

CSULB ADJACENT CENTER

END-CAP FOR LEASE

5591-5597 E 7TH ST | LONG BEACH, CA 90804-4419



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LEASING

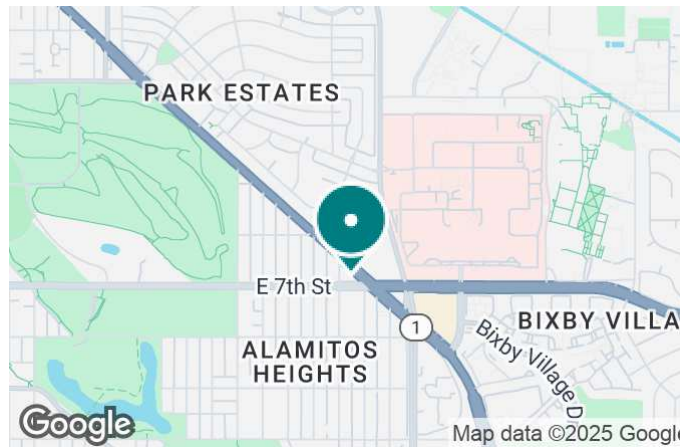
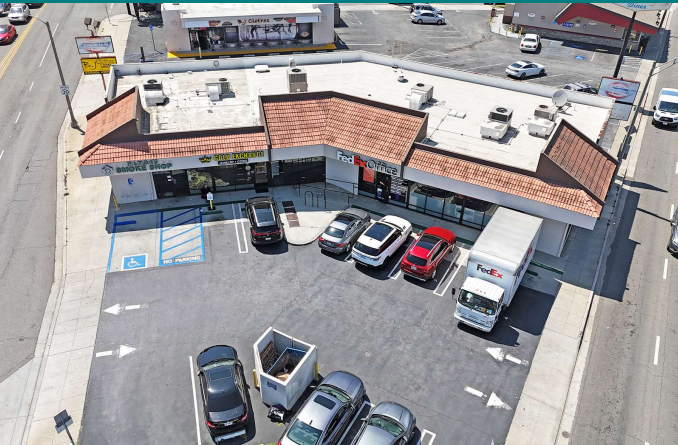
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

PCH & 7TH SHOPPING CENTER | 5591-5597 E 7TH ST, LONG BEACH, CA 90804-4419

BROCHURE | PAGE 2



FEATURES & AMENITIES

- ±3,137 SF FEDEX OFFICE SPACE POTENTIALLY AVAILABLE FALL 2025
- FLAGSHIP RETAIL CORNER
- INCREDIBLE VISIBILITY + ACCESS
- PROMINENT PYLON SIGNAGE OPPORTUNITY
- AMPLE PARKING IN ONSITE LOT
- BUSY LONG BEACH INTERSECTION
- STRONG TRAFFIC COUNTS-87K+ CPD
- CLOSE TO CSU LONG BEACH (37,000+ STUDENTS) + LONG BEACH VA (VISITED BY THOUSANDS OF PATIENTS + THEIR FAMILIES DAILY)
- HH INCOME - \$153k + IN 1-MILE
- COUNTLESS NATIONAL RETAILERS IN THE IMMEDIATE AREA

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,470	71,245	152,570
Total Population	20,688	170,518	398,928
Average HH Income	\$114,798	\$86,837	\$78,157

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

PCH & 7TH SHOPPING CENTER | 5591-5597 E 7TH ST, LONG BEACH, CA 90804-4419

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PROPERTY DESCRIPTION

FedEx Office space potentially available in the fall of 2025 in busy Long Beach shopping center. Property features high street visibility and ample parking in onsite lot.

