

# 713 Termino Avenue

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

713 Termino Ave, Long Beach, CA 90804





# Executive Summary

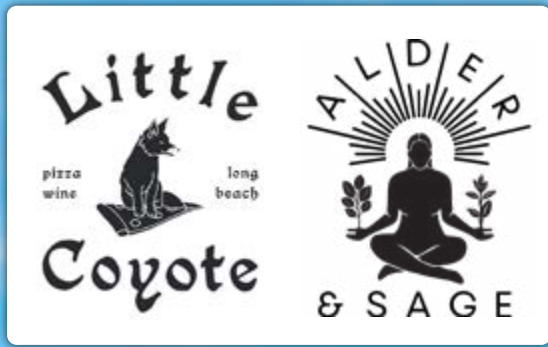
Pegasus is pleased to present 713 Termino Avenue, a rare retail leasing opportunity located at the high-visibility corner of E 7th Street and Termino Ave in the heart of Long Beach.

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.







 **MICHELIN**  
*Heritage* **LONG BEACH'S ONLY MICHELIN-STARRED RESTAURANT**

# 713 Termino Avenue

**DOWNTOWN LONG BEACH**



**SIGNAL HILL**



**SCHOOL**

**JEFFERSON LEADERSHIP ACADEMY**



**E 7TH STREET**



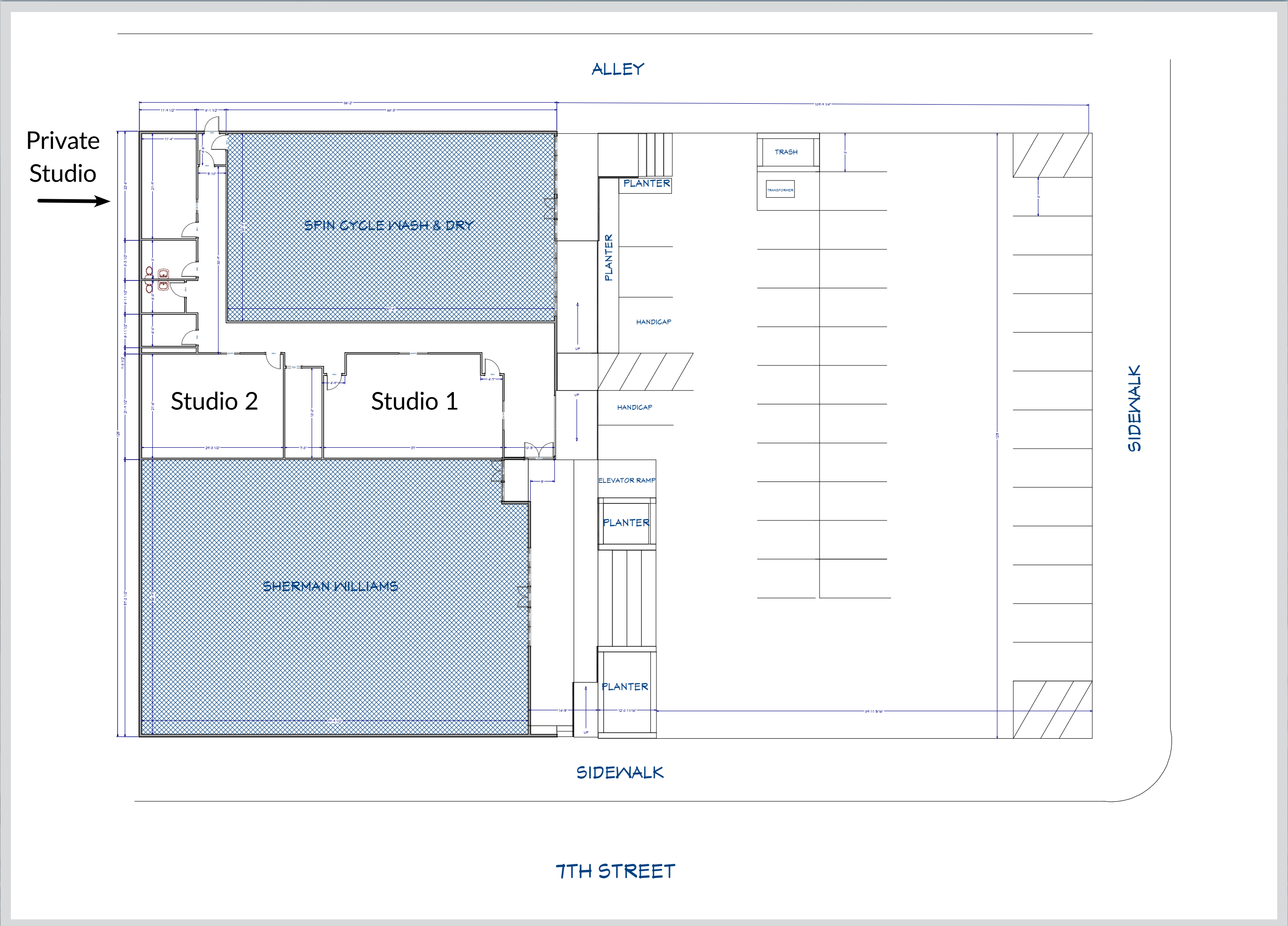
**40,000 VPD**

**TERMINO AVENUE**



# Property Description

Address	711-715 Termino Avenue, Long Beach, CA 90804
APN	7254-022-035
Zoning	CCA
Space GLA	± 10,400 SF
Lot Size	± 0.60 AC
Year Built	1990
Parking Spaces	± 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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