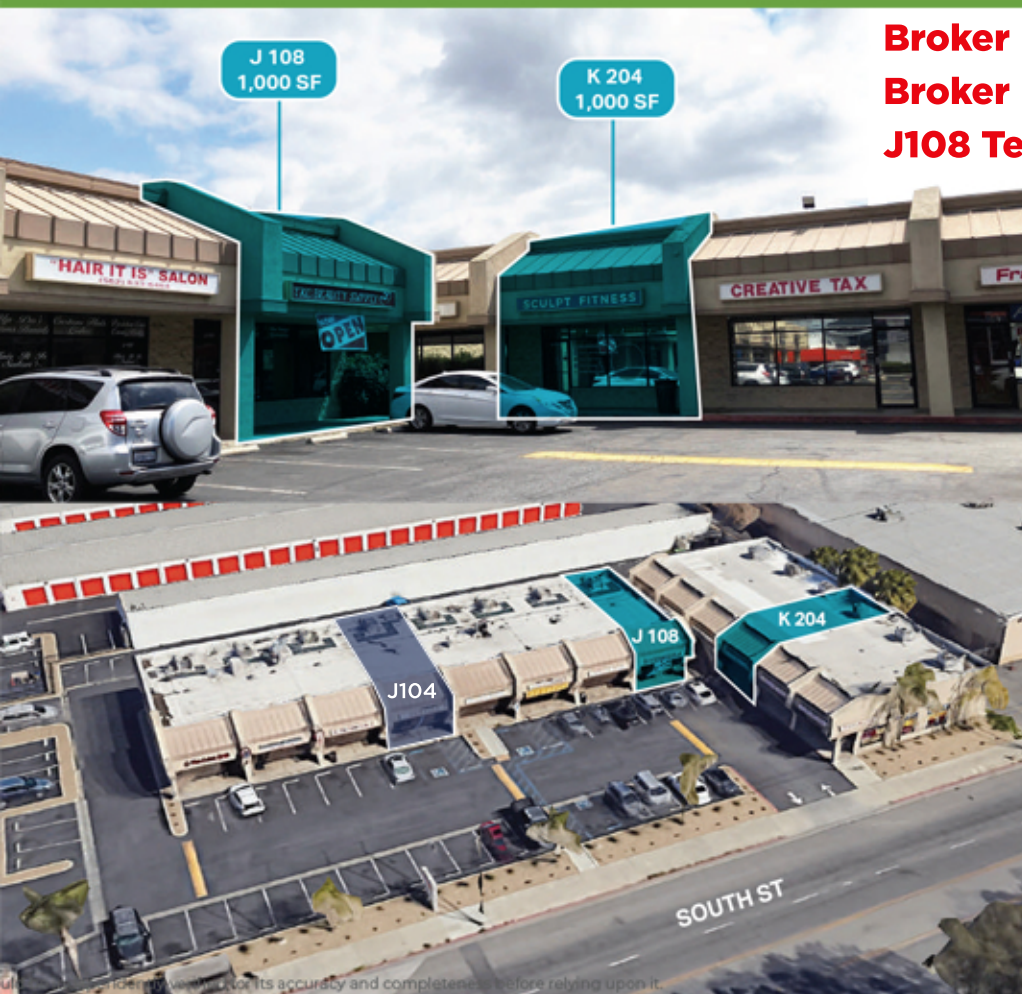


# 3253-3255 South Street

LONG BEACH, CA

# FOR LEASE



**Broker Incentive \$1000 (min. 2 Yr. Lease, offer expires 12/31/25)**

**Broker Incentive \$500 (1 Yr Lease, offer expires 12/31/25)**

**J108 Teaser Rate \$1.25 Mo. 1-6, \$1.50 Mo. 7-12, 3 yr min. lease**

## Property Features

- Excellent location near signalized corner Downey Avenue and South Street
- 1 block from UCI Health Center, Lakewood
- Street frontage/ample parking
- Monument Signage
- Strong daytime and residential population
- Move in ready spaces-vanilla shell

## Units

Suite J-104	Available	1,000 SF <sup>2</sup>	\$1.75 + NNN
Suite J-108	Leased	1,000 SF <sup>2</sup>	\$1.75 + NNN
Suite K-204	Available	1,000 SF <sup>2</sup>	\$1.75 + NNN

