

FOR LEASE

STOREFRONT OFFICE + YARD

800 W WILLOW ST, LONG BEACH, CA 90806



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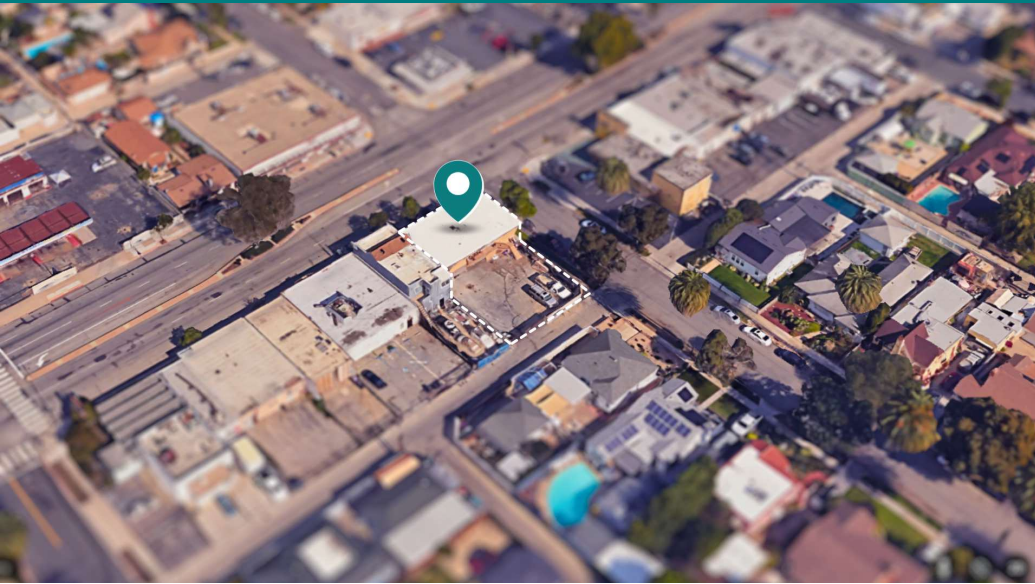
LEASING

BROKERAGE

INVESTMENTS

STOREFRONT OFFICE + YARD

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PROPERTY HIGHLIGHTS

- **Excellent Signage:** High-visibility signage on Willow Street, ideal for branding and attracting customers.
- **Large Yard:** A spacious yard at the back of the property provides ample storage and workspace for equipment, materials, or vehicles, catering perfectly to contractor needs.
- **Flexible Space:** Versatile storefront layout that can be adapted to suit a variety of uses, from retail to office or contractor operations.
- **Accessibility:** Located near key transportation routes, enhancing connectivity and accessibility for your business operations.

PROPERTY DESCRIPTION

This prime storefront retail space is perfectly tailored for contractors looking to enhance their visibility and operational efficiency. Featuring prominent signage on Willow Street, this property guarantees maximum exposure to passing traffic, ensuring that your business stands out in a bustling commercial area. The strategic location offers easy access to major thoroughfares, making it convenient for clients and suppliers alike.

LOCATION DESCRIPTION

Nestled in the heart of Long Beach, this vibrant area offers an enticing blend of work, play, and convenience. Your future office at this location is surrounded by a variety of local amenities, from popular dining spots like Michael's Downtown and The Breakfast Bar, to endless retail and entertainment options at The Pike Outlets and Shoreline Village. Welcoming green spaces like Drake Park and Cesar E. Chavez Park provide an inviting backdrop for relaxation and networking. With convenient access to major freeways and public transit, this area truly embodies the ideal work-life balance, making it an excellent choice for your new office location.

OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (MG)
Available SF:	1,952 SF
Building Size:	6,011 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,990	85,291	177,686
Total Population	40,087	237,057	502,693
Average HH Income	\$96,891	\$91,001	\$103,248

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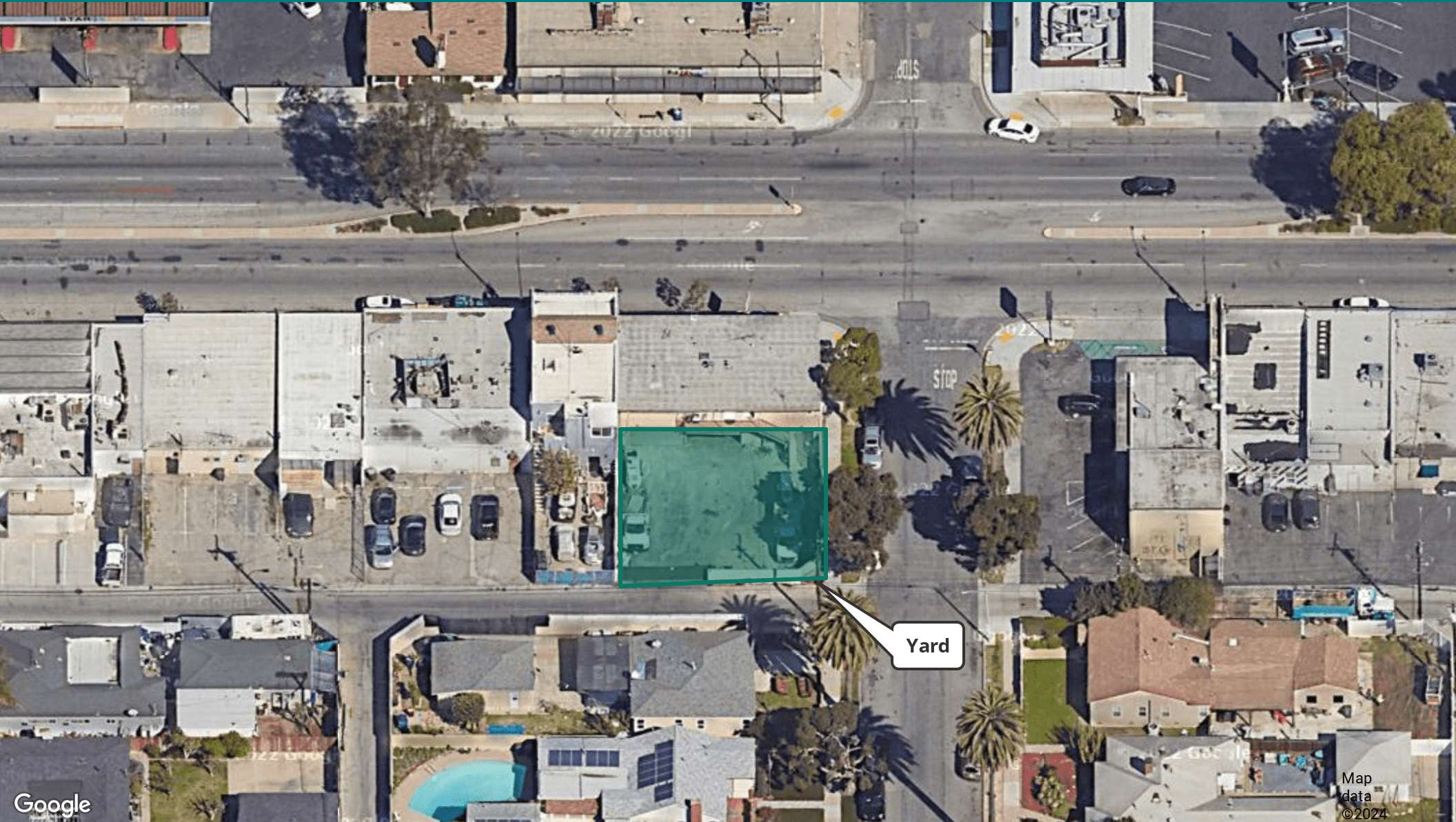
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Map
data
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ADDITIONAL PHOTOS