LOCATION DESCRIPTION

Superbly located between The Circle and Belmont Shores. Situated at PCH + 7th, a bustling Long Beach intersection with strong traffic counts -- Approx. 87,000 CPD. Close to CSU Long Beach + Long Beach VA Medical Center. Surrounded by countless national retailers.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	3,137 SF
Building Size:	4,305 SF

SPACES	LEASE RATE	SPACE SIZE
FedEx Office	Negotiable	3,137 SF

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AERIAL OVERVIEW (NORTH)

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AERIAL OVERVIEW (SOUTH)

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SITE PLANS

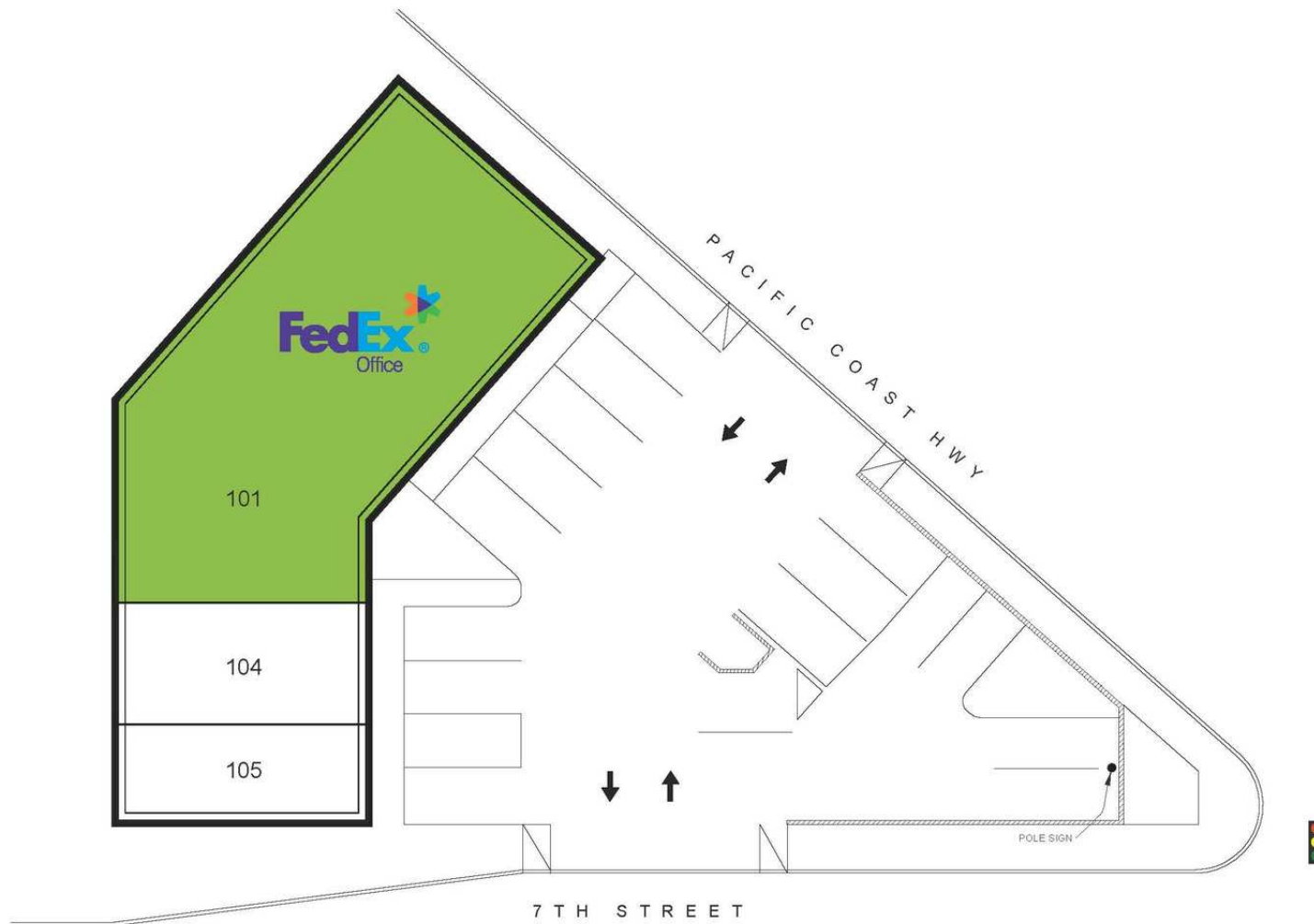
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PCH & 7TH SHOPPING CENTER

5597 E 7th Street
Long Beach, CA 90804

Suite	Tenant	GLA SF
101	FedEx Office	3,137
104	Gold Exchange	646
105	Smoke Shop	522



