

FOR LEASE

# LOS COYOTES CENTER

3400-3500 LOS COYOTES DIAGONAL LONG BEACH, CA 90808

**CORELAND**  
COMPANIES



**1,015 SF 2nd Gen QSR | 1,480 SF Retail/Medical/Office Space Available For Lease**

## PROPERTY DESCRIPTION

Los Coyotes Center is strategically located at the signalized hard corners of Los Coyotes Diagonal, E Wardlow Road and Palo Verde Ave with 45,200 combined vehicles passing by daily. Additionally, the site is conveniently located within a very high household and population density.

## PROPERTY HIGHLIGHTS

- 1,480 SF Retail/Medical/Office Space Available (with 60 day notice)
- 1,015 SF 2nd Generation QSR
- High Street Visibility and Monument Signage
- Ample Parking
- Easy Ingress & Egress

SPACES	SPACE SIZE
3434	1,480 SF
3444	1,015 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,583	60,820	211,065
Total Population	20,934	178,575	591,038
Average HH Income	\$174,144	\$148,131	\$127,882

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.

**TIM MULLER**

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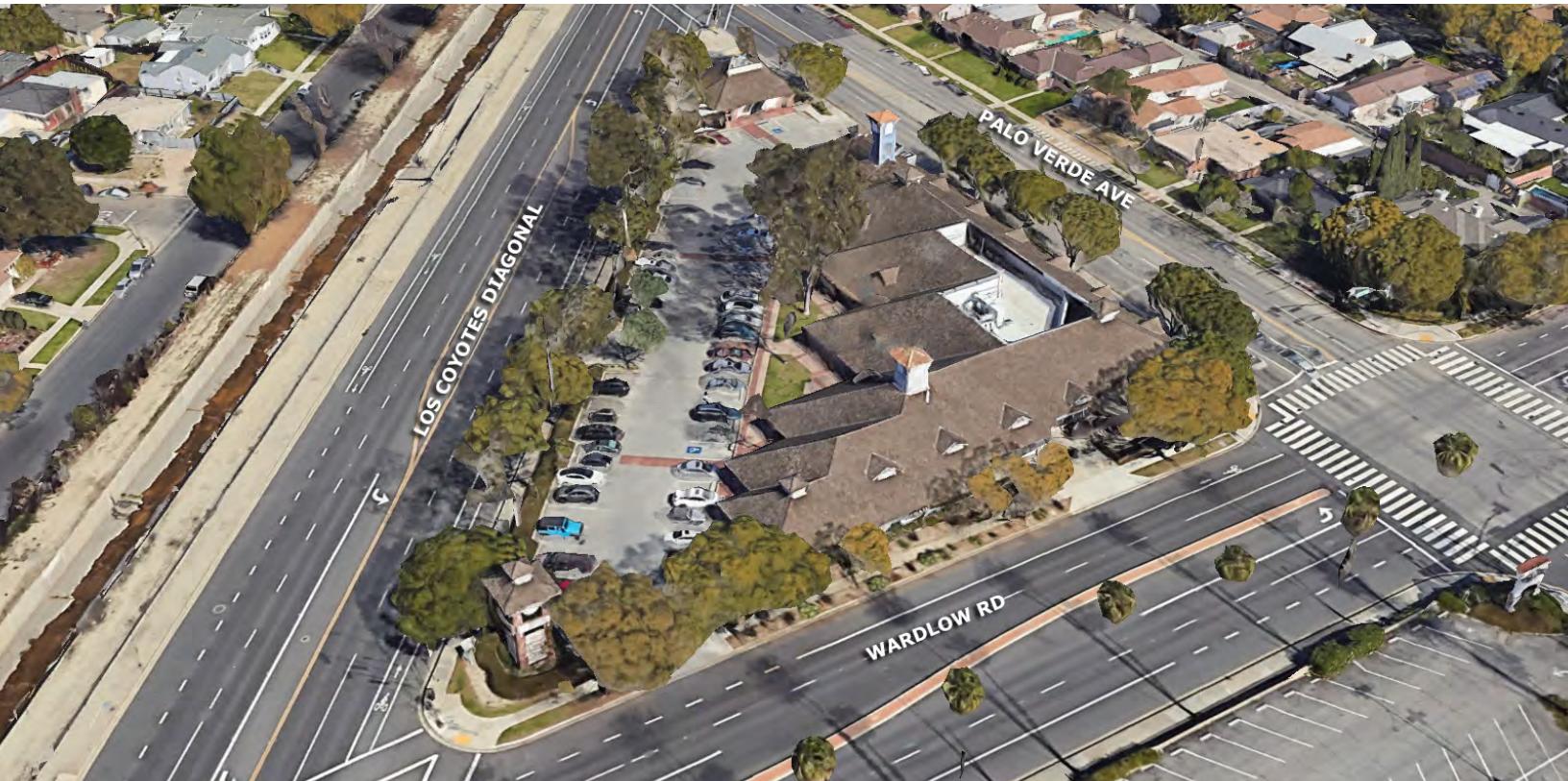
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# SUBJECT PROPERTY

