

**FOR LEASE: 1,460 SF RETAIL PROPERTY**

3322-3390  
EAST  
7TH STREET  
LONG BEACH, CA 90804

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# 3322-3390 EAST 7TH STREET

L O N G B E A C H C A L I F O R N I A 9 0 8 0 4



**Retail Space:** 1,460 SF  
**Lease Rate:** \$2.25 PSF  
NNN (\$1.35 PSF)  
**Zoning:** LBCCP  
**Parking:** Onsite Parking

## HIGHLIGHTS

- Located on the high traffic 7th Street Corridor
- Great Visibility
- Fully built out beauty hair salon
- Across the street from Smart & Final Extra!
- 33 Onsite parking spaces available in the same center

## PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to list the property located at 3322-3390 East 7th Street on the market for Lease. This space is located between 7th Street and Redondo Avenue with great street front visibility and lot's of drive by traffic. Located directly across the street from Smart & Final Extra! The 7th Street corridor is the on ramp for both the 710 and 605 Freeways. The unit is approximately 1,460 SF and was previously occupied by Supercuts making this space desirable for another hair salon and potentially nail salons because of the plumbing available within the unit. The unit is located next to Starbucks and there is a UPS and Wing stop - three high trafficked national retail tenants located in the same center. Parking is located in the back of the building with approximately 33 onsite parking spaces available.

## ZONING

Community Commercial Zoning Districts. The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. The Community Pedestrian-Oriented (CCP) District permits retail and service uses with a development character intended to encourage pedestrian activity with buildings built to the street property line and parking is to the side or the rear.



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## BUSINESS DISTRICT

The immediate area surrounding the property is retail, residential, and service-oriented type businesses. 7th Street is one of the most important corridors in Long Beach as it runs all the way from the East to the West end of the city and serves as an entrance into Downtown. This property is situated in a very ideal central location of the 7th Street corridor and has some of the highest traffic counts of the city. Not only would it be beneficial to the commuters driving to and from work, but it would greatly serve the thousands of surrounding residents. This property is also located within walking distance from several national retailers such as Starbucks, Subway, Smart & Final, H&R Block, SuperCuts, The UPS Store, Unleashed by Petco, and Knead Donuts.

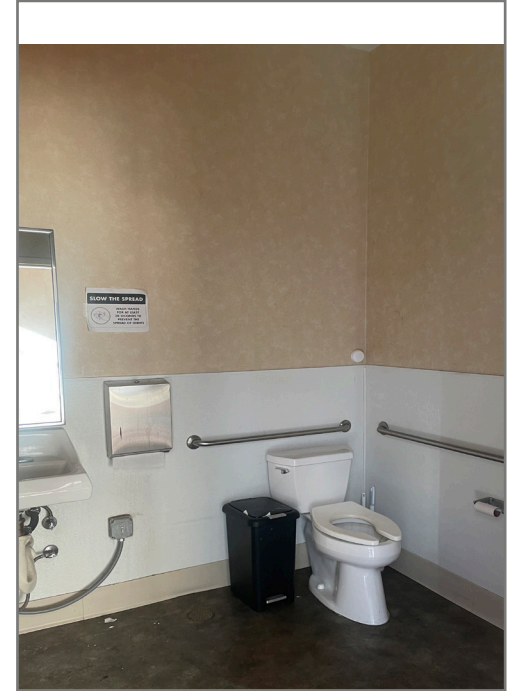


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BLAIR





# 3322-3390 E. 7TH STREET PHOTOS - INTERIOR





# 3322-3390 E. 7TH STREET PHOTOS - INTERIOR





# 3322-3390 E. 7TH STREET LOCAL RETAIL MAP





# 3322-3390 E. 7TH STREET DEMOGRAPHIC



	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2024 Population	60,309	---	254,795	---	418,039	---
2029 Projected Population	60,700	---	258,161	---	422,503	---
Pop Growth (%)	0.6%	---	1.3%	---	1.1%	---
2024 Households	26,144	---	103,708	---	164,015	---
2029 Projected Households	26,309	---	105,135	---	165,730	---
HH Growth (%)	0.6%	---	1.4%	---	1.0%	---
<b>Census Year</b>						
2000 Population	63,300	---	259,439	---	416,611	---
2010 Population	60,735	---	256,205	---	421,814	---
Pop Growth (%)	-4.1%	---	-1.2%	---	1.2%	---
2000 Households	26,432	---	98,813	---	158,553	---
2010 Households	26,327	---	104,122	---	165,440	---
HH Growth (%)	-0.4%	---	5.4%	---	4.3%	---
<b>Household Income (2024)</b>						
Per Capita Income	\$44,591	---	\$44,193	---	\$46,912	---
Average HH Income	\$102,864	---	\$108,576	---	\$119,568	---
Median HH Income	\$80,822	---	\$81,021	---	\$88,663	---
Less than \$25,000	3,622	13.9%	15,180	14.6%	21,473	13.1%
\$25,000 - \$34,999	1,743	6.7%	7,050	6.8%	10,317	6.3%
\$35,000 - \$49,999	2,461	9.4%	9,773	9.4%	14,434	8.8%
\$50,000 - \$74,999	4,350	16.6%	16,346	15.8%	23,979	14.6%
\$75,000 - \$99,999	3,458	13.2%	13,393	12.9%	19,979	12.2%
\$100,000 - \$149,999	5,147	19.7%	19,599	18.9%	30,240	18.4%
\$150,000 - \$199,999	2,784	10.6%	10,430	10.1%	19,114	11.7%
\$200,000+	2,579	9.9%	11,937	11.5%	24,480	14.9%
<b>Education (2024)</b>	44,794		183,270		303,776	
Less than 9th Grade	5,389	12.0%	22,730	12.4%	29,879	9.8%
Some High School	2,448	5.5%	12,089	6.6%	17,781	5.9%
High School Grad	6,765	15.1%	27,631	15.1%	48,722	16.0%
Some College	9,725	21.7%	41,096	22.4%	67,888	22.3%
Associate Degree	2,475	5.5%	11,590	6.3%	22,309	7.3%
Bachelors Degree	11,921	26.6%	43,744	23.9%	73,988	24.4%
Graduate Degree	4,645	10.4%	17,203	9.4%	30,503	10.0%

