



713 Termino Avenue

±3,200 SF 2nd Generation Dance/Fitness/Yoga Studio Available



713 Termino Ave, Long Beach, CA 90804

Executive Summary

Pegasus is pleased to present 713 Termino Avenue, a rare retail leasing opportunity located at the high-visibility corner of E 7th Street and Termino Ave in the heart of Long Beach.

The ±3,200 SF retail building benefits from prominent corner exposure, strong daily traffic counts (±40,000), and excellent visibility along one of the area's primary east-west corridors. The property features flexible interior layout options, ample frontage, and immediate access to surrounding residential density, local retail, and daily needs traffic.

While currently built out as a turnkey dance/fitness/yoga studio for easy turnover, the possibilities are not limited to such uses and the nearly 30 feet of frontage offers terrific visibility to a variety of retail and service-oriented uses.





DOWNTOWN LONG BEACH

Heritage

MICHELIN

LONG BEACH'S ONLY
MICHELIN-STARRED
RESTAURANT

Smart & Final
extra!



713
Termino Avenue

SIGNAL HILL

E 7TH STREET

40,000 VPD



SHERWIN-WILLIAMS

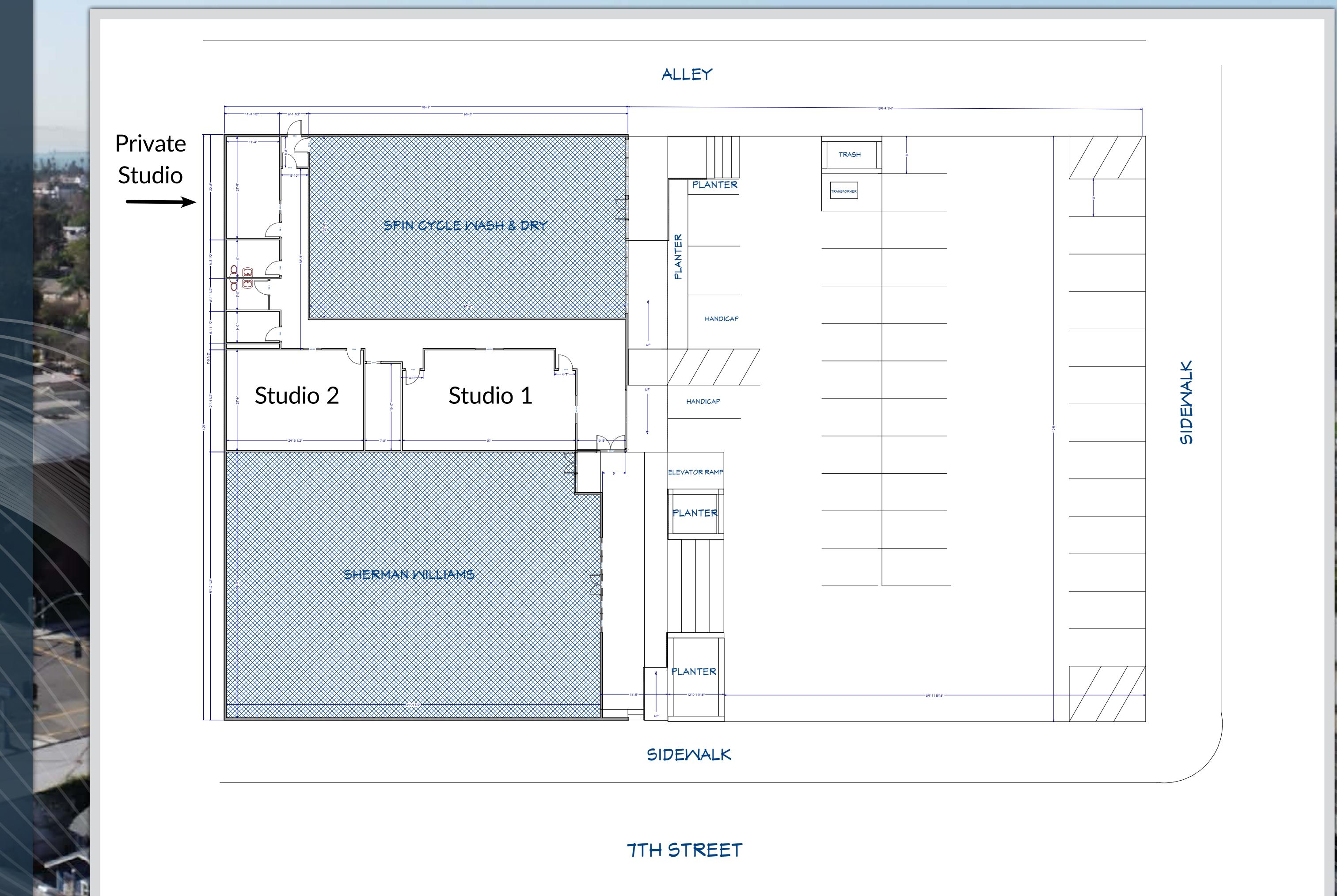


SCHOOL
JEFFERSON LEADERSHIP
ACADEMY

TERMINO AVENUE

Property Description

Address	711-715 Termino Avenue Long Beach, CA 90804
APN	7254-022-035
Zoning	CCA
Space GLA	\pm 10,400 SF
Lot Size	\pm 0.60 AC
Year Built	1990
Parking Spaces	\pm 43 Surface Spaces
Parking Ratio	4.13/1,000 SF



LONG BEACH

Long Beach is a vibrant, coastal city just south of Los Angeles, known for its diverse neighborhoods, strong local economy, and large residential base. With a population of over 450,000, it offers a mix of urban energy and community-driven retail demand. The city benefits from a major port, multiple universities, and a growing base of young professionals and families, making it an attractive market for neighborhood-serving retail, fitness, medical, and service-oriented uses.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	47,591	243,758	415,900
NUMBER OF HOUSEHOLDS	20,858	99,904	162,922
AVERAGE HOUSEHOLD INCOME	\$98,377	\$95,907	\$104,322



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