Signal Hill Multi-Pad Development

SEC Cherry Ave & E. 27th St. | Signal Hill, CA 90755

S SRS

E. 27TH ST

CHERRY AVE (APPROX. 37,200 CPD)

SITE:
1.43 AC (≈62,440 SF OF LAND)

E. WILLOW ST (APPROX. 36,000 CPD)

Multi-Pad Retail Development

±986 SF
PROPOSED PAD DRIVE-THRU

±3,588 SF
PROPOSED CAR WASH

≈23 Charging Stations
PROPOSED E.V.

CONTACT

Terrison Quinn
949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

Casey Mahony
949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184

DESCRIPTION

- Strategic new multi-pad retail development in the hard-to-enter Signal Hill market
- Ideal site for fast food, EV charging stations, car washes, and related services
- Access from Cherry Ave, 27th & St Louis Avenue
- Strong daytime activity with over 290K within a 3 mile radius
- Close proximity to Long Beach Airport and 405 freeway (over 300K cpd)

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,823	295,099	530,720
Avg Household Income	$122,070	$109,155	$119,663
Daytime Population	17,403	115,635	223,434

Source: Esri

TRAFFIC COUNTS

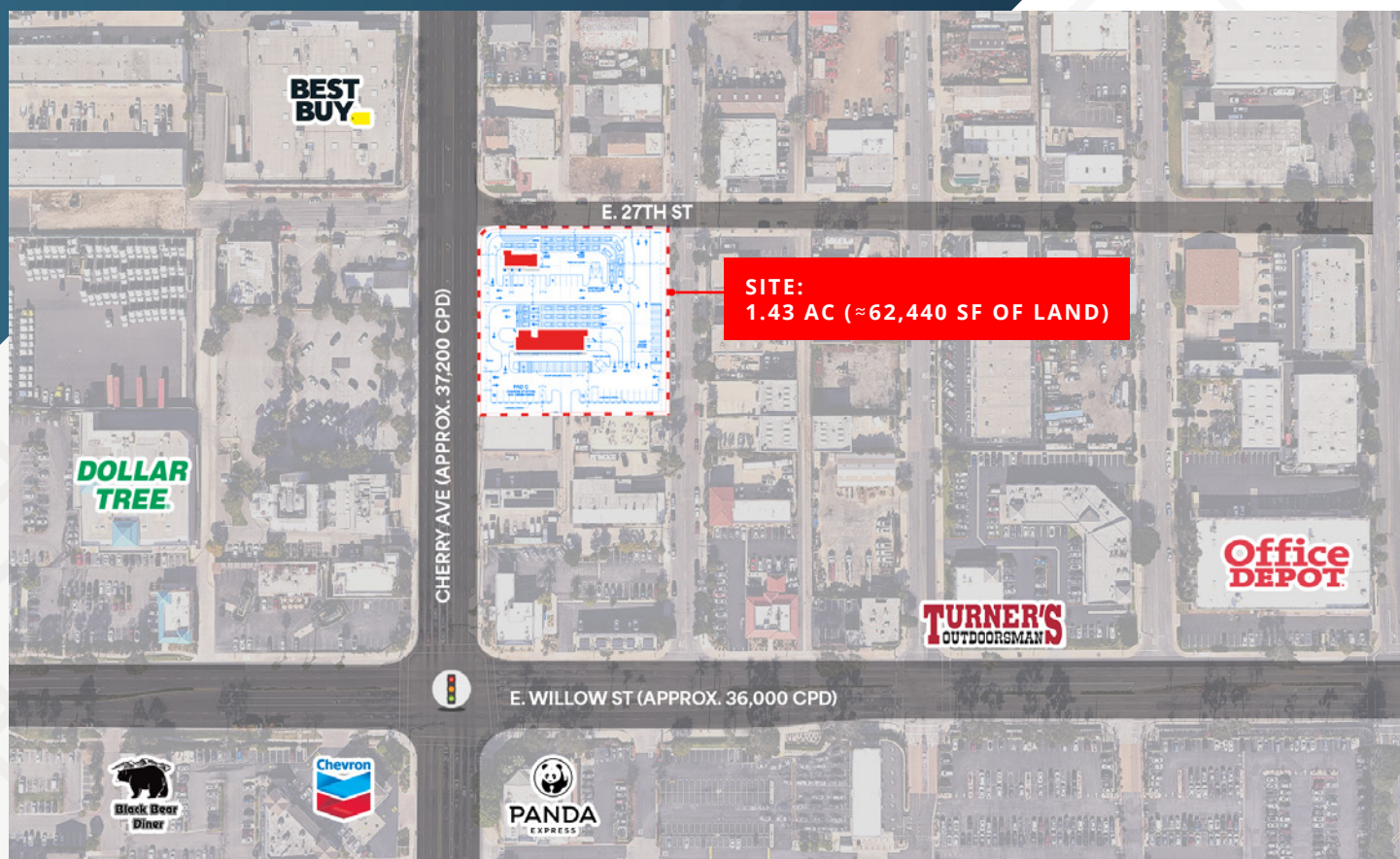| Cherry Ave	approx. 37,200 cpd
Willow St	approx. 36,000 cpd

