

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

TIM MULLER

714.210.6724
tmuller@coreland.com
LIC #01786175

MATT HAMMOND

714.210.6711
mhammond@coreland.com
LIC #01235239

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**SUBJECT
PROPERTY**

