



PRICING BREAKDOWN

Building Size	±15,000 SF
Available Unit	Unit 6416 (± 1,450 SF)
Lease Rate / SF	\$2.50 Base + \$0.61 NNN
Lease Rate / Mo.	\$4,509.50

PROPERTY DETAILS

- ±15,000 SF neighborhood strip center with strong existing tenancy
- Prime frontage along East Stearns Street with excellent visibility and signage exposure
- Well-leased retail center with limited vacancy opportunity
- On-site surface parking with convenient access for customers and tenants
- Located in an established Long Beach trade area serving surrounding residential neighborhoods
- Close proximity to major arterials and transportation corridors, supporting steady daily traffic

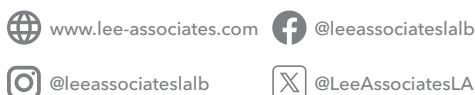


LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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