

1124 & 1136

PACIFIC COAST HWY



FOR LEASE

450 & 650 SF STREET FRONT RETAIL



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HIGHLIGHTS

- Located on the Busy Pacific Coast Hwy.
- Close Proximity to Long Beach Poly High School
- Great Visibility
- High Traffic Counts: 48,100 Cars/Day



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1124 & 1136

**E. PACIFIC COAST HWY.
LONG BEACH, CA 90806**

Available:

1124 PCH - 450 SF

\$1.75/PSF/Mod. Gross

1136 PCH - 650 SF

\$1.65/PSF/Mod. Gross

Zoning:

LBCHW

APN:

7268-026-003

Description:

The Subject property is located at 1124 & 1136 E. Pacific Coast Long Beach, California between Orange Ave. and Martin Luther King Jr. Ave. The immediate area surrounding the property is retail, residential, and service oriented type businesses.

The building totals approximately 4,644 square feet (SF) located on 4,680 (SF) of land. The building itself has been kept in great condition and is located in a high traffic corridor of Long Beach. The property has 2 vacancies with approximately 450 SF and 650 SF available for lease.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE# 01330395.

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PHOTOS: 1124 PACIFIC COAST HIGHWAY



PHOTOS: 1136 PACIFIC COAST HIGHWAY





Subject Property



4.1 miles from long beach airport



10 Minutes from Downtown Long Beach



20.5 miles from Los Angeles International airport



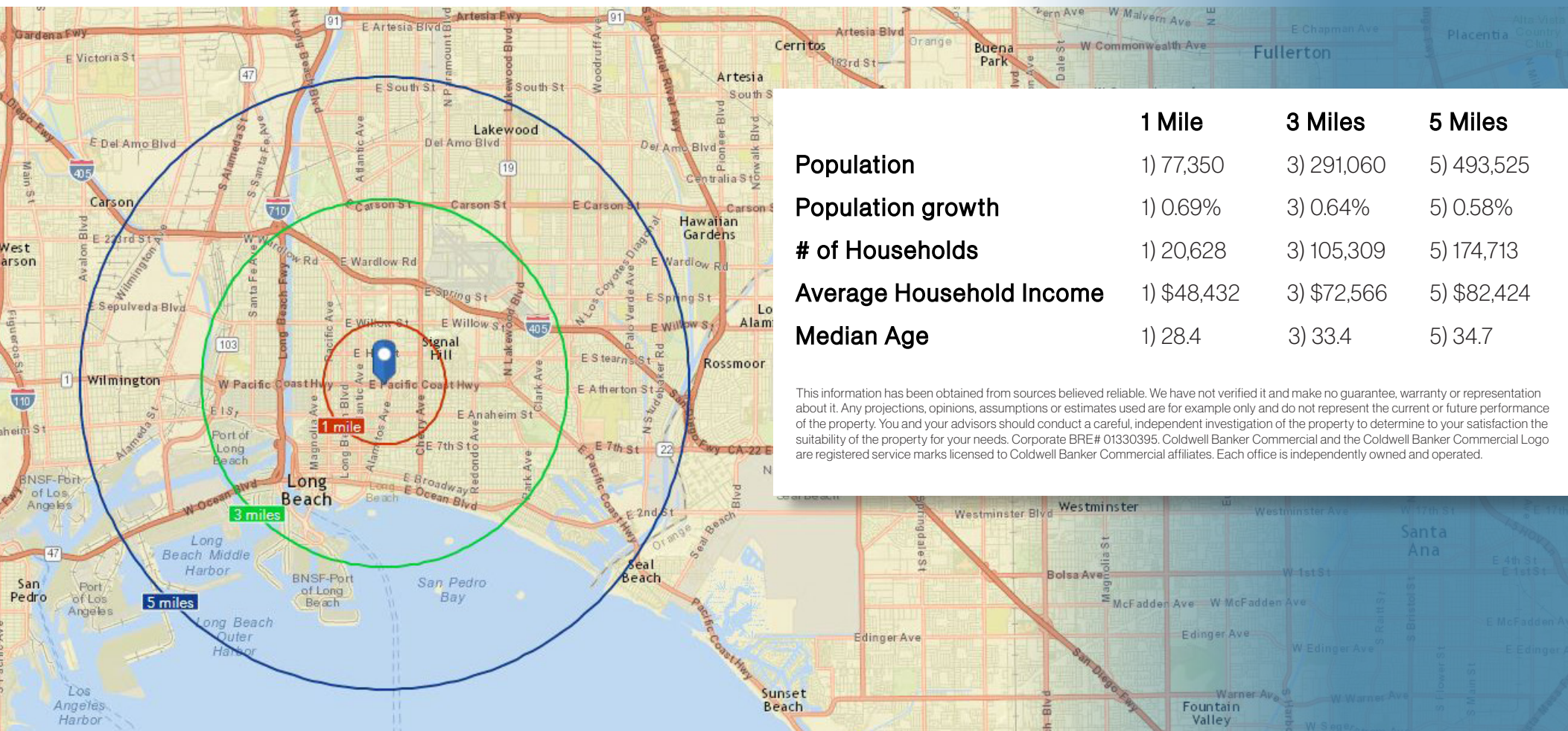
Kilroy Airport
Long Beach Airport (LGB)

Sheva Hosseinzadeh

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DEMOGRAPHICS - 1/3/5 MILE RADIUS



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