

For Lease Cherry Square Retail Center

6640 Cherry Avenue
Long Beach, CA 90805



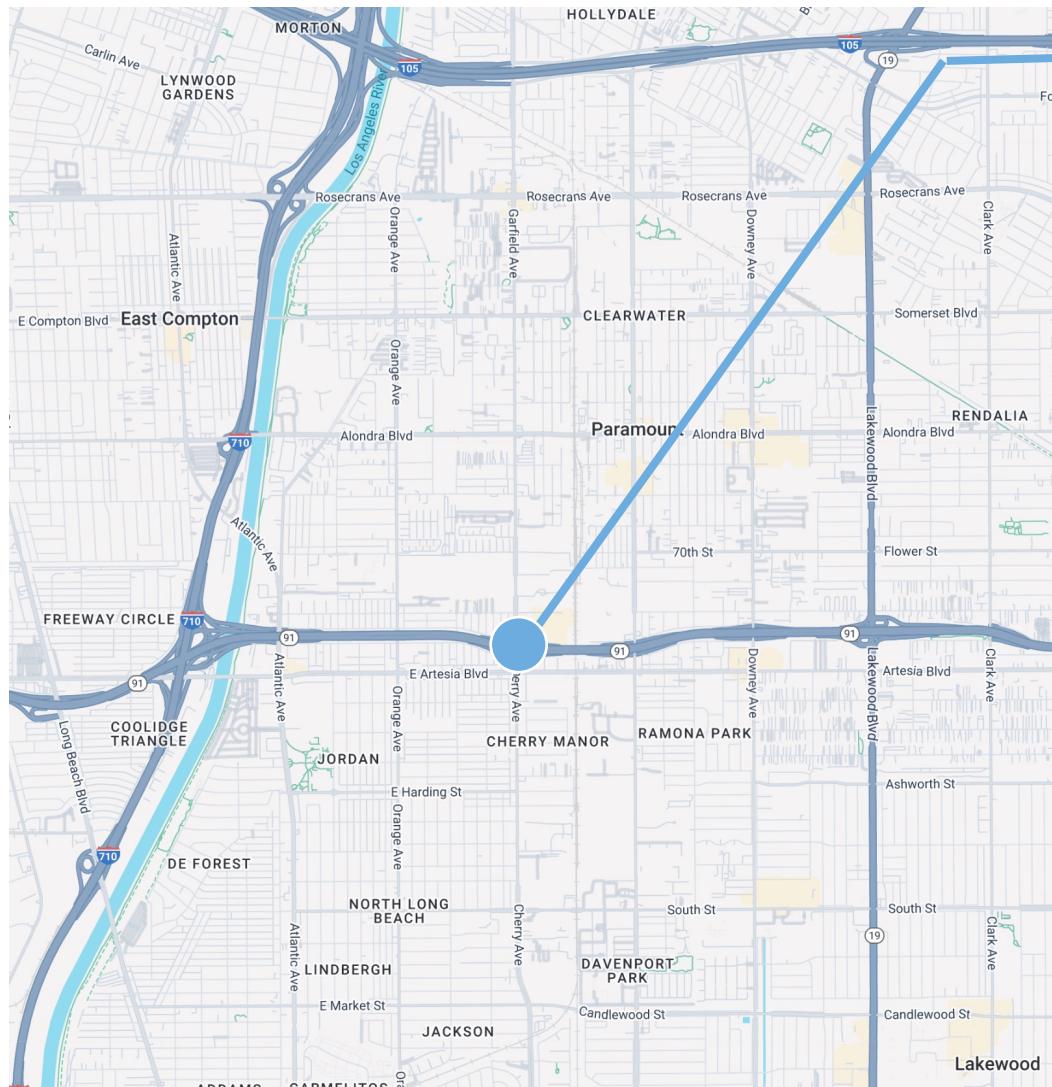
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Property Highlights:

- High profile location at the NEC of Cherry Avenue & Artesia Boulevard with average daily traffic of approximately 46,000 cars
- Frontage on the 91 Freeway with average daily traffic of approximately 268,000 cars
- Prime end cap available for lease (2,530 SF) as well as adjacent space (1,470 SF) which can be combined for 4,000 SF
- Freeway on ramp runs alongside the end cap space, and freeway off ramp runs directly into the property with great exposure
- Monument signage available as well as prominent building signage along Cherry, and on the back of the building fronting the 91 Freeway
- Dense, infill demographics

