



**628 E. ANAHEIM ST.**  
LONG BEACH, CA 90813

**FOR SALE OR LEASE**  
NEW GROUND FLOOR RETAIL &  
2ND FLOOR OFFICE SPACE

# 628 E. ANAHEIM STREET, LONG BEACH, CA 90813

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## SALE INFORMATION

**Sale Price:** \$3,285,000  
(\$424 Per SF)

**Building SF:** 7,732 SF

**Land SF:** 19,558 SF

**Zoning:** CHW

## LEASE INFORMATION

**Retail Space 1:** 932 SF  
**Lease Rate:** \$2.75PSF - NNN (\$0.68/SF)

**Restaurant Space 2:** 1,659 SF  
**Lease Rate:** \$3.00 PSF - NNN (\$0.70/SF)

**Restaurant Space 3:** 1,239 SF + 690 SF Patio Space  
**Lease Rate:** \$ 3.00 PSF - NNN (\$0.68/SF)

**Office Space:** 3,823 SF  
**Lease Rate:** \$2.25 PSF - Mod. Gross

## PROPERTY HIGHLIGHTS

- Restaurant spaces 2 and 3 include a kitchen hood shaft and underground grease interceptor
- On-site parking available (35 stalls)
- Great visibility
- Ample signage available
- Fully renovated building and parking lot
- Elevator Serviced Building
- High Traffic Count along Anaheim Street
- One block from St. Mary's Hospital

### FOR MORE INFORMATION CONTACT:

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622-628 East Anaheim Street is a mixed-use (Retail/Office) property with approximately 3,830 SF of retail/restaurant space on the ground floor and approximately 3,823 SF of office space located on the 2nd floor. The building was recently completely improved with the retail spaces demised into three separate spaces – one standard retail space and the other two units build out for restaurants with one of the restaurants having patio access. The restaurant spaces include kitchen hood shafts and an underground grease interceptor. The upstairs office space has several private offices, open bullpen, restroom, and elevator access. The project also has ample parking available with approximately 35 parking spaces including two (2) ADA parking stalls located behind the premises. The immediate area surrounding the property is retail, office, residential, and service type businesses.

## ZONING

Regional Commercial Zoning District. The Regional Commercial District provides for large scale, mixed uses on large sites in activity centers. These sites are located on major arterial streets and regional traffic corridors. There is one (1) type of Regional Commercial Zoning District: The Regional Highway District (CHW) is a commercial use district for mixed scale commercial uses located along major arterial streets and regional traffic corridors. Residential use is not permitted.



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## Neighborhood Description:

**1. Prime Location:** Situated at the heart of Long Beach, the intersection of Anaheim Street and Atlantic Avenue serves as a bustling crossroad, attracting a constant flow of local residents and visitors alike. This highly accessible area benefits from excellent transportation links and is within easy reach of major highways, public transit, and the Long Beach Airport.

**2. Diverse Demographics:** The surrounding community is a diverse tapestry of cultures and lifestyles, creating a rich and dynamic environment. This diverse population supports a wide range of businesses, ensuring that any commercial venture in this area can tap into a broad customer base.