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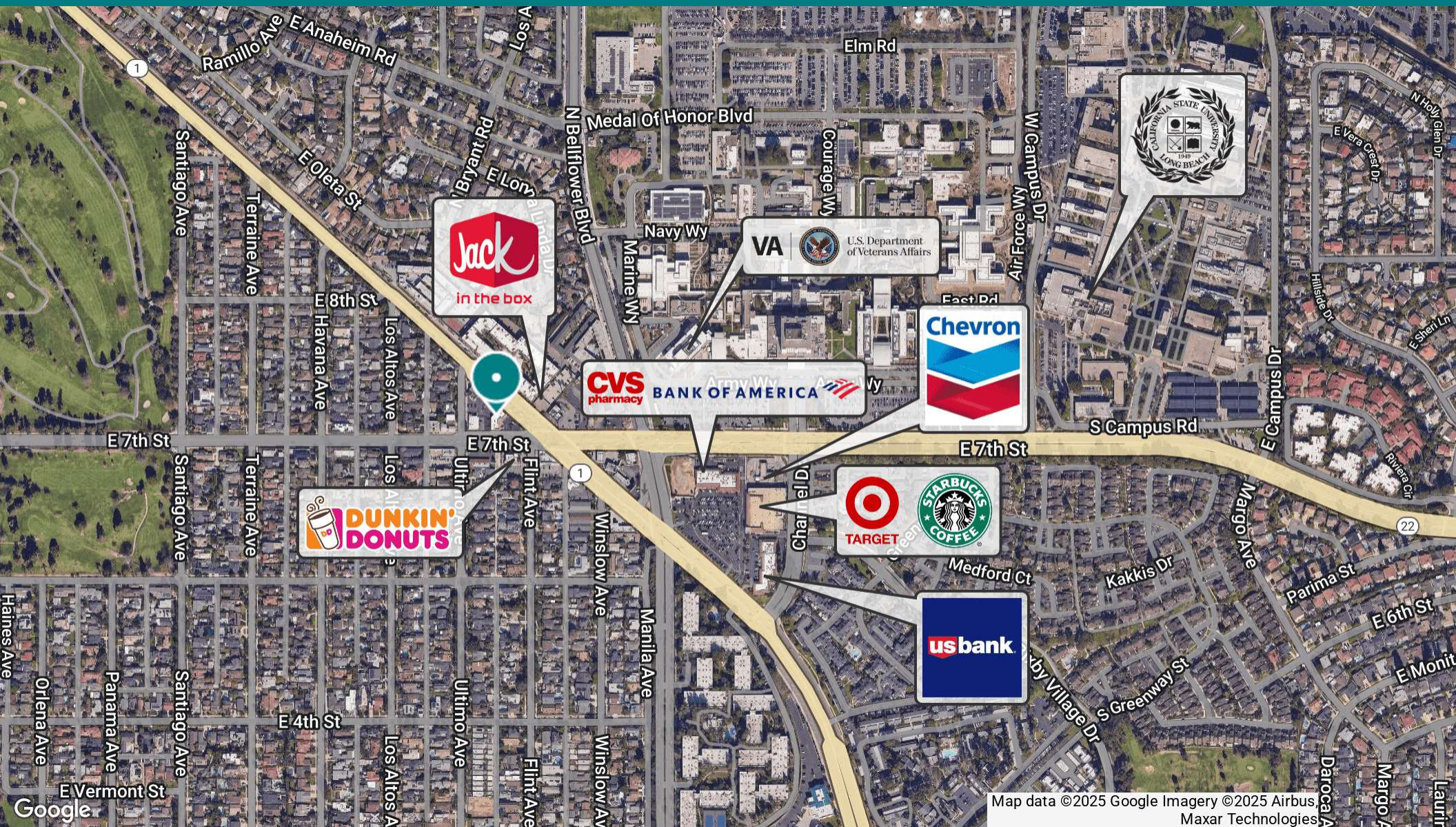
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RETAILER MAP

