

3009

LONG BEACH  
— BLVD —



LONG BEACH, CALIFORNIA

5,750 SF BUILD-TO-SUIT MEDICAL | RETAIL PAD BUILDING



# PROPERTY

# Features



5,750 SF Build-to-Suit Medical | Retail Pad Building



Delivering Q3 - 2024



Hard-Corner location with signage opportunities directly across from Long Beach Memorial



Immediately Adjacent to Long Beach Memorial Hospital



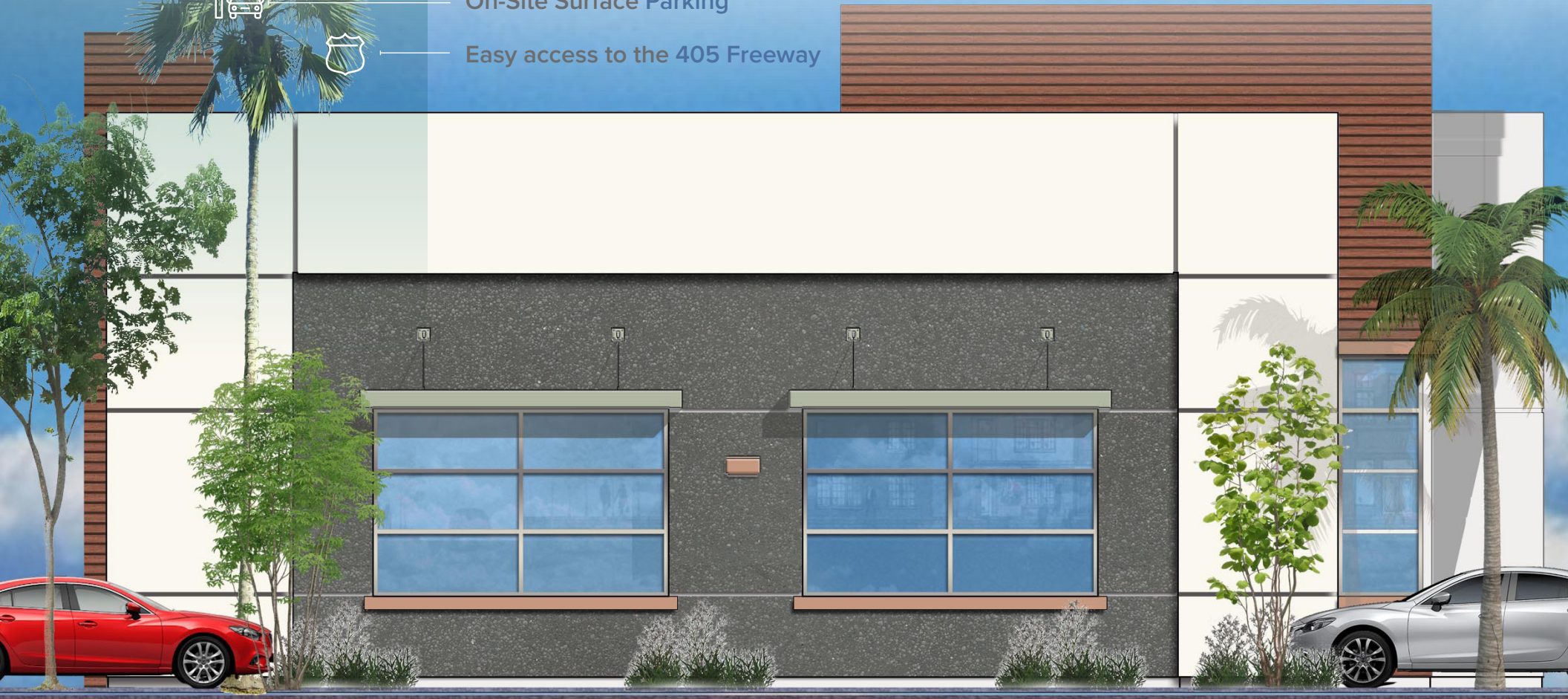
Modern medical office floor plates ideal for clinical and higher acuity users



