



EAST WILLOW VILLAGE

±923-2,220 SF OF RETAIL / RESTAURANT SPACE AVAILABLE FOR LEASE

WILLOW ST & DAWSON AVE | SIGNAL HILL, CA (LONG BEACH MSA)

For leasing, please contact:

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PROPERTY HIGHLIGHTS

- **±923 SF Restaurant** and **±1,081 – 2,220 SF Retail Shop** space available in busy Signal Hill (Long Beach) Neighborhood center
- Shadow-Anchored by one of the top-visited Costco stores in the nation (sharing signalized intersection entrance to Costco Parking Lot)
- Cherry Avenue / Willow Street Intersection Carries Over **70,000 CPD**
- Close Proximity to I-405 Freeway Carrying Over **300,000 CPD**
- Dense Population Demographics
- Surrounded by countless national & regional retailers including Home Depot, Food 4 Less, Best Buy, Mothers Market, Petsmart, and more!



POPULATION

1 mile	2 mile	3 mile
11,972	122,979	295,885



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$126,154	\$101,706	\$111,342



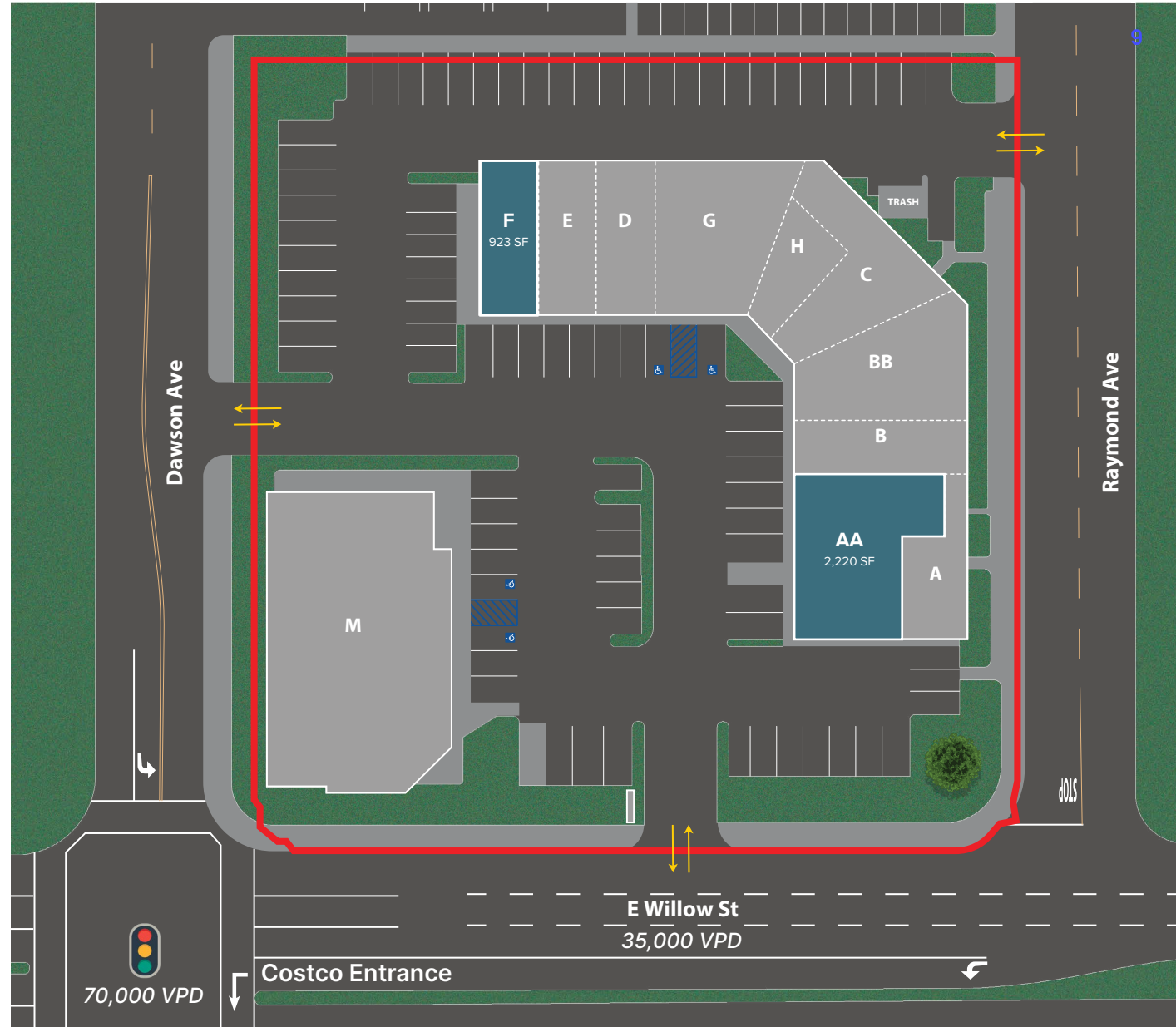
DAYTIME POPULATION

1 mile	2 mile	3 mile
19,736	95,852	195,771



TENANT ROSTER

Suite	Tenant	SF
A	Signal Nails	1,042
B	Owl Owl Thai Restaurant	1,087
C	New Horizon Mortgage	1,696
D	Mailbox Plus	925
E	Sub King	929
F	AVAILABLE	923
G	Kashiwa Sushi	2,018
H	Tru Sculpting	747
M	Turner's Outdoorsman	5,647
AA	AVAILABLE	2,220
BB	New Generations Barbershop	1,331



DOWNTOWN LONG BEACH

15 MINUTE DRIVE TIME

ALAMITOS BEACH

EAST VILLAGE

WESTSIDE

HELLMAN DISTRICT

LONG BEACH CITY COLLEGE
26,000+ STUDENTS

SUBJECT SITE



Food4Less
TOP 9% STORE
NATIONALLY BY VISITS
(Per Placer.AI)

MemorialCare
