



OFFICE / MEDICAL PROPERTY FOR LEASE
 1501 HUGHES WAY
 LONG BEACH, CA 90810



OFFERING SUMMARY

Building SqFt	79,332 SqFt
Year Built	1982
Lot Size (SF)	39,301.00 SqFt
Parcel ID	7310-016-082
Zoning Type	Commercial
County	Los Angeles
Coordinates	33.828989,-118.213038
Property Type	Office Building

PROPERTY OVERVIEW

A boutique office building featuring efficient floor plates with move-in ready 3,000 - 20,000sq.ft. spaces. Work in one of the most sophisticated towers in Long Beach with nearby upscale shopping and dining destinations and heavy foot traffic. Secure tenant parking garage, landscaped terraces and event space among prominent features of this highly-customizable office building 19 minutes from the port of Long Beach and easy access from I -405 and I- 710.

PROPERTY HIGHLIGHTS

- The space itself features ample natural light, expansive floor-to-ceiling windows, and workspaces with views of the city that will impress the best of your clients.
- With floorplates offering multiple orientations for private offices and a variety of city views, each office space promotes an incomparable working experience that is defined by serenity, sophistication, and comfort.
- High-ceilings and highly flexible floor plans offer bright and spacious multi-purpose spaces to realize your business' full potential.

Harvest Realty Development

50 N Hill Ave #301 Pasadena, CA 91106

Office: 626-593-7456

<https://www.jiazhouwu.com/commercial-listing>

I-listing

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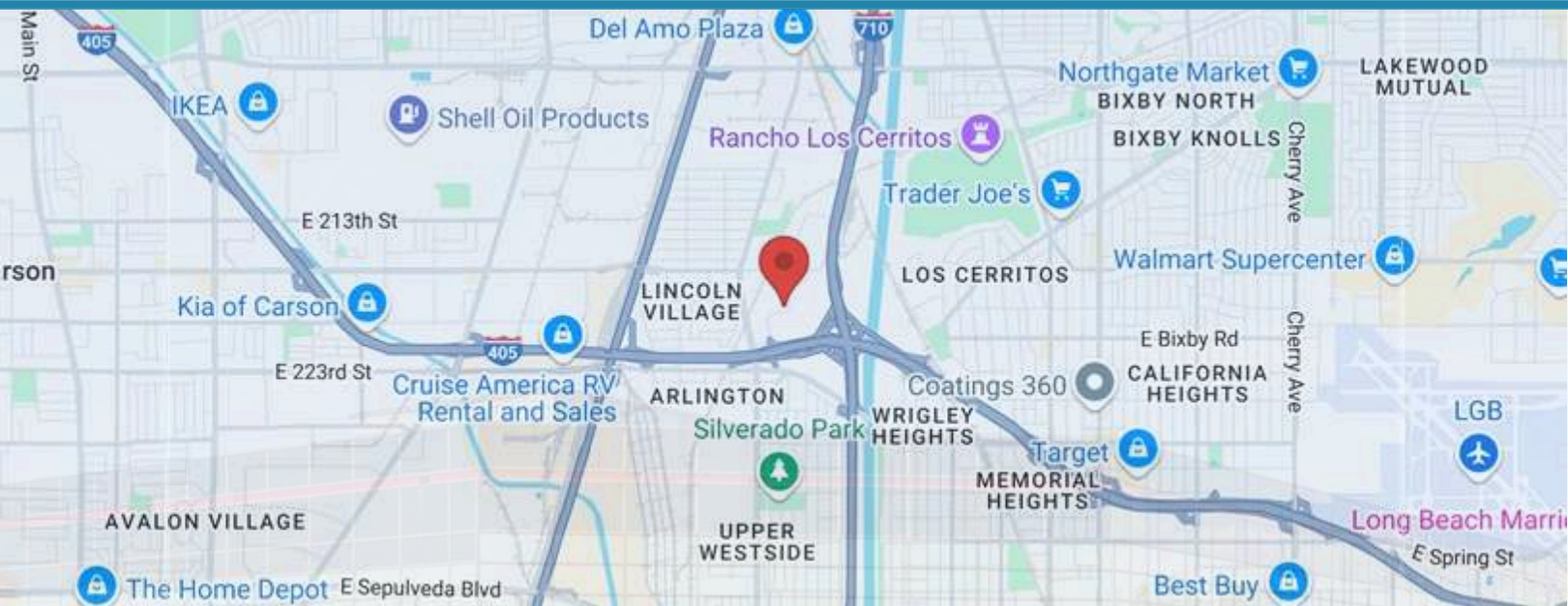
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
# 200	Office	\$ 2.20	MG	20,044 SF	3 - 10 Yrs
# 305	Office	\$ 2.30	MG	2,749 SF	1 - 3 Yrs
# 310	Office	\$ 2.30	MG	2,117 SF	1 - 3 Yrs
#400	Office	\$ 2.30	MG	4,213SF	3 - 10 Yrs