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	30,020	141,360	295,089
AHH Income	\$104,299	\$101,557	\$107,554



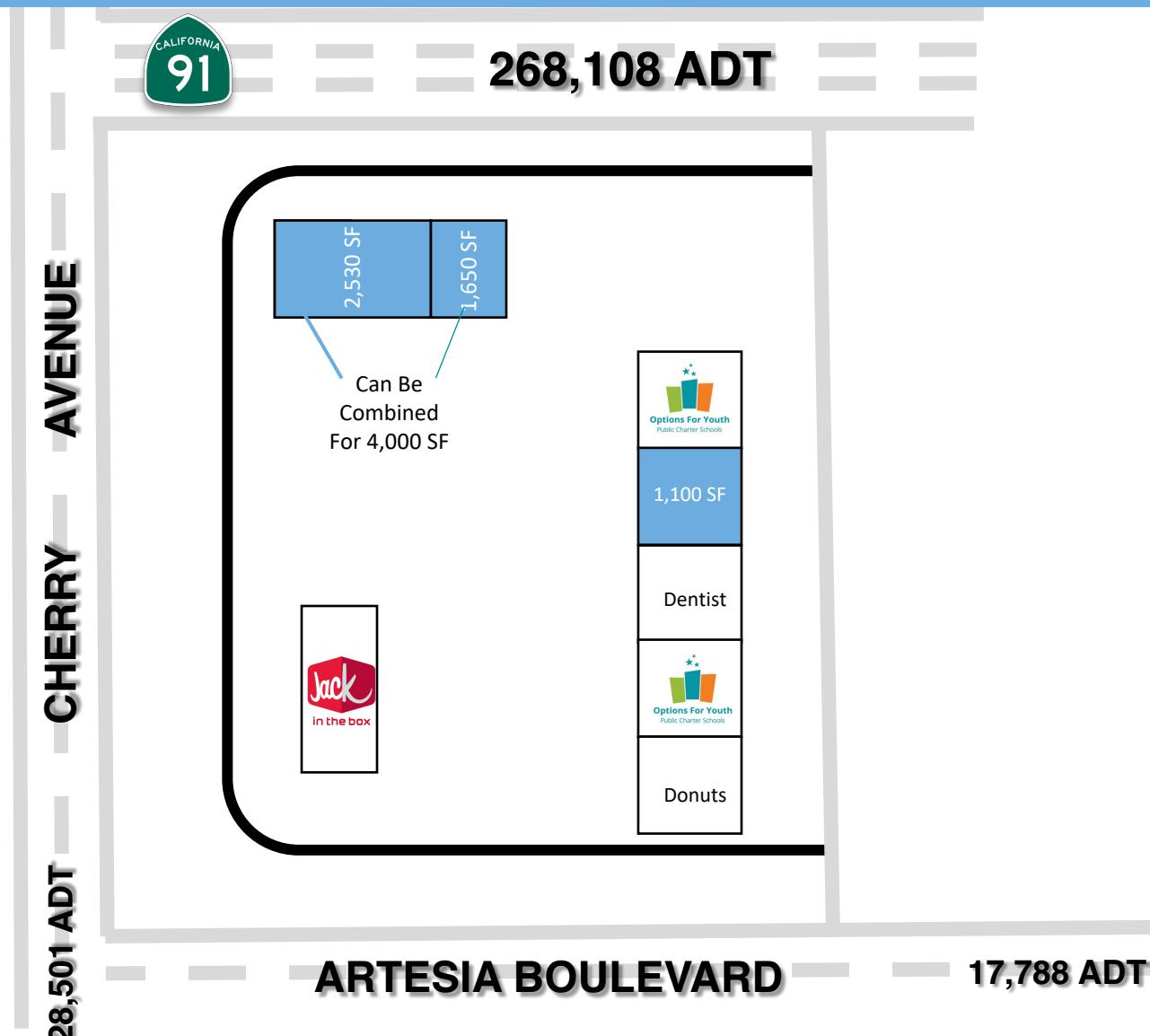
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