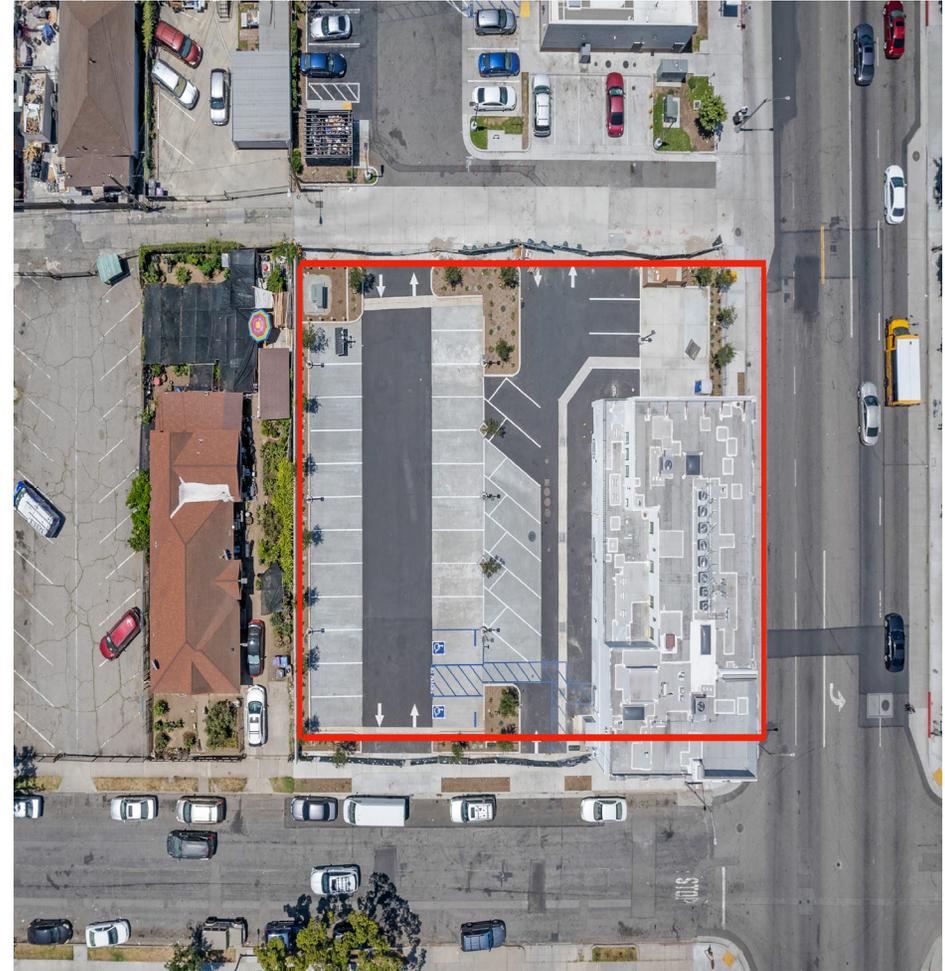
**3. Thriving Commercial Hub:** The Anaheim Street and Atlantic Avenue area is a thriving commercial hub with a mix of retail stores, restaurants, cafes, and service-oriented businesses. Foot traffic is abundant, especially during weekends and events, providing great visibility for commercial establishments.

**4. Cultural Attractions:** Long Beach is renowned for its cultural attractions, and this neighborhood is no exception. The nearby Museum of Latin American Art (MOLAA) and the Long Beach Playhouse draw in both locals and tourists, generating additional foot traffic and potential customers for businesses in the area.

**5. Community Events:** Long Beach hosts numerous community events and festivals throughout the year, and this neighborhood often becomes a focal point for these celebrations. Associating your business with these events can lead to increased exposure and engagement with the local community.

