POLY PLAZA

RESTAURANT & SHOP SPACE AVAILABLE | ±1,101 - 6,174 SF

Anaheim St & Atlantic Ave, NEC | Long Beach, CA

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137 Eucalyptus Dr, El Segundo, CA 90245

PROPERTY HIGHLIGHTS

- **Newly remodeled 120,000 SF urban center** anchored by Smart & Final!
- Fully approved and entitled including a 14 stack drive-thru pad with construction starting Q1/2024 and will be delivered in 2025.
- Features outdoor patio and dinning.
- Parking: 235 proposed parking space; ratio of 4/1,000 SF
- Access: (4) access points, (2) from Atlantic Ave, (1) from Anaheim St and (1) from New York St along with over 50,000 cars per day
- Signage: Exterior eyebrow signage and multi-tenant sign panel along Atlantic Ave

POPULATION

1 mile	*3 mile*	*5 mile*
91,431	**268,405**	**448,850**

AVG. HOUSEHOLD INCOME

1 mile	*3 mile*	*5 mile*
$74,026	**$101,268**	**$117,980**

DAYTIME POPULATION

1 mile	*3 mile*	*5 mile*
45,207	**180,887**	**318,971**

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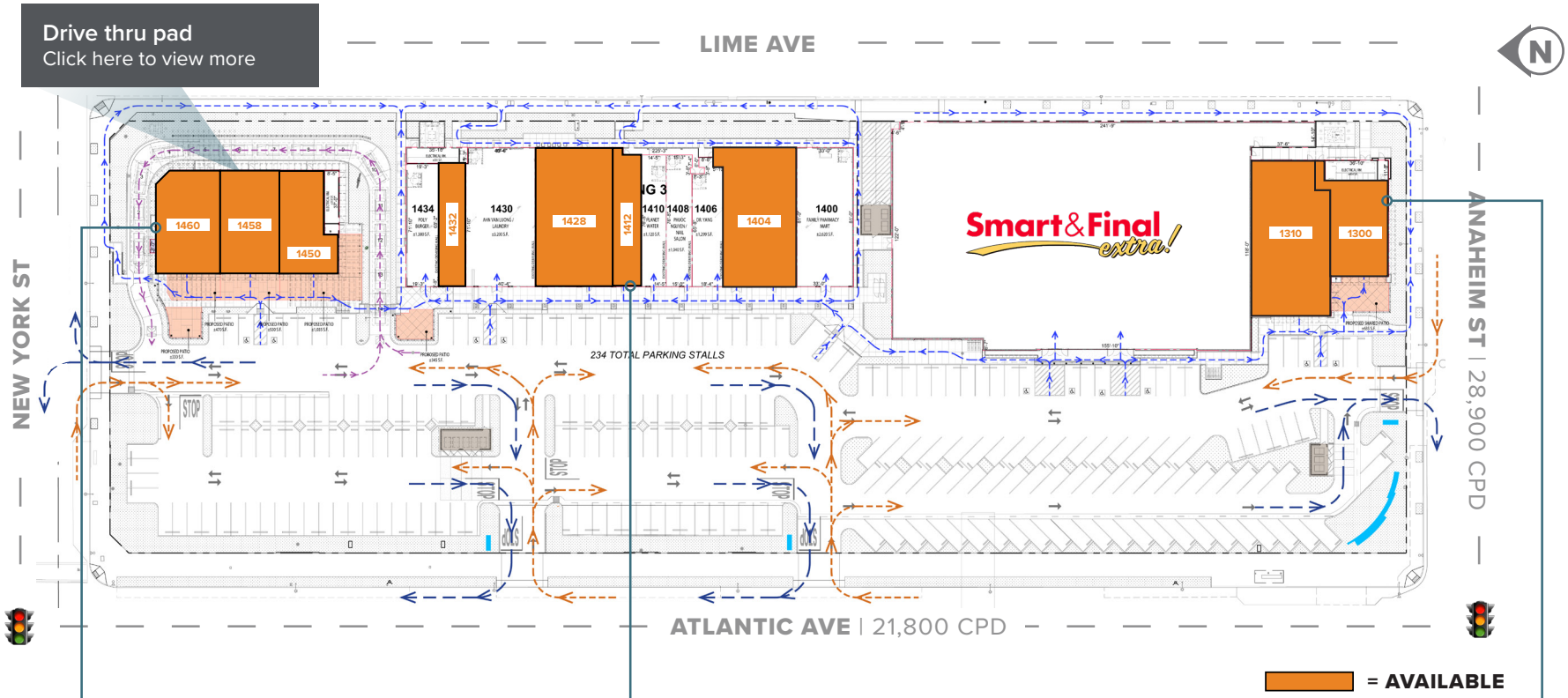
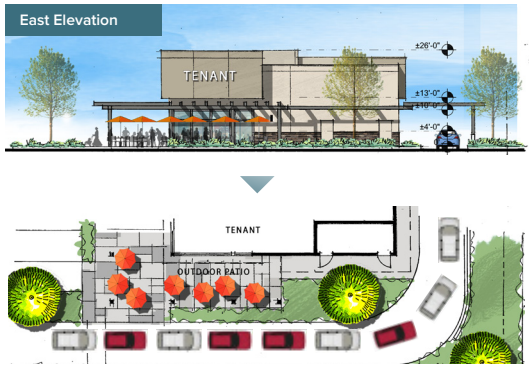
Drive thru pad
Click here to view more