Long Beach Medical Center
MEDICAL CENTER

BEST BUY
TOP 17% STORE
NATIONALLY BY VISITS
(Per Placer.AI)

THE HOME DEPOT
TOP 20% STORE
NATIONALLY BY VISITS
(Per Placer.AI)



Office DEPOT



COSTCO WHOLESALE
TOP 12% STORE
NATIONALLY BY VISITS
(Per Placer.AI)

CALIFORNIA STATE UNIVERSITY LONG BEACH
37,000+ STUDENTS
15 Minute Drive Time



LONG BEACH AIRPORT
7 MINUTE DRIVE TIME

E Willow St | 35,000 VPD

70,000 VPD

Cherry Ave | 35,000 VPD

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VONS **STATER BROS.** markets.
GROCERY OUTLET bargain market
amazonfresh
O'Reilly **ANYTIME FITNESS**

LB CALIFORNIA STATE UNIVERSITY
LONG BEACH
 37,000+ STUDENTS
 15 Minute Drive Time

VA U.S. Department of Veterans Affairs
TIBOR RUBIN VA MEDICAL CENTER
 421 Beds

LONG BEACH CITY BEACH

TRADER JOE'S **BIG LOTS!**
LAZY ACRES **TJ-MAXX**
TARGET **FIVE BELOW** **GNC** **LA FITNESS**
CVS **IHOP** **McDonald's** **Wendy's** **PICK UP STIX**

COSTCO WHOLESALE
 TOP 12% STORE
 NATIONALLY BY VISITS
 (Per Placer.AI)

T-Mobile **UPS**
SUPERCUTS **WaBa**
PET SMART **SUBWAY**

LB LONG BEACH CITY COLLEGE
 26,000+ STUDENTS

at home
 The Home Décor Superstore

LOWE'S

H
 Holiday Inn

SUBJECT SITE

TOYOTA

Office DEPOT

LANOAR

THE HOME DEPOT
 TOP 20% STORE
 NATIONALLY BY VISITS
 (Per Placer.AI)

WELLS FARGO **Bank of America**

McDonald's

FOOD 4 LESS
 TOP 9% STORE
 NATIONALLY BY VISITS
 (Per Placer.AI)

Black Bear Diner

Starbucks

LONG BEACH AIRPORT
 7 MINUTE DRIVE TIME

405
 300,000 VPD

70,000 VPD

E Spring St

E Willow St
Cherry Ave

at&t

DEL TACO

TUCO'S

usbank

BEST BUY
 TOP 17% STORE
 NATIONALLY BY VISITS
 (Per Placer.AI)