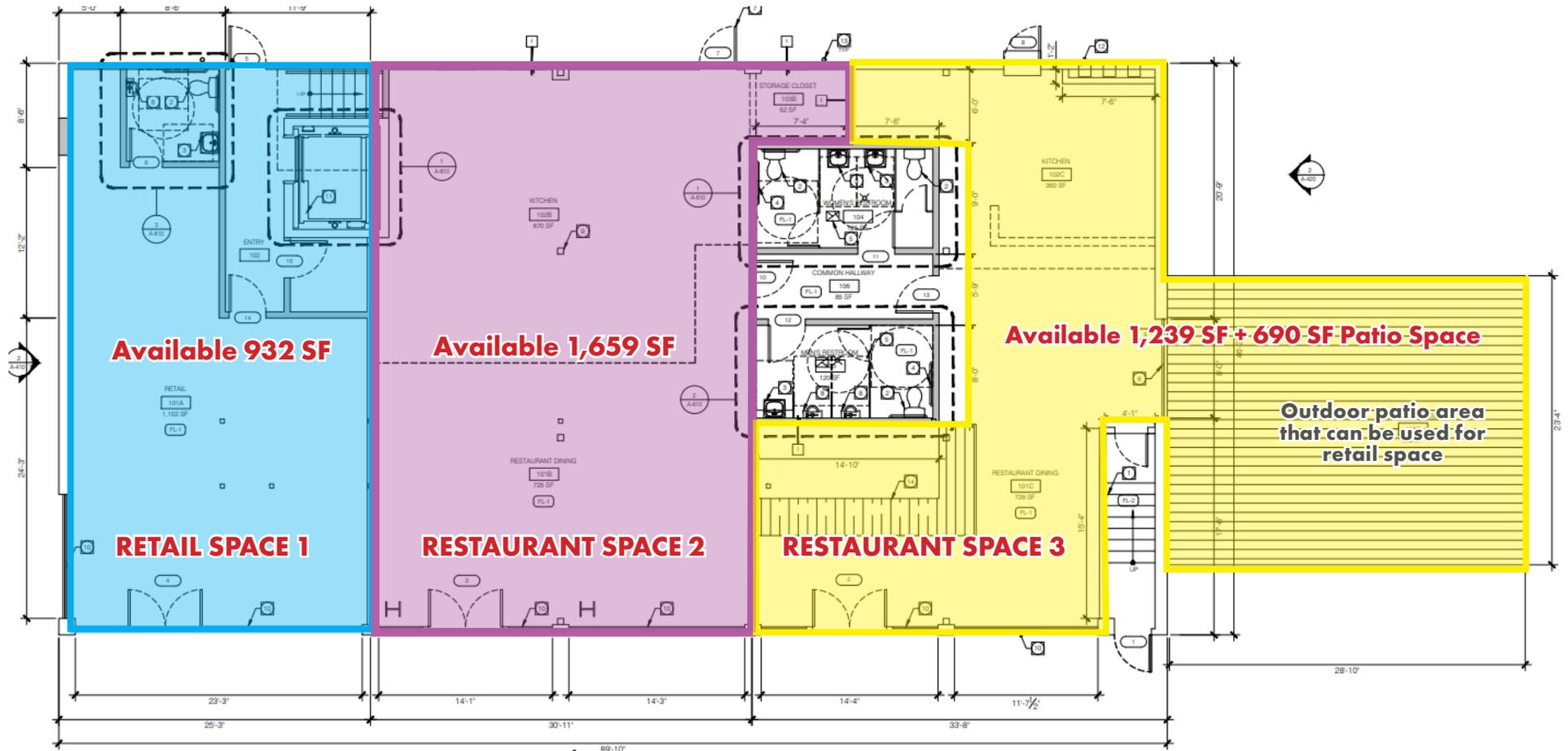
**6. Proximity to the Waterfront:** Just a short drive away from Anaheim Street lies Long Beach's picturesque waterfront. The beach, marinas, and waterfront parks offer recreational opportunities for residents and visitors, attracting even more potential customers to the area.

**7. Strong Local Support:** The community around Anaheim Street and Atlantic Avenue takes pride in supporting local businesses. By establishing your presence here, you can tap into this sense of loyalty and build lasting connections with the community.



**8. Business-Friendly Environment:** Long Beach fosters a business-friendly atmosphere, with resources available to help entrepreneurs and investors succeed. Whether you're a well-established brand or a new business looking to make its mark, this neighborhood welcomes innovation and enterprise.