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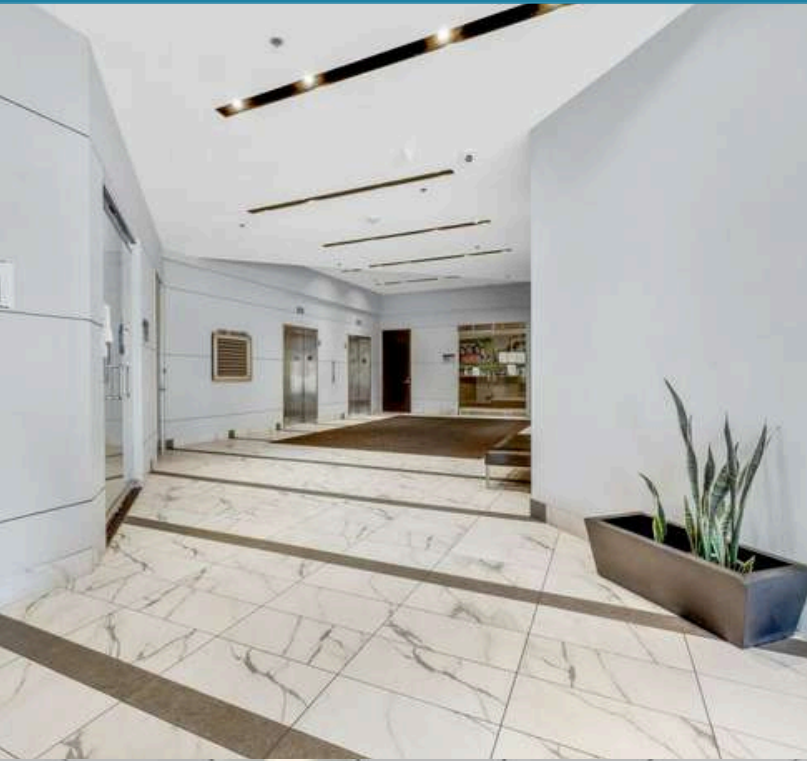


POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	18,821	174,282	620,058
	Population	2024	19,327	177,212	627,153
	Population	2029	19,455	174,393	616,013
	Population	2024-2029	18,841	169,297	599,477
Growth	Rate	2024	-0.64 %	-0.59 %	-0.54 %
	Daytime Population		15,662	185,771	620,333

HOUSEHOLDS			1 MILE	3 MILE	5 MILE
2000	Total Households		5,172	53,076	187,570
2010	Total Households		5,118	53,689	190,977
2024	Total Households		5,540	56,114	203,141
2029	Total Households		5,543	56,073	204,064
2024	Average Household Size		3.48	3.04	2.96
2024	Owner Occupied Housing		3,742	28,767	90,675
2029	Owner Occupied Housing		3,811	29,238	92,285
2024	Renter Occupied Housing		1,798	27,347	112,466
2029	Renter Occupied Housing		1,732	26,835	111,779
2024	Vacant Housing		230	2,039	9,335
2024	Total Housing		5,770	58,153	212,476

