

(562) 900-6791

For Lease

7,200 SQFT of 2nd Generation Automotive Retail

*Subject to Business Asset Sale



Base Rent: \$2.30PSF (\$16,561 P/M)

Work Shop

In-line workshop consisting of 6 drive in bays with Car lifts and pneumatic air lines.



Showroom

Well lit showroom for wheels and tires with high ceilings and large retail windows for added curb appeal.



Front Desk

Large front desk to accommodate multiple sales reps and technicians with multiple clerical/ sales offices.



Details

This opportunity offers a **7,200 sqft** second-generation automotive wheel and tire retailer in Long Beach, open since 1966.

Positioned near the 91 Fwy off-ramp of Cherry Ave. and the hard signalized corner of Artesia Blvd. This space benefits from a high vehicle traffic count of 52,000 VPD and a dense demographic profile with over 88,000 homes within a 3-mile radius. Included are a cash-positive business, FF&E, and staff.

***Operational inquiries should go through the representing broker; please refrain from contacting employees directly.**

Demographics

	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Average HH Income	\$82,074	\$82,074	\$82,074
Consumer Spending Transportation & Maintenance	-	\$821,153,572	-
Average Spending (P/HH) Transportation & Maintenance	-	\$9,331	-
Households	39,593	88,003	190,878
Average Age	36	36	37



120 E 3rd St #101
Long Beach, Ca 90802

Jafet Polanco

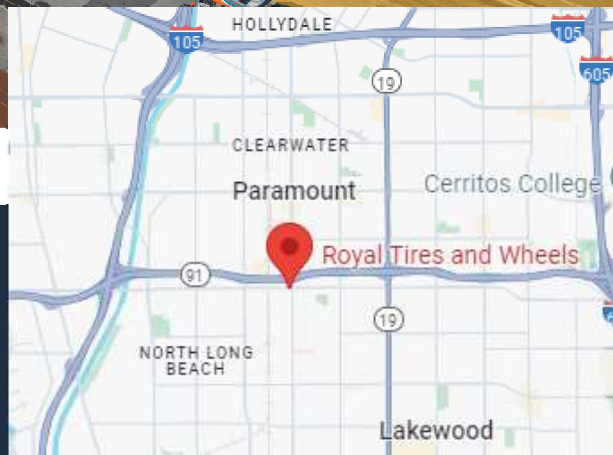
DRE#01989599

jafet@darvishianguroup.com

Pasha Darvishian

DRE#01397162

pasha@darvishianguroup.com



Highlights

- Established Wheel and Tire Retailer since 1966
- Cash Positive Business
- Total 6 Vehicle Work Bays
- Site benefits from adjacent 91 frwy on/off-ramp
- Artesia Great Blvd Project Underway (\$36 MM Street Improvement Project)

Additional Pictures