# GROUND FLOOR RETAIL/RESTAURANT PLAN



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# 2ND FLOOR OFFICE PLAN



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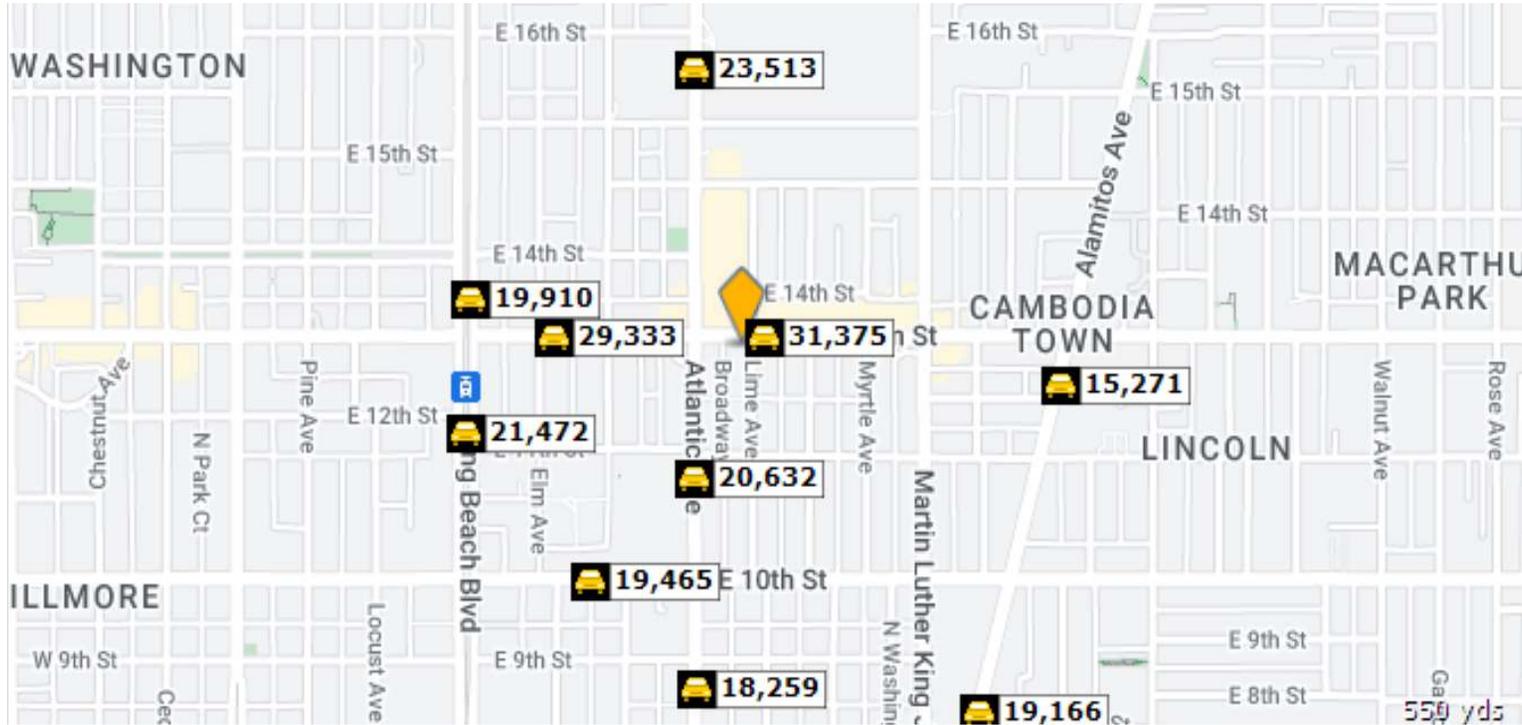
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# TRAFFIC COUNTS & DEMOGRAPHICS



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Anaheim St	Lime Ave	0.01 W	2018	31,375	MPSI	.03
2	Atlantic Ave	E 11th St	0.02 N	2018	20,632	MPSI	.14
3	E Anaheim St	Frontenac Ct	0.02 E	2018	29,333	MPSI	.20
4	E 10th St	Frontenac Ct	0.00	2018	19,465	MPSI	.29
5	Atlantic Ave	E 16th St	0.04 N	2018	23,513	MPSI	.29
6	Long Beach Blvd		0.00	2022	19,910	MPSI	.30
7	Long Beach Blvd		0.00	2018	21,472	MPSI	.31
8	Atlantic Ave	E Cypress Ct	0.02 S	2018	18,259	MPSI	.35
9	Alamitos Ave	E 12th St	0.02 SW	2018	15,271	MPSI	.35
10	Alamitos Ave	E Hellman St	0.01 N	2018	19,166	MPSI	.46