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	262	4,553	18,685
\$15000-24999	230	3,293	12,924
\$25000-34999	439	3,767	14,508
\$35000-49999	495	5,253	19,865
\$50000-74999	785	9,032	32,570
\$75000-99999	904	7,848	28,034
\$100000-149999	1,113	10,117	36,153
\$150000-199999	678	5,505	19,360
\$200000 or greater	635	6,745	21,025
Median HH Income	\$ 88,638	80,510 \$	\$ 77,047
Average HH Income	\$ 113,936	109,151	\$ 103,447

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ABOUT LONG BEACH

Long Beach is a coastal city in southeastern Los Angeles County, California, United States. It is the 44th-most populous city in the United States, with a population of 451,307 as of 2022. A charter city, Long Beach is the 7th-most populous city in California, the 2nd-most populous city in Los Angeles County, and the largest city in California that is not a county seat.



CITY OF LONG BEACH

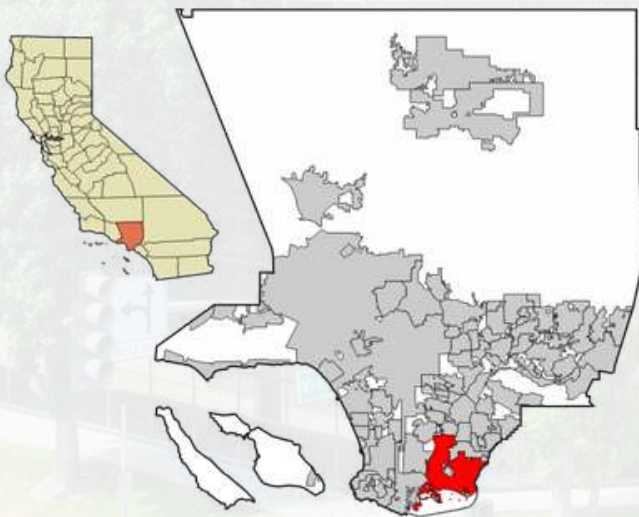
County	Los Angeles
Incorporated	12/12/1897

AREA

City	80.3 sq mi
Land	50.7 sq mi
Water	29.6 sq mi
Elevation	52 ft

POPULATION

Rank	44
Density	9,205.96 sq mi



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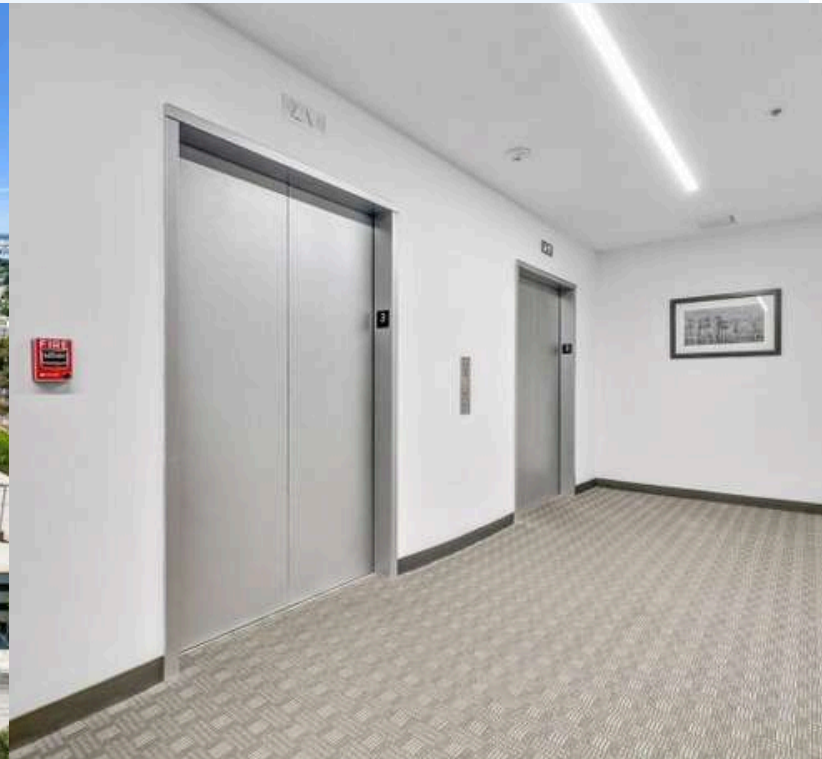
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