



## RETAIL STRIP CENTER FOR SALE

5401 Cherry Ave., Long Beach, CA 90805



### PROPERTY FEATURES:

- Building Size: 6,000 (Approx)
- Lot Size: 15,200 (Approx)
- Signalized Hard Corner (Cherry & Market)
- Pole & Building Signs
- Currently Divided into 4 Units
- All Short Term NNN Leases
- Owner/User or Investor Opportunity

**SALE PRICE: \$2,995,000**



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Building Wealth Together.

#### PAUL PHILLIPS

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This information contained herein was obtained from third parties, and has not been independently verified by real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, taxes, environmental, building construction, soil drainage or other such matters.



# PARKCREST CENTER

5401 Cherry Ave., Long Beach, CA 90805

## POPULATION BY RACE

	1 mile	3 mile	5 mile
White	18,284	147,764	433,150
Black	7,814	36,859	101,123
American Indian/Alaskan Native	532	3,694	10,525
Asian	6,590	29,805	89,271
Hawaiian & Pacific Islander	706	3,760	8,288
Two or More Races	1,439	8,660	22,619
Hispanic Origin	15,073	117,091	360,272

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2023 Households	11,283	70,733	193,398
2023 Population	35,365	230,543	664,976
Median Age	35.9	36.4	36.1
Bachelor's Degree or Higher	19%	20%	20%
Avg Household Income	\$85,220	\$92,938	\$93,239
Total Specified Consumer Spending (\$)	\$372.2M	\$2.5B	\$6.9B

## TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Market St	Candlewood St E	14,056	2018	0.07 mi
Cherry Ave	E 55 <sup>th</sup> St S	31,750	2022	0.12 mi

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