Source: Costar

SRSRE.COM

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PAD A (PAD DRIVE-THRU)

±3,588 SF

PAD B (CAR WASH)
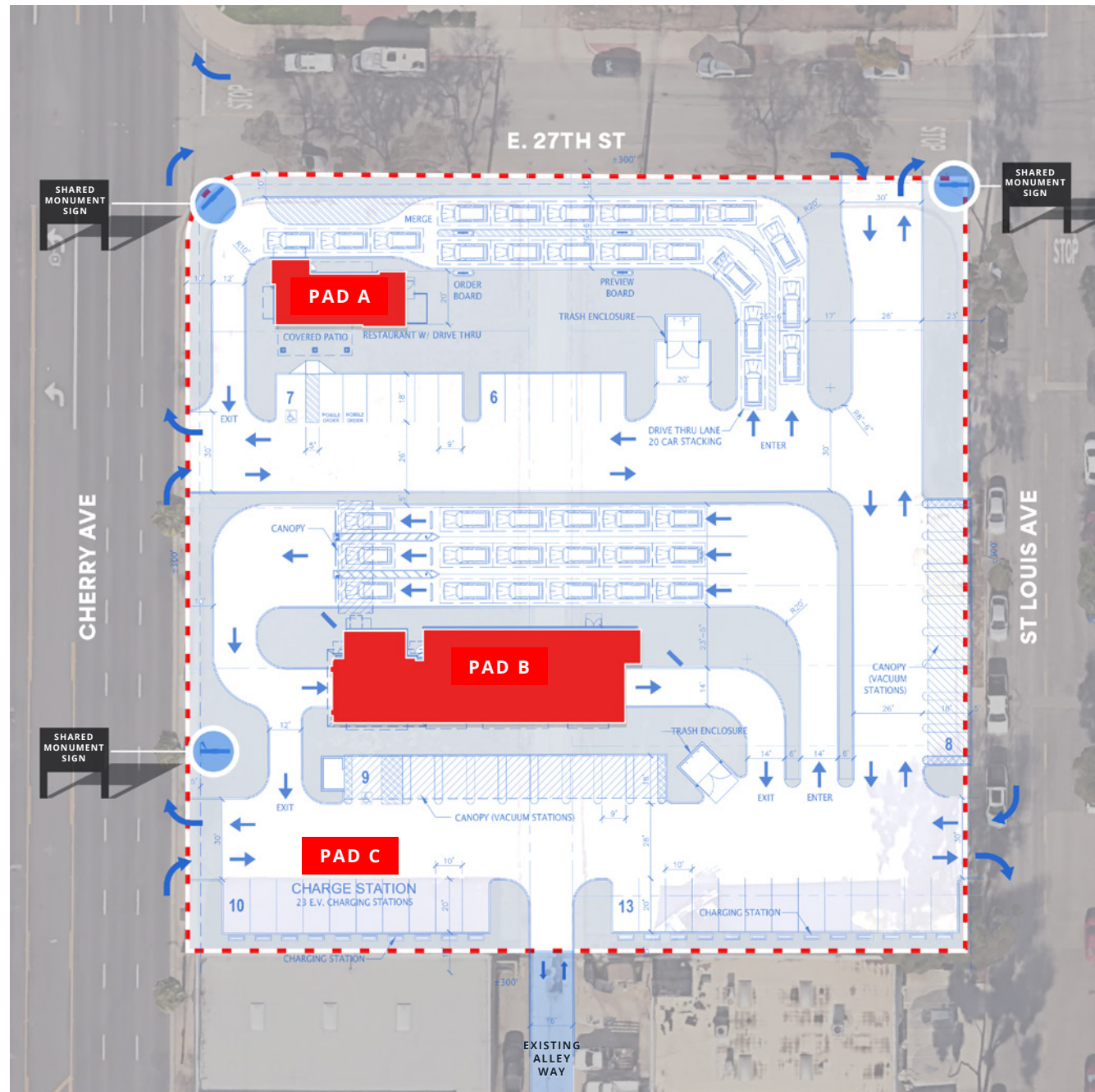
23 Charging Stations

PAD C (E.V.)

≈1.43 Acres (≈62,440SF of Land)

Parking: 53 spaces

Existing Zoning: C

APN: 7212-014-900; 901, 902, 903, 904, 905, 904, 907, 908, 909, 910

SITE: 1.43 AC (62,440 SF OF LAND)

Multi-Pad Retail Development
Carwash/E.V. Charging Station/Fast Food Pad Drive-Thru

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SRS

2 Mi

405 FWY

I-710 Fwy

Long Beach Airport

SIGNAL HILL

LONG BEACH

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© **SRS Real Estate Partners**
610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

Site
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