



Freestanding Building/Parcel Opportunity

±**15,163 SF / 1.31 Acres (≈57,031 SF of Land)**

NEC PCH & Ximeno Ave | 4525 Pacific Coast Hwy | Long Beach, CA 90804

FORMER



FOR LEASE



Property Highlights

- Potential redevelopment opportunity
- Wide range of retail/commercial uses
- Central location along the coast with increases consumer draw from throughout SoCal
- Strong area demographics with growing residential (over 494K) and daytime population (over 216K) momentum in trade area
- Excellent visibility along PCH providing direct exposure
- Large dedicated parking lot with 58 stalls
- **APN: 7220-001-021**

For More Details Contact:

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610 Newport Beach, Ste 1500, Newport Beach, CA 92660



SRSRE.com

Site Photos

4525 PCH | Long Beach, CA 90804



SUBJECT

±15,163 SF

Existing Building

±1.31 Acres

≈ 57,031 SF Land

- APN: 7220-001-021
- Parking: 58 spaces



HIGHLY VISIBLE PYLON SIGN



DRIVE-THRU & MONUMENT SIGN OPPORTUNITY

DEMISE OPTION

A. 3,155 SF

B. 4,845 SF

C. 2,483 SF

D. 3,508 SF



Surrounding Trade Aerial



4525 PCH | Long Beach, CA 90804



Demographics

one mile

Population / **32,669**

Avg HH Income / **\$118,642**

Daytime Population / **12,737**

Median Age / **34.7**

three miles

Population / **234,618**

Avg HH Income / **\$121,460**

Daytime Population / **92,107**

Median Age / **37.4**

five miles

Population / **491,447**

Avg HH Income / **\$124,672**

Daytime Population / **214,915**

Median Age / **38.9**

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