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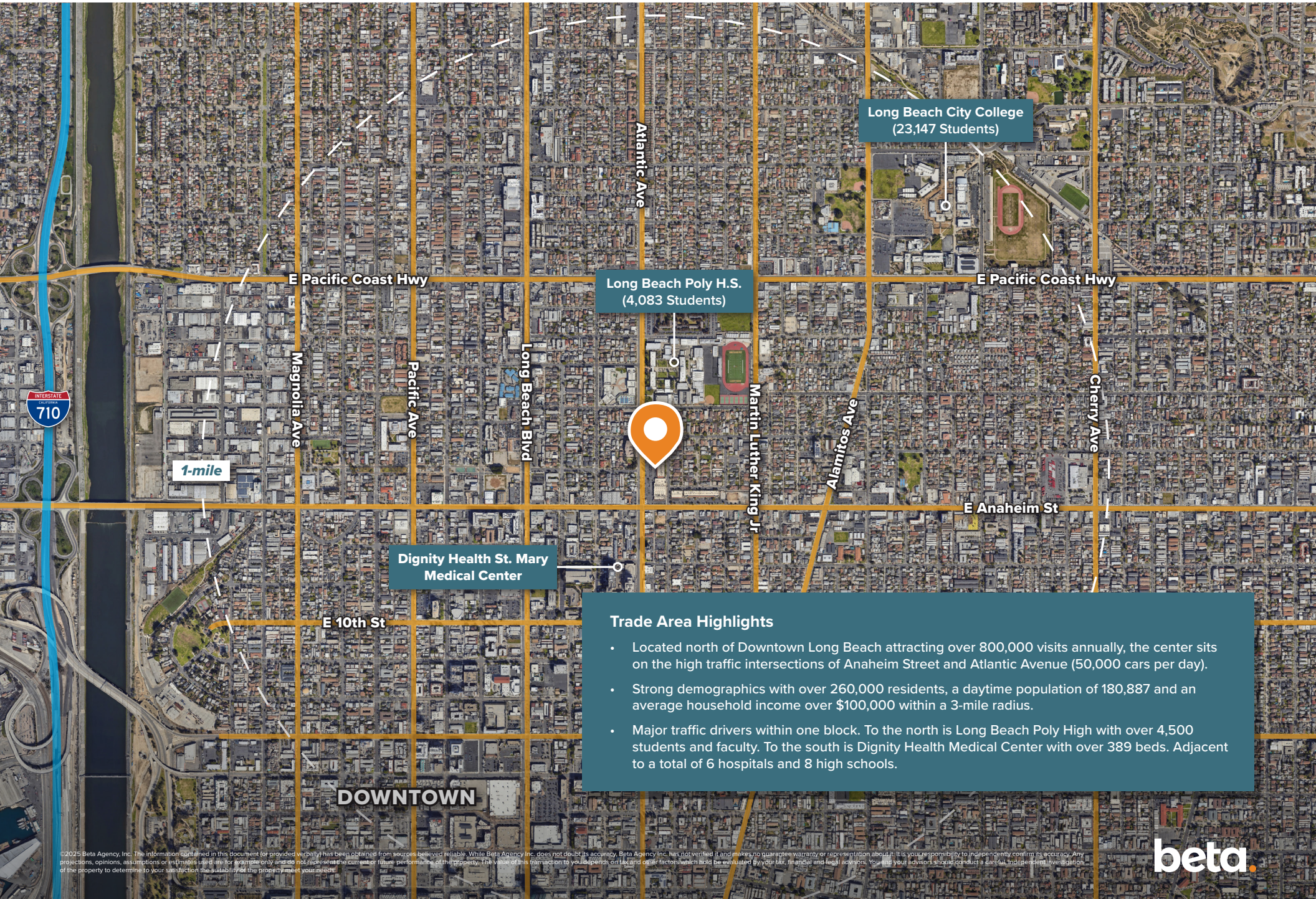

Trade Area Highlights

- Located north of Downtown Long Beach attracting over 800,000 visits annually, the center sits on the high traffic intersections of Anaheim Street and Atlantic Avenue (50,000 cars per day).
- Strong demographics with over 260,000 residents, a daytime population of 180,887 and an average household income over $100,000 within a 3-mile radius.
- Major traffic drivers within one block. To the north is Long Beach Poly High with over 4,500 students and faculty. To the south is Dignity Health Medical Center with over 389 beds. Adjacent to a total of 6 hospitals and 8 high schools.

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