

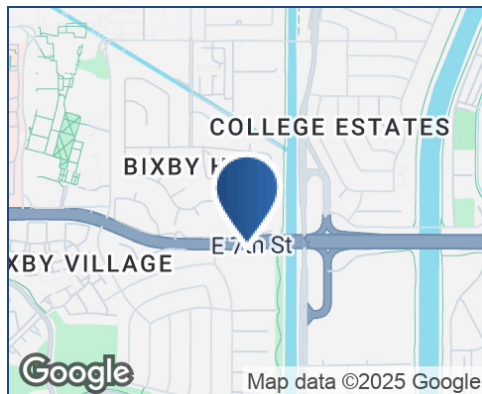
*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	90,766
STREET	7th St.

\* Figures shown represent estimates



**DEMOGRAPHICS - 2025**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	12,028	148,475	414,926
Average HH Income	\$176,284	\$156,418	\$141,106
Estimated Households	5,639	65,231	164,091

**PROPERTY HIGHLIGHTS**

- Located on Studebaker Rd. and 7th St. with easy access to the 405 and 605 Freeways
- Half a mile from California State University - Long Beach
- ±90,000 cars per day along 7th St.
- Great visibility from 7th St.

**BRUCE HAMOUS, CCIM**

818.636.8600

bhamous@retail-pa.com

CA DRE #01073432

**BRENDAN MCARTHUR**

626.298.3258

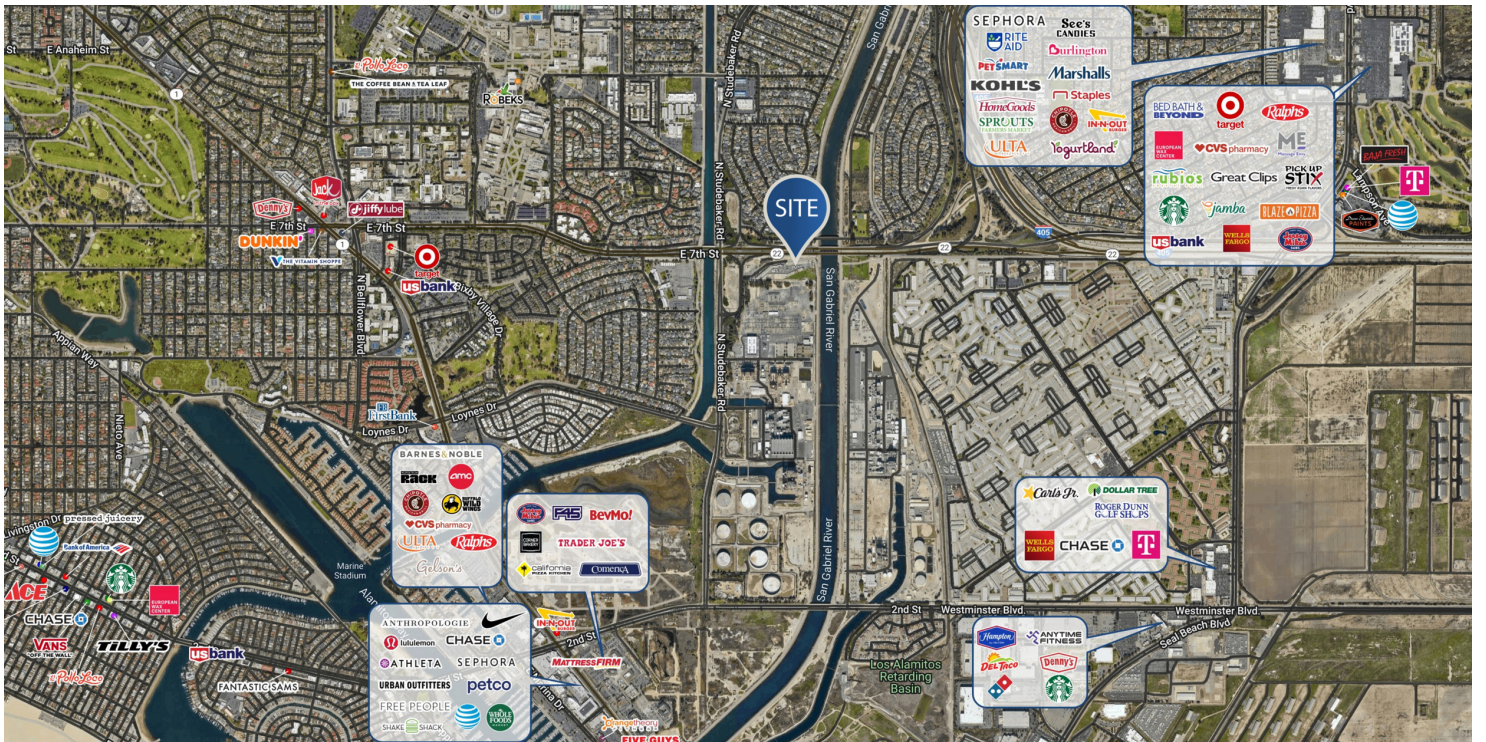
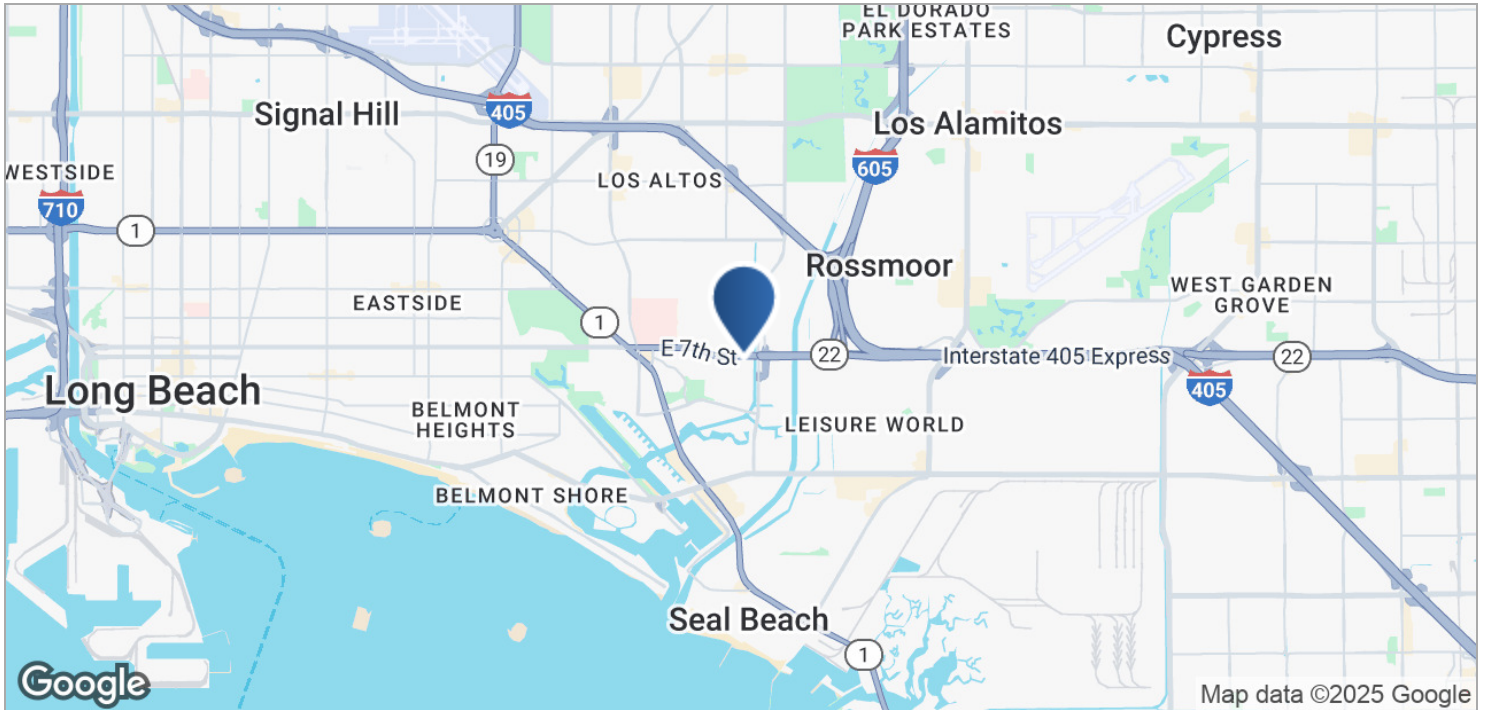
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