## Demographics

	1 Miles	2 Miles	3 Miles
Population:	32,110	130,179	270,909
Median HH Income:	\$89,616	\$85,870	\$84,832
Daytime Population:	14,067	32,029	74,275

## Traffic Count

30,142 CPD - South Street (W)

23,460 CPD - South Street (E)



**Heather Francine**

VICE PRESIDENT

949.705.5048

heather.francine@sperrycga.com

CA #01424225



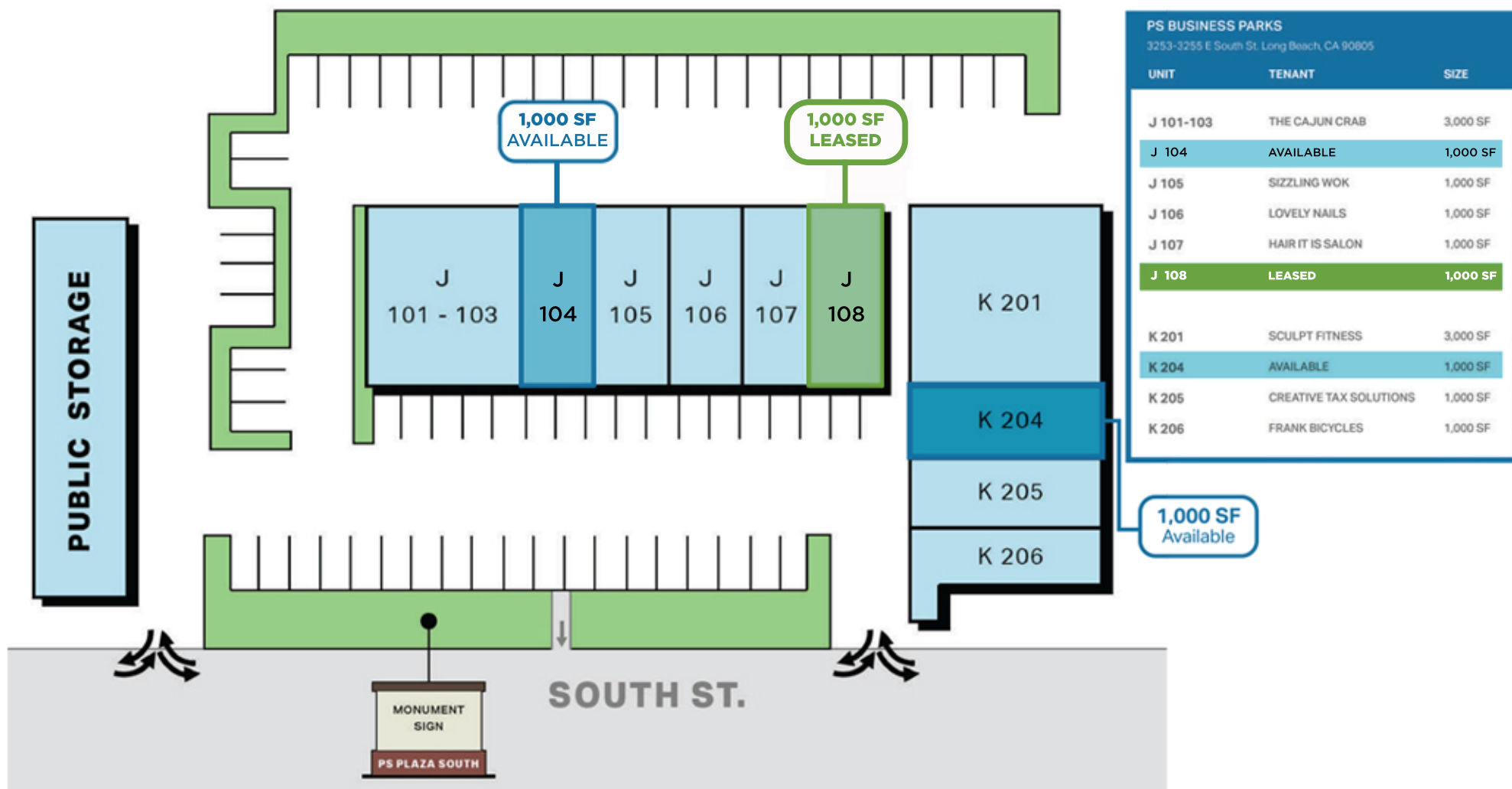
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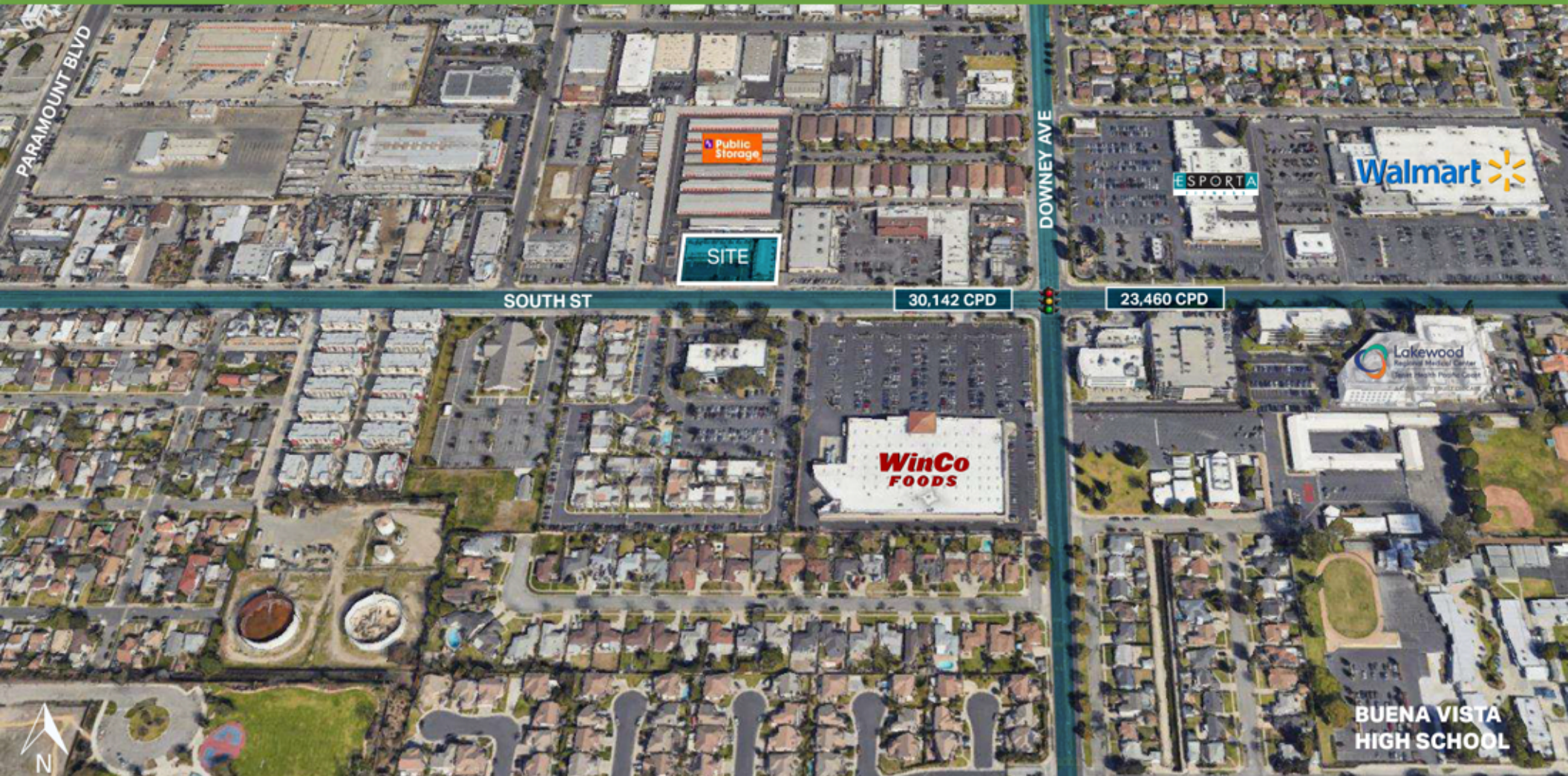
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