

FOR LEASE | 1,214 SF

RETAIL | FOOD & BEVERAGE

ANAHEIM ST & XIMENO AVE | LONG BEACH, CA



For leasing, please contact:

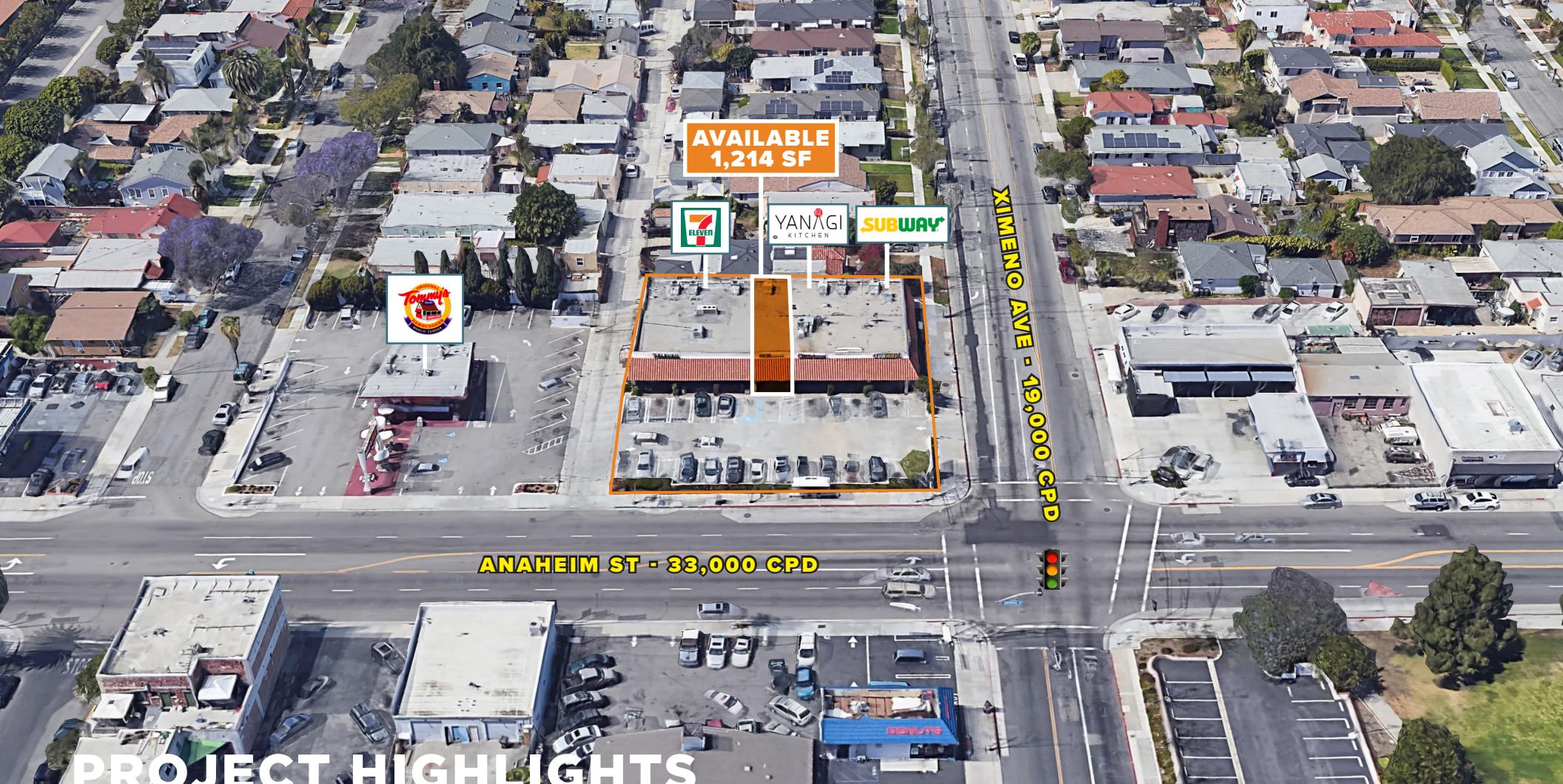
Matt Saker
Lic. 02016706
T 424 282 5236
Matt.Saker@BetaAgency.com

Richard Rizika
Lic. 01044064
T 310 430 7790
Richard.Rizika@BetaAgency.com

beta.