On-Site Surface Parking



Easy access to the 405 Freeway







FLOOR

# Plan



# Demographics

## 2022 POPULATION – CURRENT YEAR ESTIMATE

3 Miles	257,611
5 Miles	580,078
7 Miles	1,033,652

## 2022 AVERAGE HOUSEHOLD

3 Miles	\$89,078
5 Miles	\$105,244
7 Miles	\$107,011

## 2022 DAYTIME POPULATION

3 Miles	254,965
5 Miles	575,688
7 Miles	993,181

## 2022 MEDIAN AGE

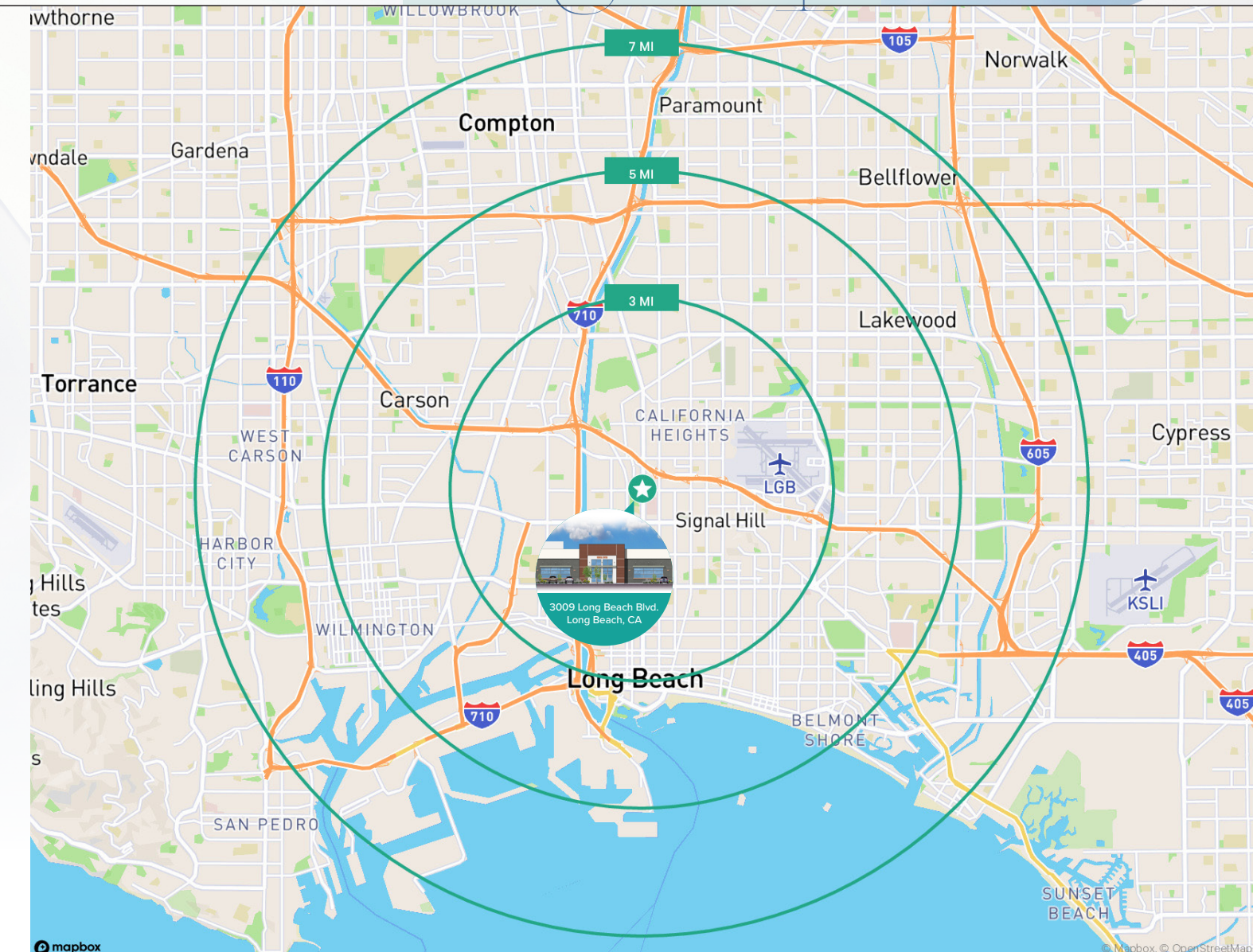
3 Miles	33.3
5 Miles	35.1
7 Miles	35.2

## 55+ POPULATION

3 Miles	22.30%
5 Miles	24.40%
7 Miles	25.20%

## 2022 HOUSEHOLDS

3 Miles	88,335
5 Miles	202,510
7 Miles	344,284





L O N G B E A C H . C A L I F O R N I A



3009  
LONG BEACH  
BLVD

FOR MORE INFORMATION, PLEASE CONTACT:

**John Scruggs**  
First Vice President  
Lic. 01796826  
+1 949 842 5897  
john.scruggs@cbre.com

**Daniel Nabavi**  
Senior Associate  
Lic. 02069315  
+1 714 225 7429  
daniel.nabavi@cbre.com

**CBRE**

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.