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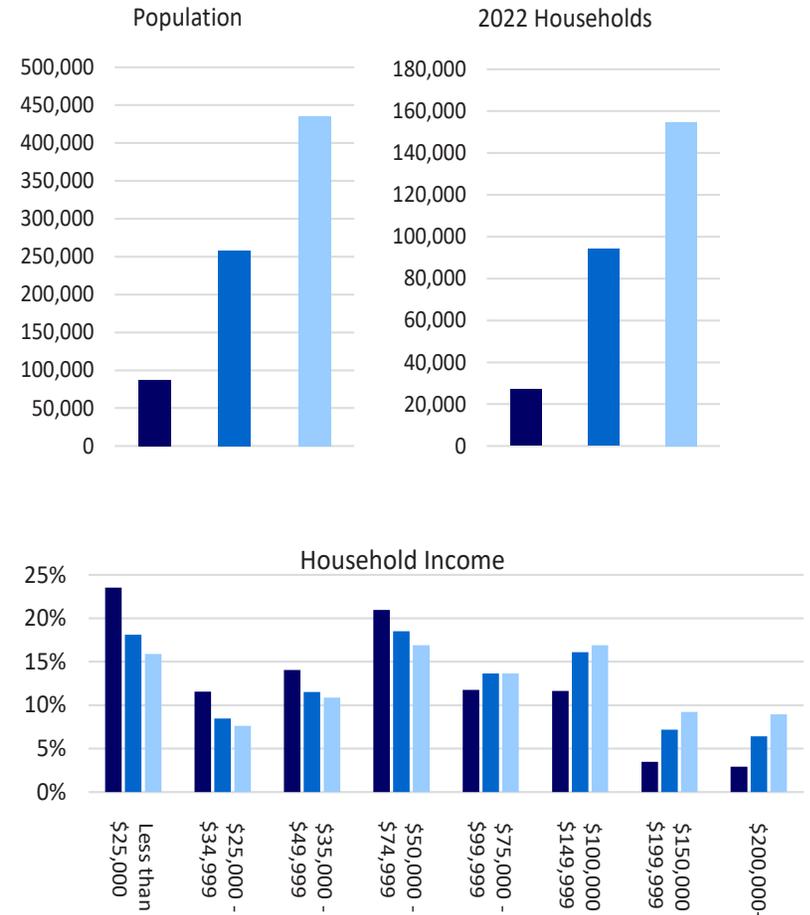
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# TRAFFIC COUNTS AND DEMOGRAPHICS



	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2022 Population	86,868	---	257,639	---	435,252	---
2027 Projected Population	88,576	---	261,858	---	441,464	---
Pop Growth (%)	2.0%	---	1.6%	---	1.4%	---
2022 Households	27,068	---	94,053	---	154,738	---
2027 Projected Households	27,634	---	95,668	---	156,977	---
HH Growth (%)	2.1%	---	1.7%	---	1.4%	---
<b>Household Income (2022)</b>						
<b>Per Capita Income</b>	\$20,388	---	\$31,041	---	\$34,498	---
<b>Average HH Income</b>	\$65,432	---	\$85,030	---	\$97,036	---
<b>Median HH Income</b>	\$50,844	---	\$64,585	---	\$72,700	---
Less than \$25,000	6,375	23.6%	17,050	18.1%	24,588	15.9%
\$25,000 - \$34,999	3,128	11.6%	7,973	8.5%	11,802	7.6%
\$35,000 - \$49,999	3,805	14.1%	10,827	11.5%	16,802	10.9%
\$50,000 - \$74,999	5,678	21.0%	17,410	18.5%	26,148	16.9%
\$75,000 - \$99,999	3,187	11.8%	12,836	13.6%	21,126	13.7%
\$100,000 - \$149,999	3,155	11.7%	15,141	16.1%	26,160	16.9%
\$150,000 - \$199,999	948	3.5%	6,768	7.2%	14,274	9.2%
\$200,000+	792	2.9%	6,047	6.4%	13,837	8.9%



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# EVENTS & DEMOGRAPHICS

Long Beach has flourished as a major entertainment hub in the city, attracting events, from the Long Beach Grand Prix to Long Beach Pride.

Major Annual Events	Estimated Attendance
LONG BEACH GRAND PRIX	180,000
LONG BEACH PRIDE FESTIVAL	80,000
INTERNATIONAL CITY BANK MARATHON	65,000
ASICS WORLD SERIES OF BEACH VOLLEYBALL	50,000
THE DEW TOUR	25,000
FORMULA DRIFT	23,000
SCOTTISH FESTIVAL	15,000
LONG BEACH BLUES FESTIVAL	10,000
LONG BEACH JAZZ FESTIVAL	8,000
POW! WOW! LONG BEACH	8,000
WORLD CHAMPIONSHIP OF PERFORMING ARTS	2,000
ALL OTHER ANNUAL EVENTS AND FESTIVALS	1,211,000
<b>Total Major Events</b>	<b>5,562,928</b>
<b>Total Attractions</b>	<b>1,677,000</b>
<b>Total</b>	<b>7,239,928</b>





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