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245

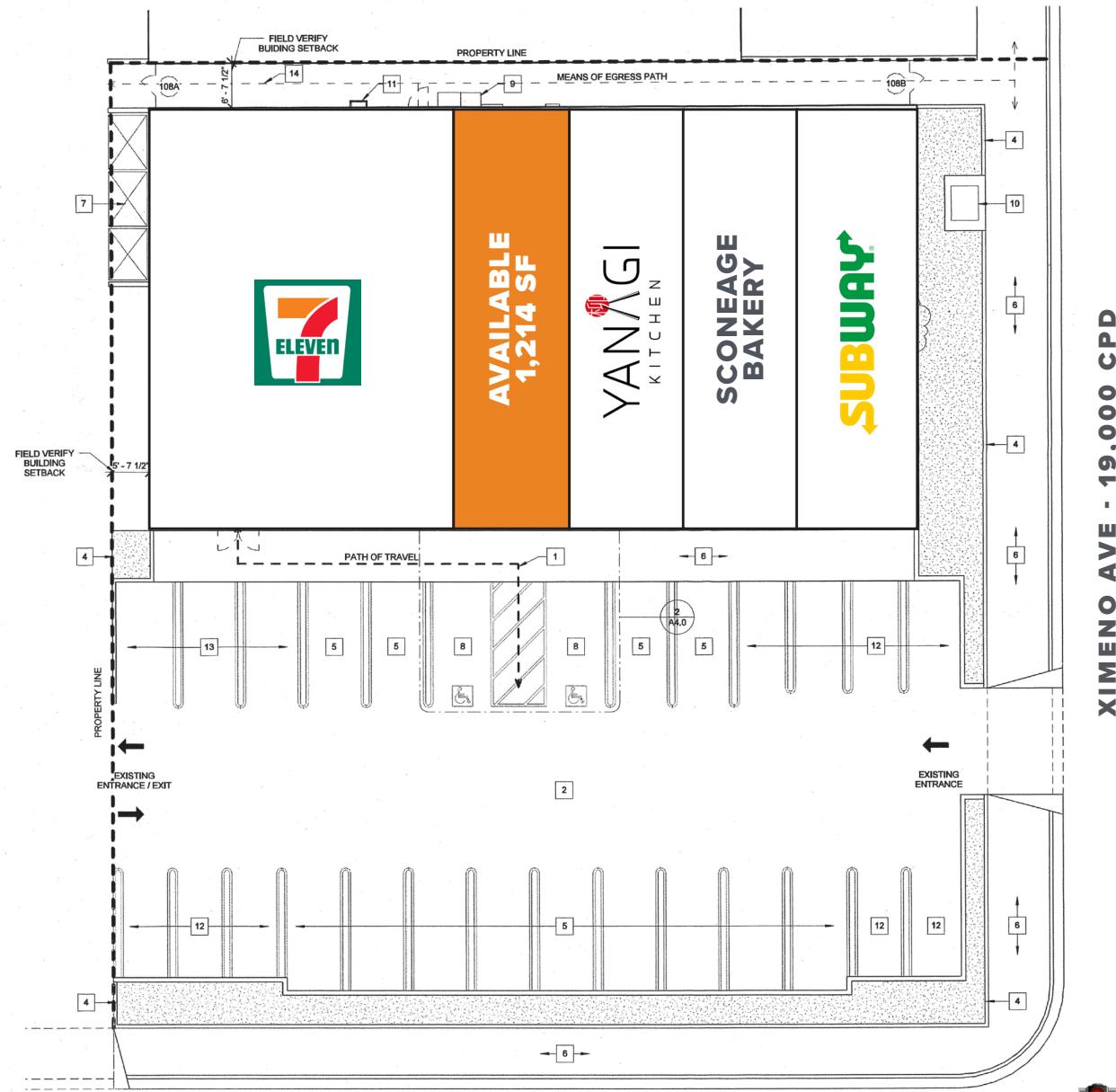


PROJECT HIGHLIGHTS

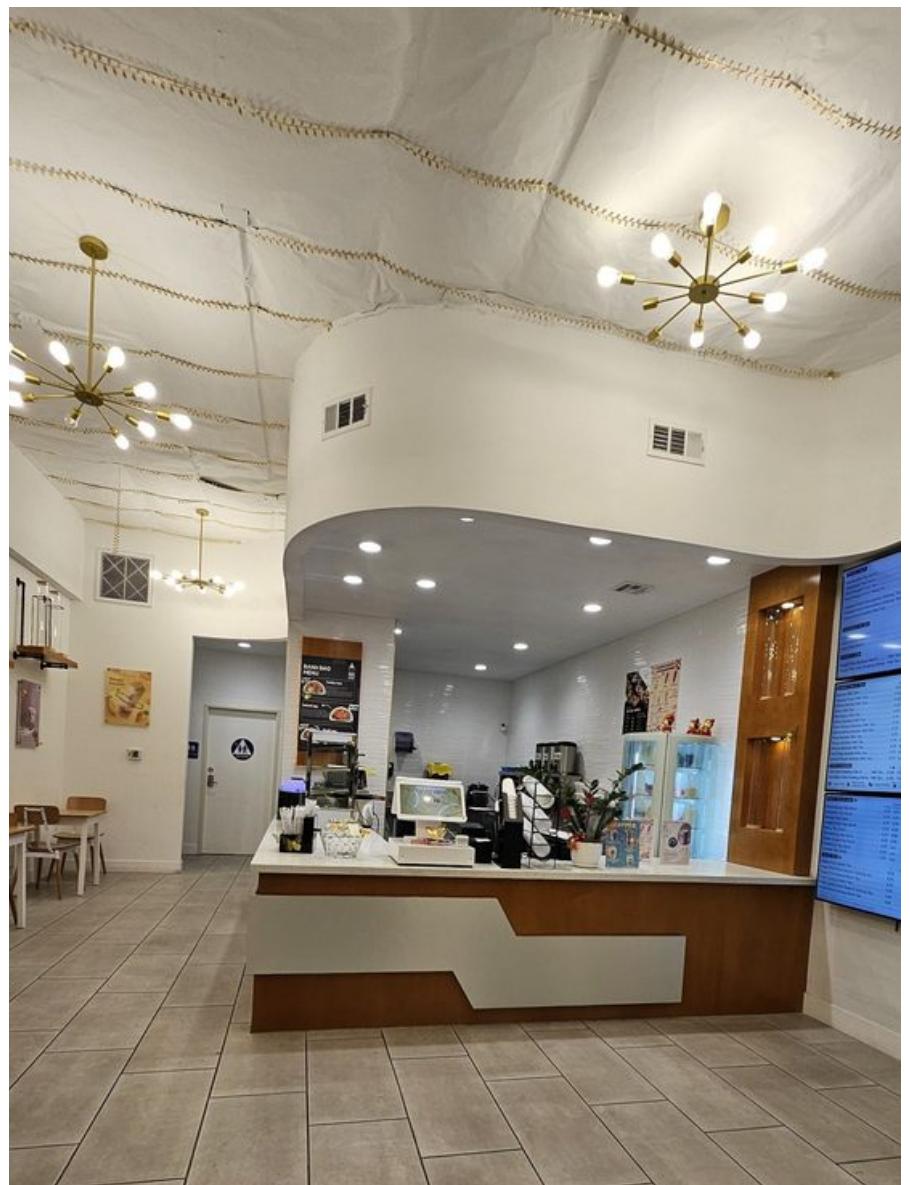
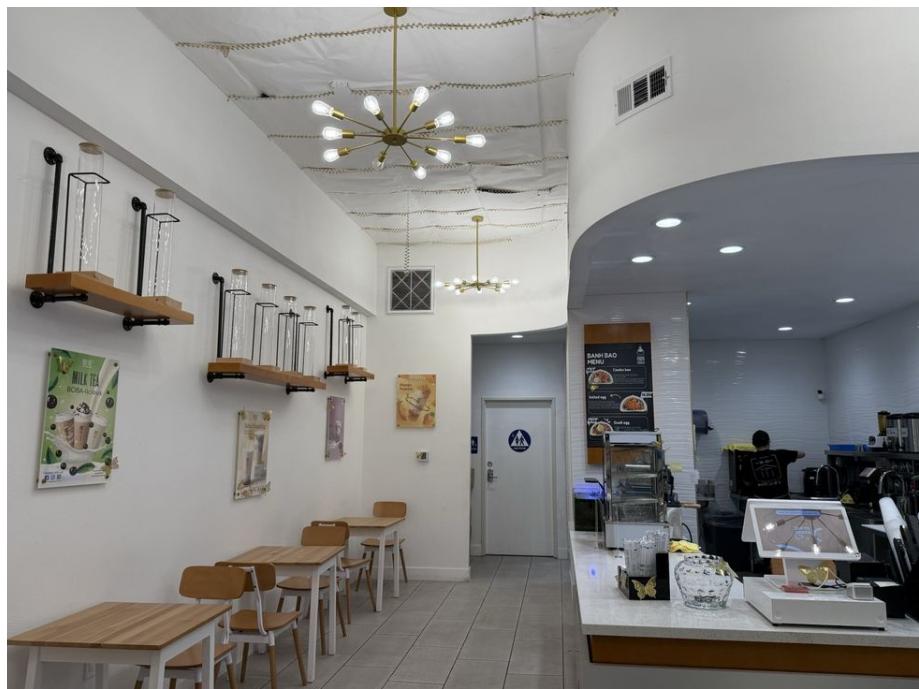
- Join: 7-11 and Subway
- Over 50,000 CPD at intersection
- One Block from Wilson High School (over 4,700 Students)
- Five blocks from the Long Beach Community Hospital (2,000+ employees)
- Average Household Income exceeds \$90,000 within 2 miles

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



INTERIOR PHOTOS



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.

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245