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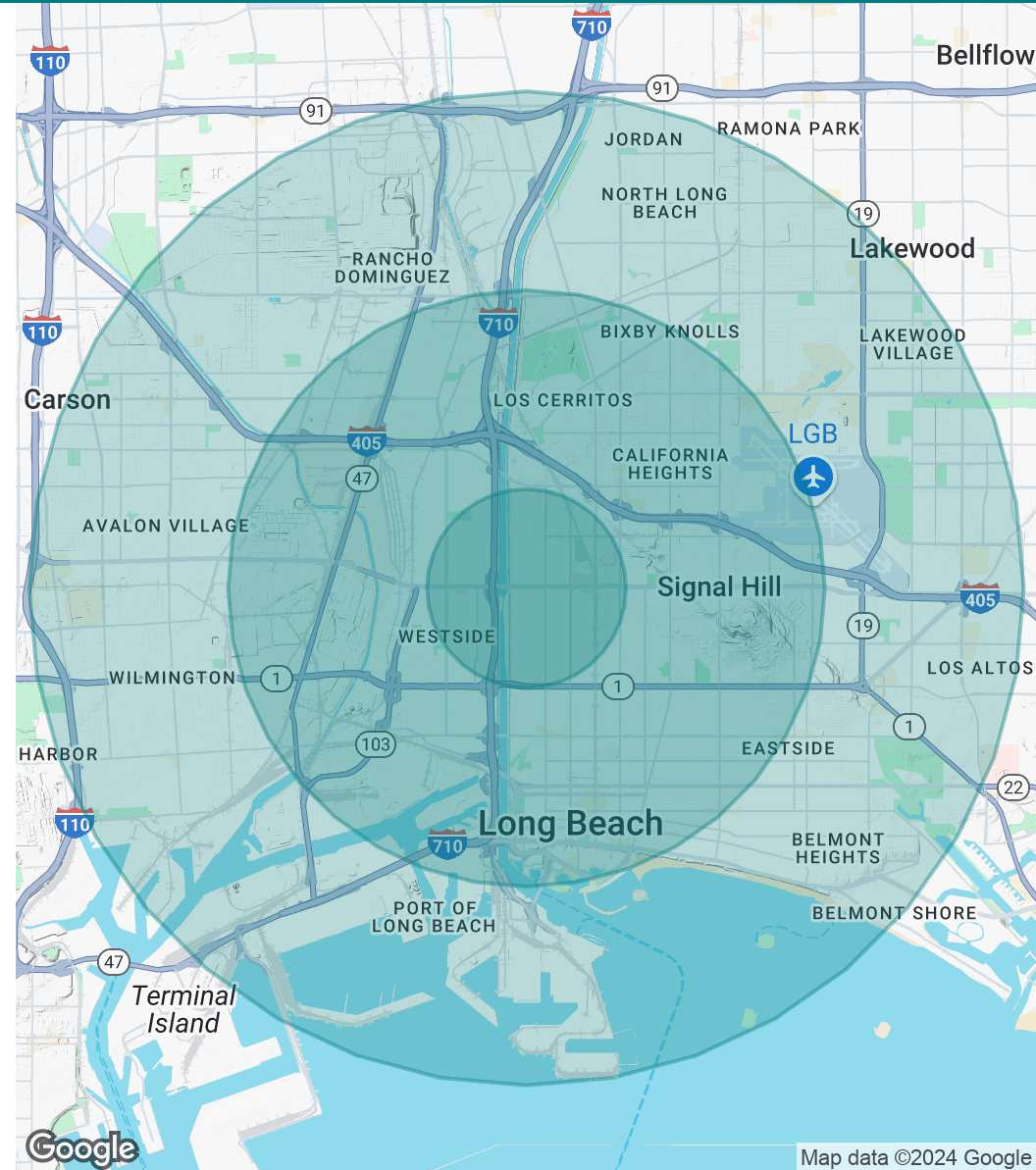
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DEMOGRAPHICS MAP & REPORT

800 WEST WILLOW STREET | LONG BEACH, CA 90806

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,087	237,057	502,693
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	40	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,990	85,291	177,686
# of Persons per HH	3.3	2.8	2.8
Average HH Income	\$96,891	\$91,001	\$103,248
Average House Value	\$732,597	\$737,984	\$767,671
RACE	1 MILE	3 MILES	5 MILES
% White	14.1%	21.2%	25.0%
% Black	13.6%	13.9%	13.7%
% Asian	20.1%	15.5%	14.0%
% Hawaiian	1.2%	0.9%	0.9%
% American Indian	1.9%	1.8%	1.7%
% Other	34.6%	32.3%	29.9%

Demographics data derived from AlphaMap



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MEET THE TEAM

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