PCH & 7TH SHOPPING CENTER | 5591-5597 E 7TH ST, LONG BEACH, CA 90804-4419

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Map data ©2025 Google Imagery ©2025 Airbus
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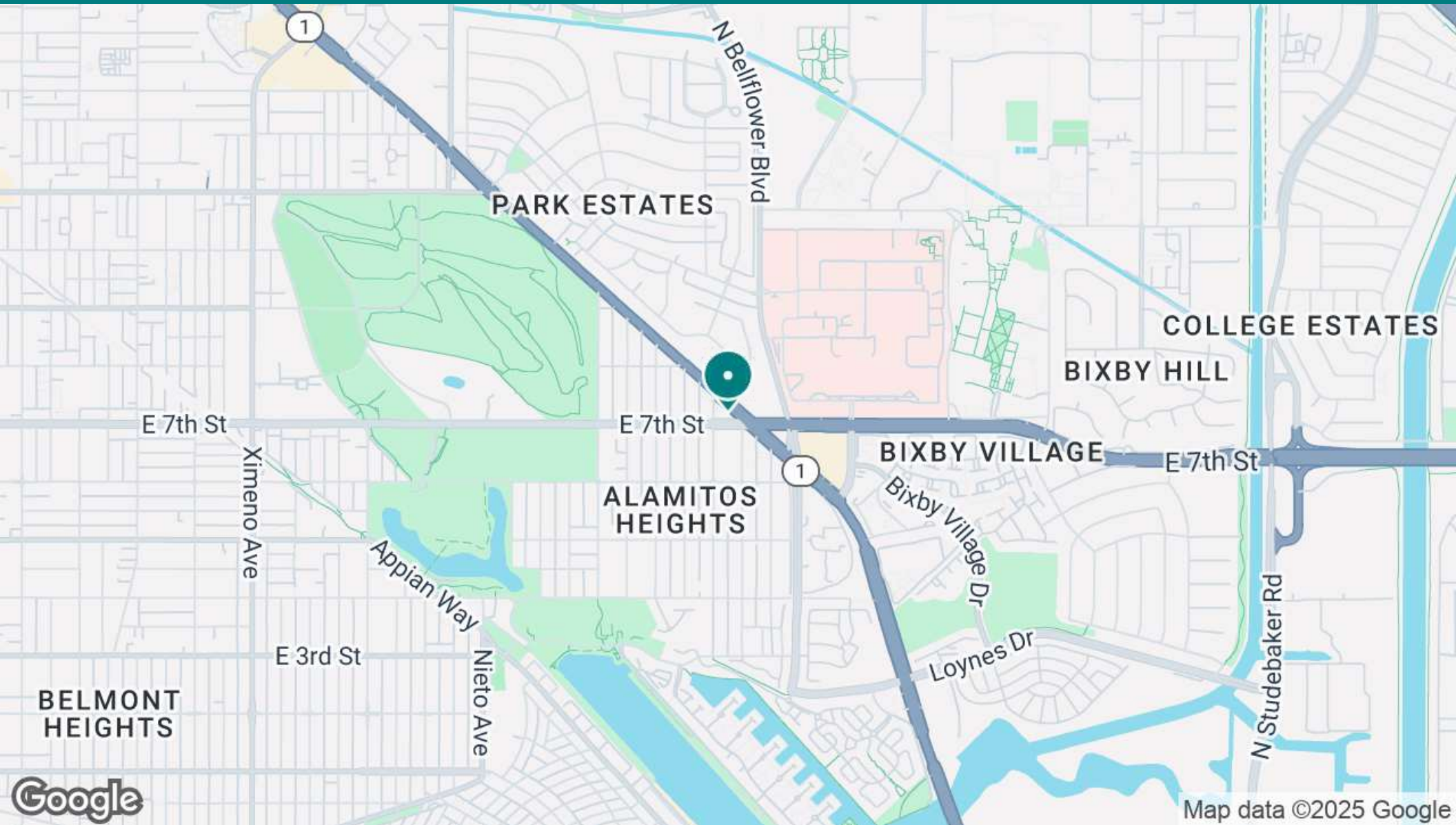
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LOCATION MAP

