

FOR LEASE | 1,214 SF

RETAIL | FOOD & BEVERAGE

ANAHEIM ST & XIMENO AVE | LONG BEACH, CA



For leasing, please contact:

Matt Saker

Lic. 02016706

T 424 282 5236

Matt.Saker@BetaAgency.com

Richard Rizika

Lic. 01044064

T 310 430 7790

Richard.Rizika@BetaAgency.com

beta.




BetaAgency.com

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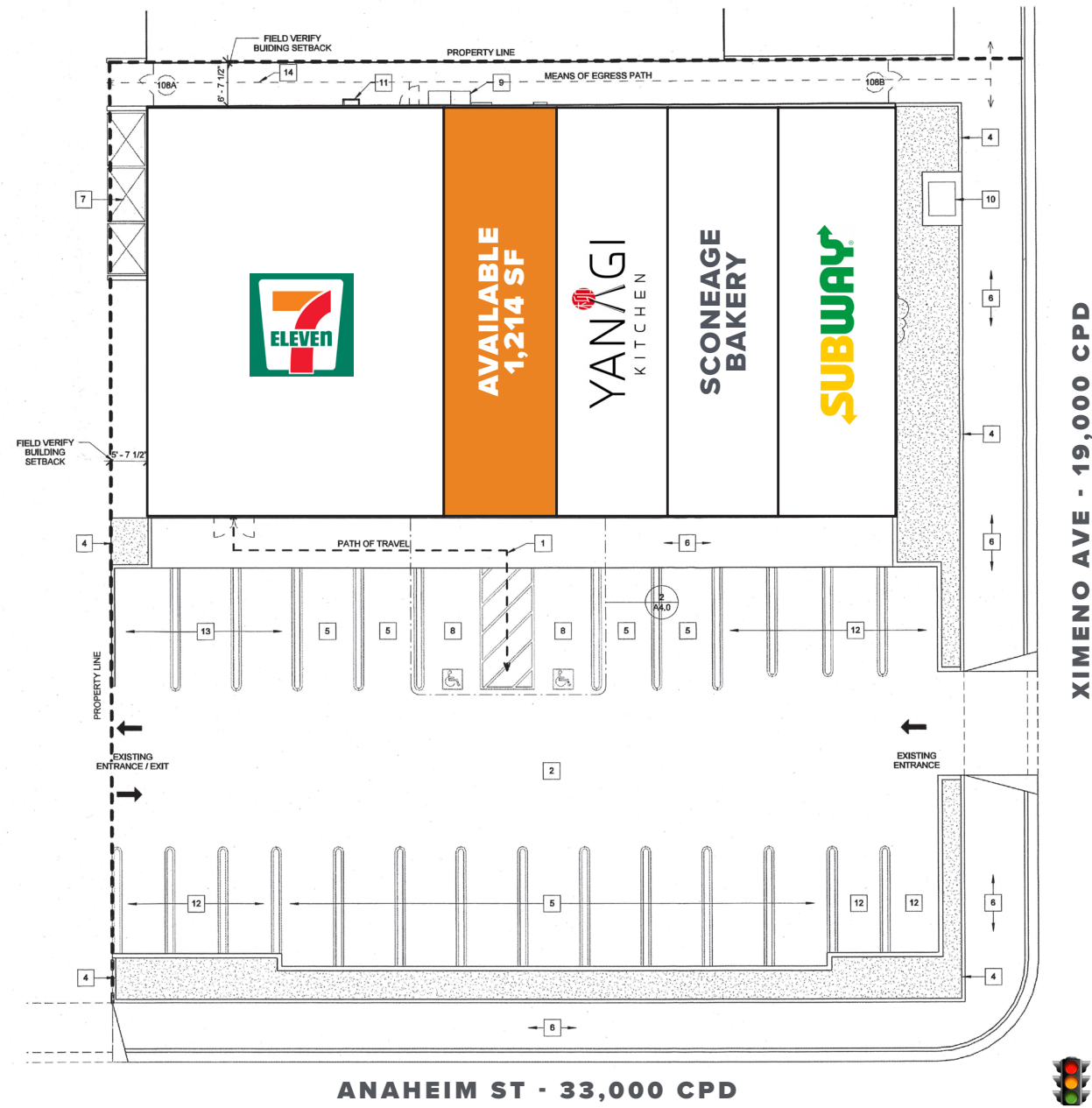
137 Eucalyptus Dr, El Segundo, CA 90245



- **Join: 7-11 and Subway**
- **Over 50,000 CPD** at intersection
- **One Block** from Wilson High School (over 4,700 Students)
- **Five blocks** from the Long Beach Community Hospital (2,000+ employees)
- **Average Household Income** exceeds \$90,000 within 2 miles

Demographics		1 Mile	2 Miles	3 Miles
	Population	39,448	144,627	245,746
	Avg. HH Income	\$88,242	\$93,559	\$91,858
	Daytime Population	23,419	91,184	161,261

PROJECT SITE PLAN



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INTERIOR PHOTOS



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