

NWC PALO VERDE AVE. & STEARNS ST.

PALO CENTER

LONG BEACH | CA

255,000 GPD

INTERSTATE
405

STEARNS ST

PALO VERDE AVE

Google Earth

FOR LEASE

DEMOGRAPHIC SUMMARY

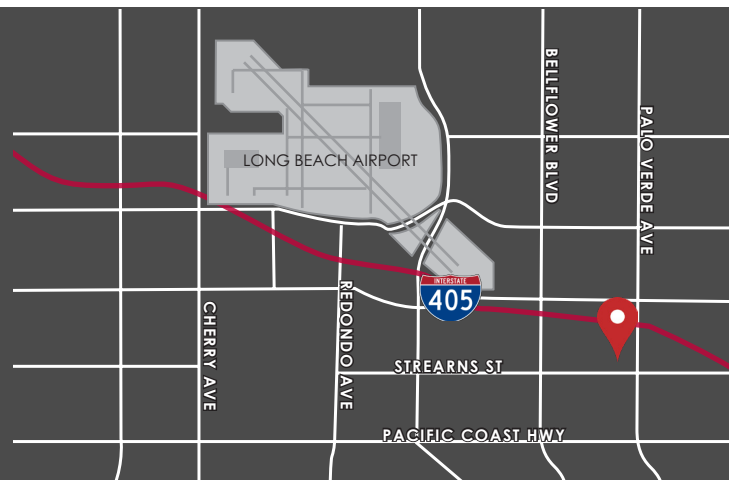
	1 MILE	2 MILES	3 MILES
Population	17,754	72,037	166,388
Average HH Income	\$117,127	\$119,138	\$105,141

CENTER RETAILERS INCLUDE:



PROPERTY HIGHLIGHTS

- Medical Office / Retail
917 SF - 1,555 SF (Combined 2,487 SF)
- Strategically Located
- Tremendous Demographics
- Close Proximity to Cal State Long Beach
- Convenient Freeway Entrance
- High Volume Food Co-Tenants



For More Information, Contact:

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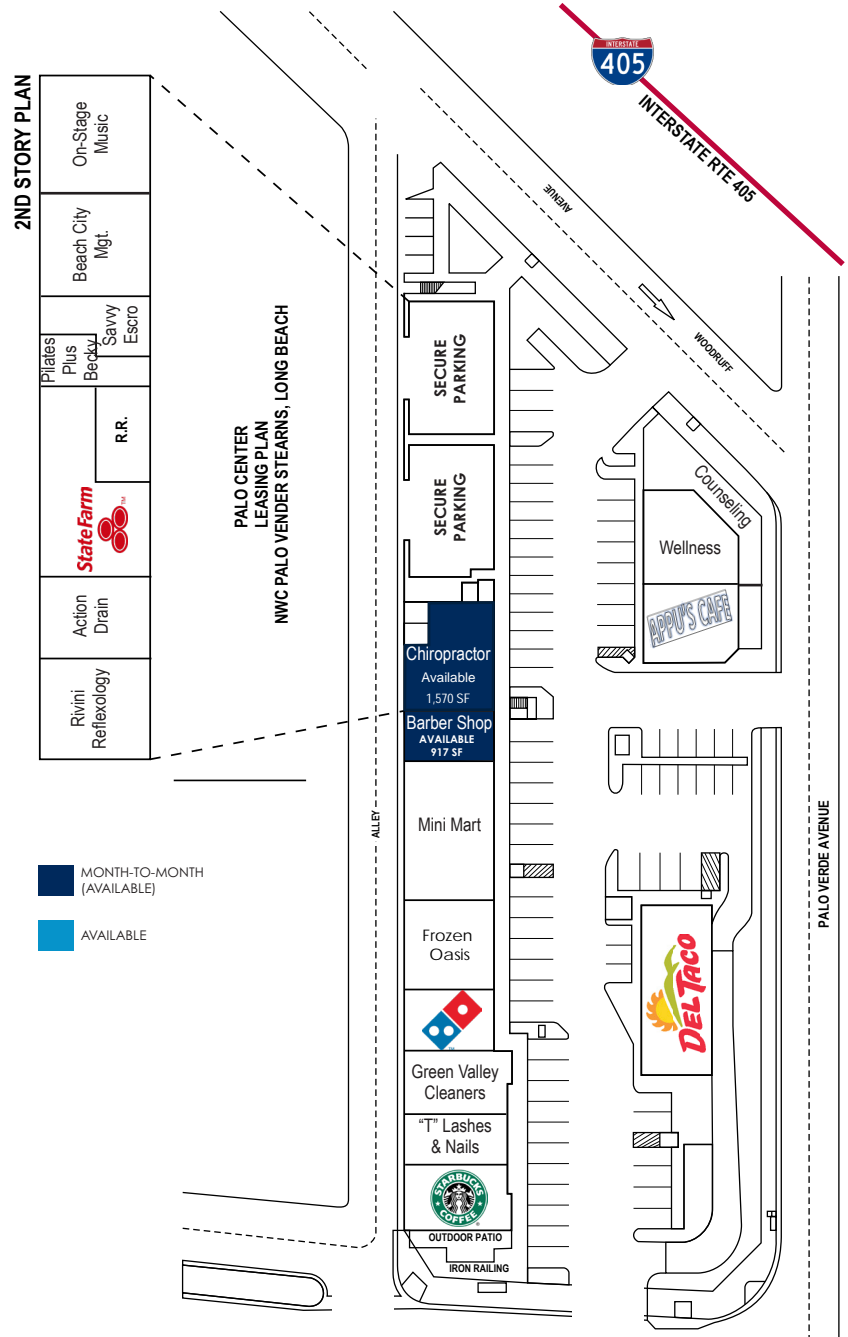
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SITE PLAN

TENANT	SIZE SF
Starbucks	1,417
TT Lashes & Nails	762
Cleaners	1,447
Domino's	1,115
Frozen Oasis	1,555
Super Convenience	2,470
Barber (AVAILABLE)	917
Chiropractor (AVAILABLE)	1,570
APPU'S Cafe	1,215
Wellnessmart	744
Faith Recovery	964
Del Taco	2,165
Rivini	1,297
Action Drain	551
State Farm	1,162
Pillates Plus Becky	511
Savvy Escrow	1,103
Beach Cities	874
On Stage Music	2,053

TRAFFIC COUNTS	ADT
Palo Verde Avenue	23,934
Stearns Street	15,610

Source: City of Long Beach; 2002 County Estimate



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