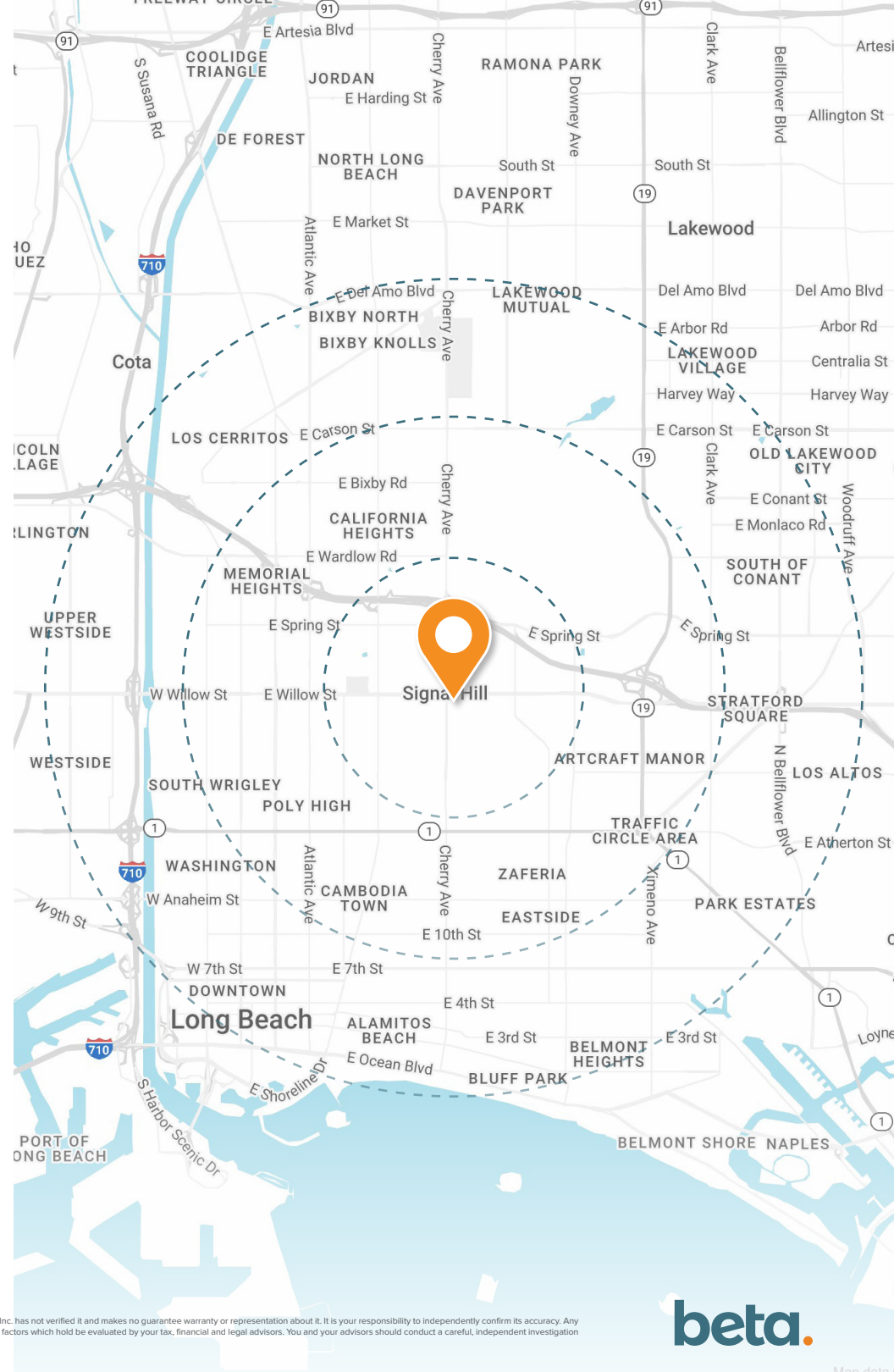
walnut Ave

Demographics

Population	1 Mile	2 Mile	3 Mile
Total population	11,972	122,979	295,885
Median age	36.9	34.6	36.5
Median age (Male)	36.7	34.6	36.3
Median age (Female)	37.3	34.8	36.8

Households & Income	1 Mile	2 Mile	3 Mile
Total households	4,426	42,613	114,807
# of persons per HH	2.7	2.8	2.5
Average HH income	\$126,154	\$101,706	\$111,342
Median home value	\$746,207	\$744,263	\$779,064

Race (%)	1 Mile	2 Mile	3 Mile
White	26.9%	25.4%	32.3%
Hispanic	38.0%	47.2%	43.2%
Black	14.9%	14.4%	13.4%
American Indian	1.4%	1.5%	1.4%
Asian	24.0%	17.9%	15.6%
Hawaiian	0.8%	0.7%	0.7%
Other	20.9%	27.3%	22.8%





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