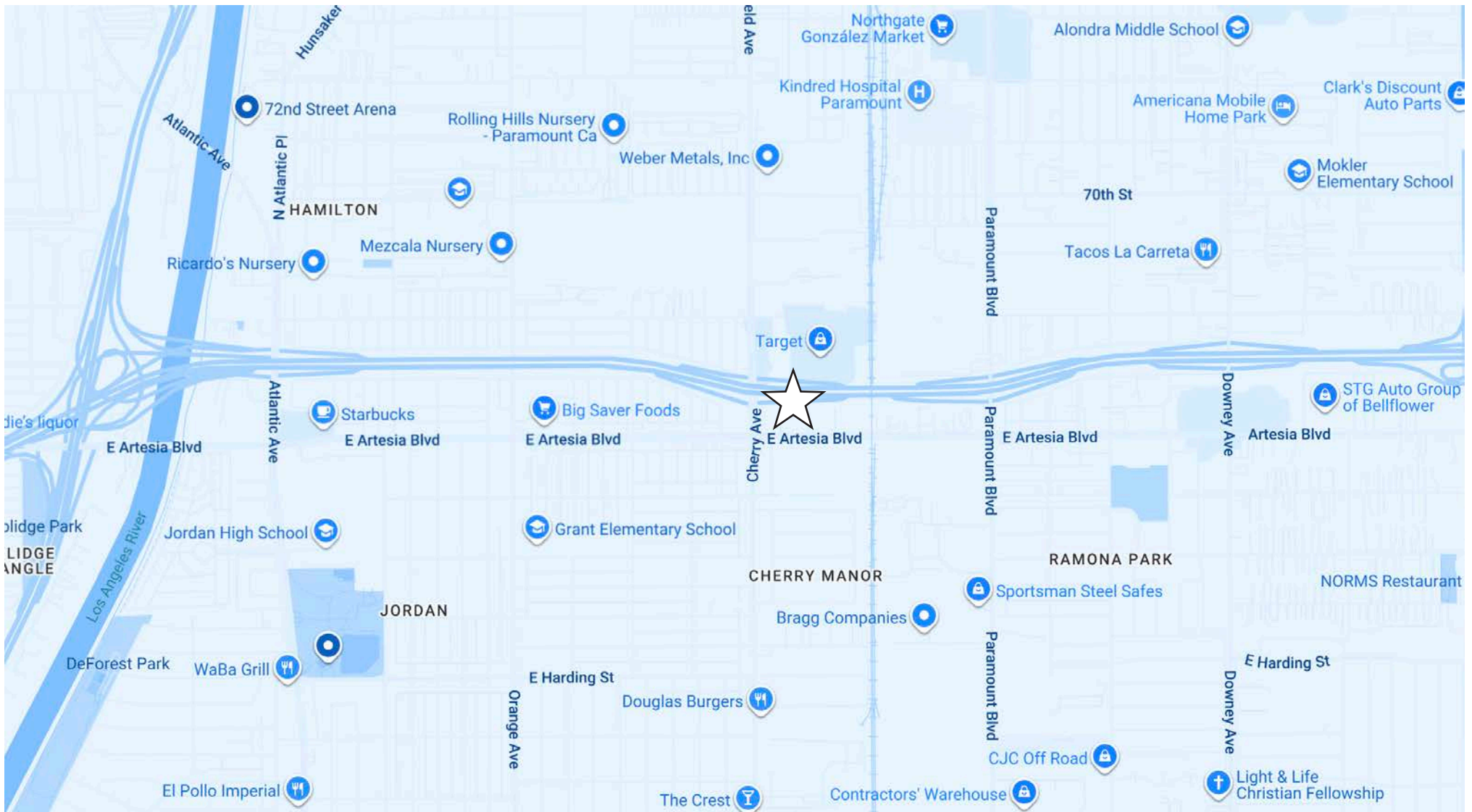
SITE PLAN



ADDITIONAL IMAGES



MAP



6600-6640 CHERRY AVENUE, LONG BEACH, CA 90805

AERIAL

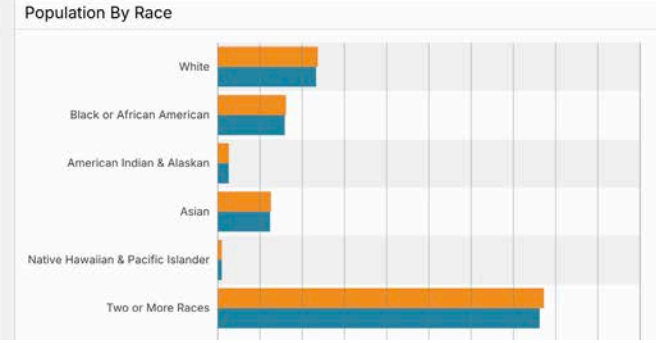
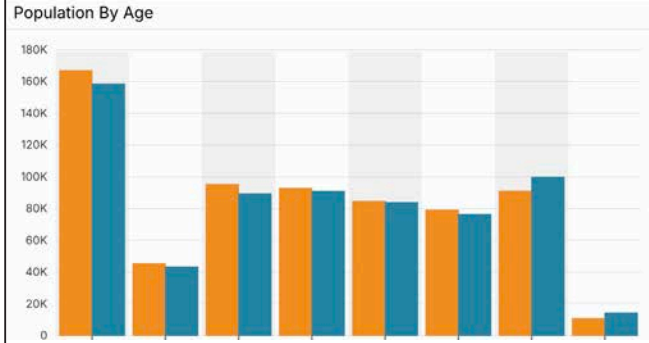
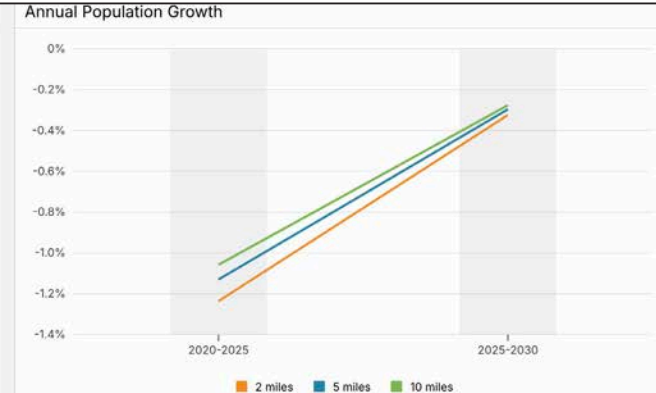
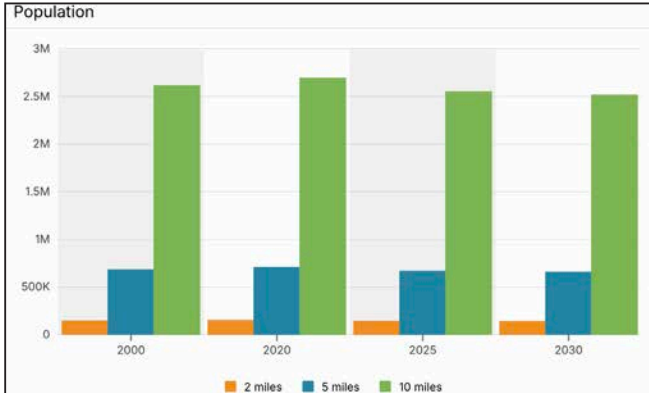


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DEMOGRAPHICS

Households	2 miles	5 miles	10 miles
2020 Households	43,352	204,424	813,750
2025 Households	40,248	191,264	767,244
2030 Household Projection	39,484	188,013	755,798
Annual Growth 2020-2025	0.3%	0.3%	0.3%
Annual Growth 2025-2030	-0.4%	-0.3%	-0.3%
Owner Occupied Households	17,864	100,506	364,466
Renter Occupied Households	21,620	87,506	391,332
Avg Household Size	3.3	3.3	3.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.3B	\$7B	\$26.7B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$95,531	\$108,949	\$106,992
Median Household Income	\$75,007	\$85,957	\$82,379
< \$25,000	5,841	24,310	109,230
