

RETAIL /OFFICE SPACE **FOR LEASE** TWO UNITS AVAILABLE

2610-2650 Los Coyotes Diagonal, Long Beach



FOR MORE INFORMATION CONTACT:

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2610 Los Coyotes Diagonal, Long Beach St. | INCO COMMERCIAL (562) 498-3395



AVAILABLE UNITS

- Approximately 1,950 SF of Office/ Retail End Cap
- Approximately 2,000 SF of Medical/ Retail End Cap
- **Rental Rate \$2.95/SF NNN**

LOCATION DESCRIPTION

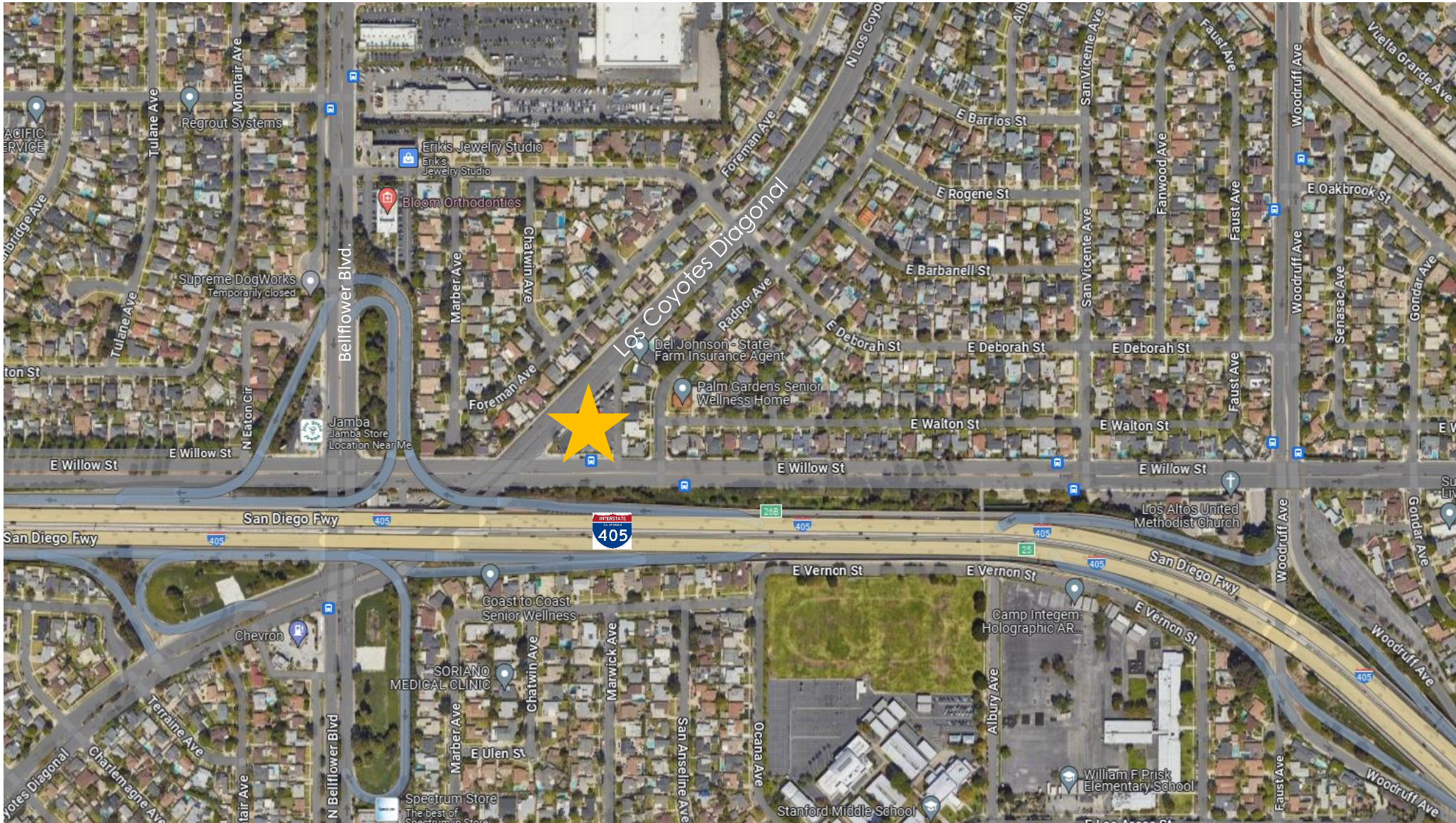
Situated at the Northwest corner of Los Coyotes Diagonal and Willow. Adjacent to the 405 FWY Bellflower exit. Strong traffic counts and dense neighborhood demographics prove to be a great source of income for any business to thrive in this Shopping Center.

PROPERTY FEATURES

- Prominent Monument Sign
- Ample Parking in Onsite Lot
- Ideal Site For a Variety of Retail + Office Uses
- Adjacent to 405 FWY at Los Coyotes Diagonal + Willow
- Strong Traffic Counts
- Dense Residential Population
- Affluent Income Demographics



SITE MAP



DEMOGRAPHICS

Households

| | 1 mile | 3 mile | 5 mile |
|---------------------------|---------------|---------------|---------------|
| 2010 Households | 7,031 | 69,178 | 214,526 |
| 2023 Households | 6,483 | 66,176 | 212,130 |
| 2028 Household Projection | 6,242 | 64,260 | 207,496 |

Population

| | 1 mile | 3 mile | 5 mile |
|----------------------------|---------------|---------------|---------------|
| 2010 Population | 18,829 | 179,002 | 582,443 |
| 2023 Population | 17,499 | 172,365 | 576,800 |
| 2028 Population Projection | 16,891 | 167,744 | 564,800 |

CONTACT EXCLUSIVE AGENTS:



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