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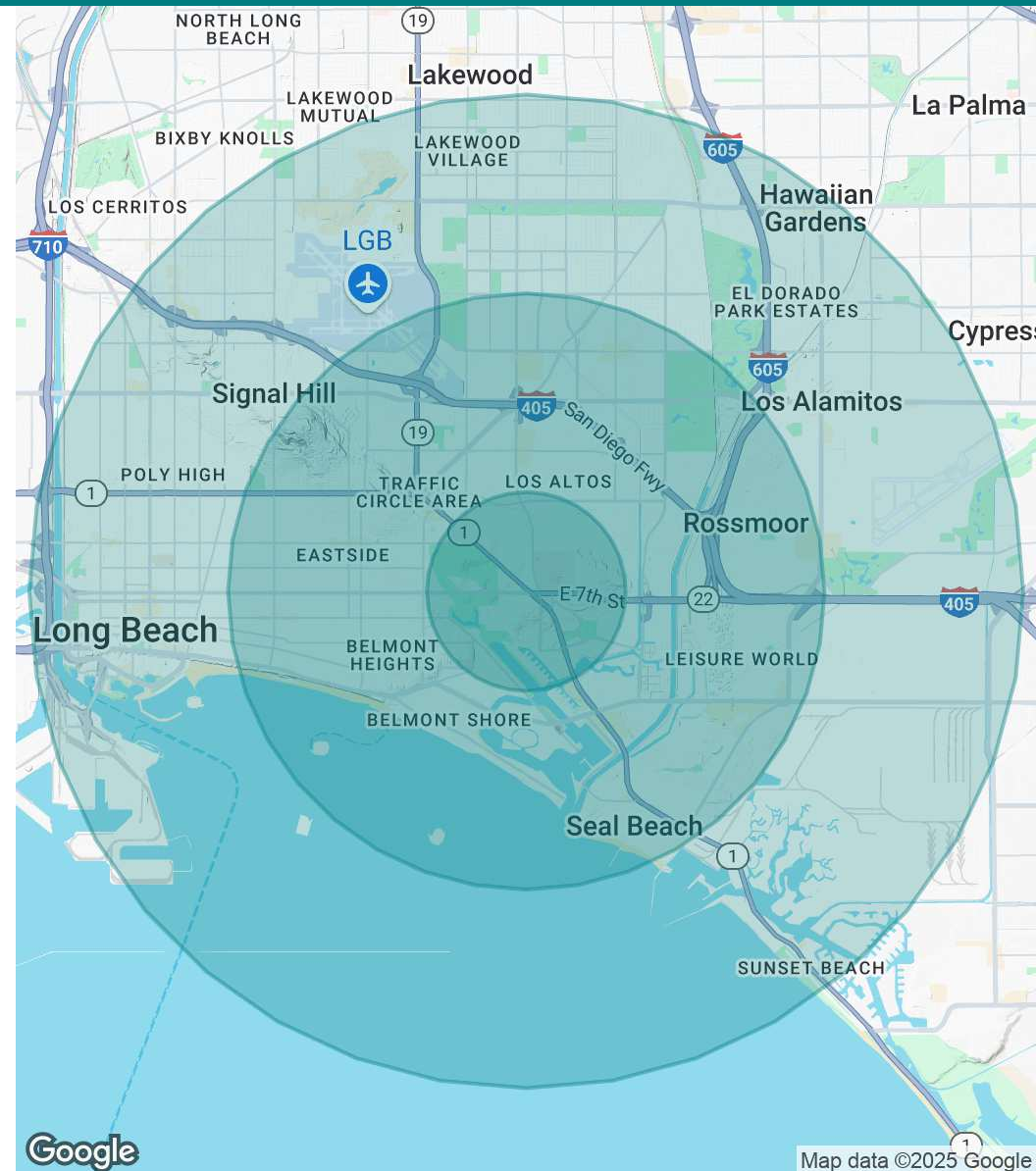
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,688	170,518	398,928
Average Age	39.5	38.7	36.3
Average Age (Male)	39.6	38.3	35.6
Average Age (Female)	39.4	39.2	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,470	71,245	152,570
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$114,798	\$86,837	\$78,157
Average House Value	\$618,065	\$549,583	\$548,619
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.8%	22.8%	32.5%
RACE	1 MILE	3 MILES	5 MILES
% White	73.9%	65.1%	58.7%
% Black	6.2%	7.1%	8.3%
% Asian	9.7%	11.0%	12.2%
% Hawaiian	0.4%	0.4%	0.4%
% American Indian	0.4%	0.5%	0.5%
% Other	5.6%	12.0%	15.2%

* Demographic data derived from 2020 ACS - US Census



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