\$25,000 - 50,000	7,445	30,057	124,072
\$50,000 - 75,000	6,836	30,157	121,313
\$75,000 - 100,000	5,503	25,345	98,273
\$100,000 - 125,000	4,171	21,698	83,860
\$125,000 - 150,000	3,216	16,169	59,639
\$150,000 - 200,000	4,287	21,436	80,138
\$200,000+	2,948	22,093	99,718



Population	2 miles	5 miles	10 miles
2020 Population	150,472	706,422	2,692,205
2025 Population	141,178	666,476	2,549,736
2030 Population Projection	138,893	656,583	2,514,632
Annual Growth 2020-2025	-1.2%	-1.1%	-1.1%
Annual Growth 2025-2030	-0.3%	-0.3%	-0.3%
Median Age	36.4	37.7	38
Bachelor's Degree or Higher	15%	19%	21%
U.S. Armed Forces	56	311	1,508

Population By Race	2 miles	5 miles	10 miles
White	19,126	118,444	478,450
Black	20,076	80,796	272,182
American Indian/Alaskan Native	2,760	13,145	46,833
Asian	13,991	62,992	303,370
Hawaiian & Pacific Islander	1,585	4,842	12,556
Two or More Races	83,641	386,257	1,436,343
Hispanic Origin	91,564	424,996	1,587,087



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