



LAKWOOD BLVD. 38,900 VPD

E LOS COYOTES DIAGONAL 27,600 VPD

4407

E LOS COYOTES DIAGONAL
LONG BEACH, CA

800 SF

Available 1,200 SF Adjacent Patio
RETAIL SPACE FOR LEASE

CBRE

HIGHLIGHTS

Vibrant Commercial Hub:

Strategically located on E Los Coyotes Diagonal, a traveled thoroughfare.

High Traffic Counts & Excellent Visibility:

60,000 VPD on Traffic Circle
27,600 VPD on E Los Coyotes Diagonal

Strong Demographics:

Benefit from a dense and diverse residential population with a strong consumer base.

Surrounded by;

Daily-Needs Anchors (Ralphs, Vons, Sprouts, CVS), **Healthcare** (Kaiser), **Retailers** (Marshalls, Ross, Daiso, Petco, Big 5), **Automotive** (Porsche, AutoZone, Pep Boys), **Financial** (Chase, U.S. Bank, Wells Fargo), **Fitness** (LA Fitness, Planet Fitness, CycleBar), and High-Volume **QSRs** (Starbucks, In-N-Out, Chipotle, Panda Express, Chick-fil-A, Raising Cane's).

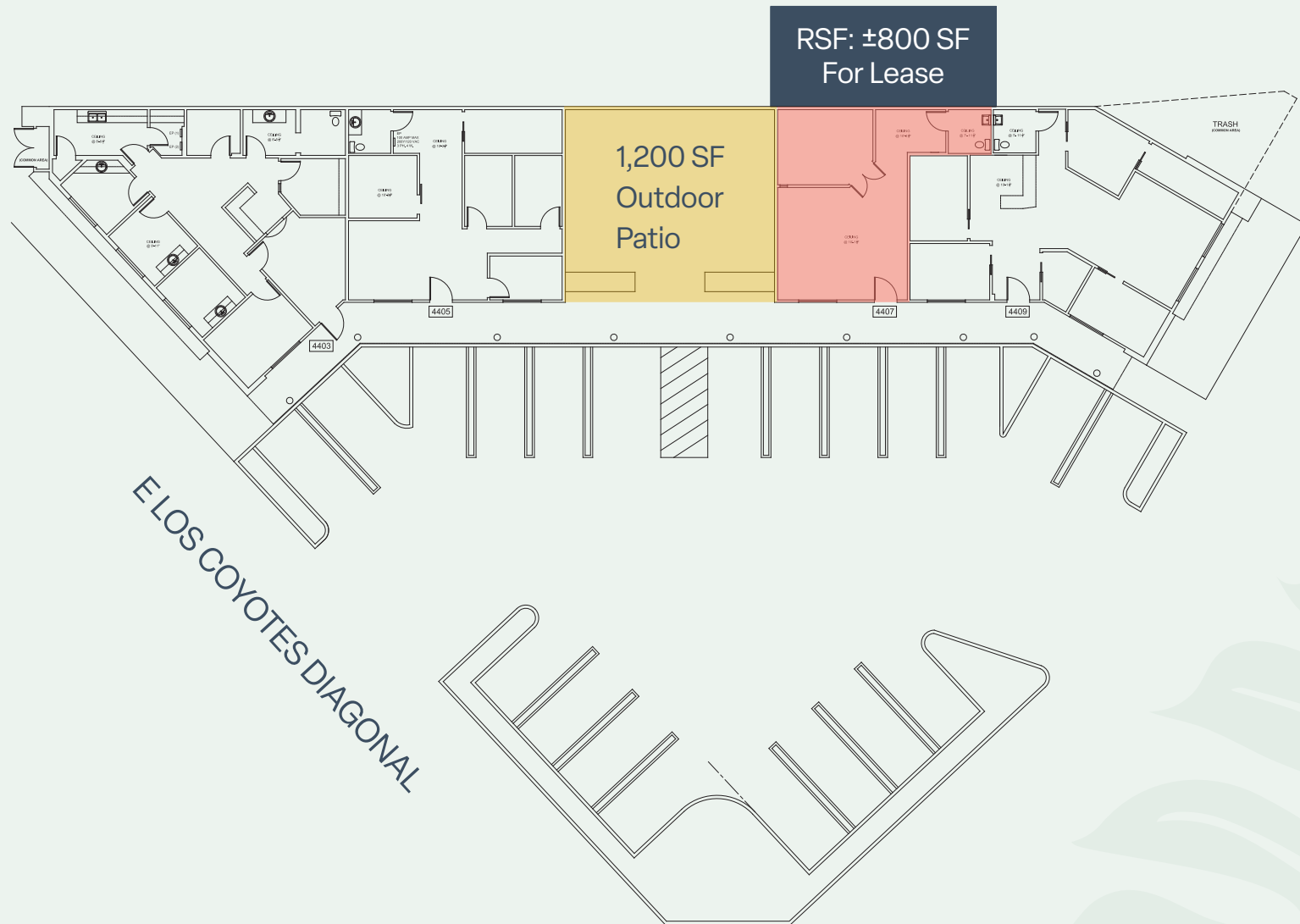


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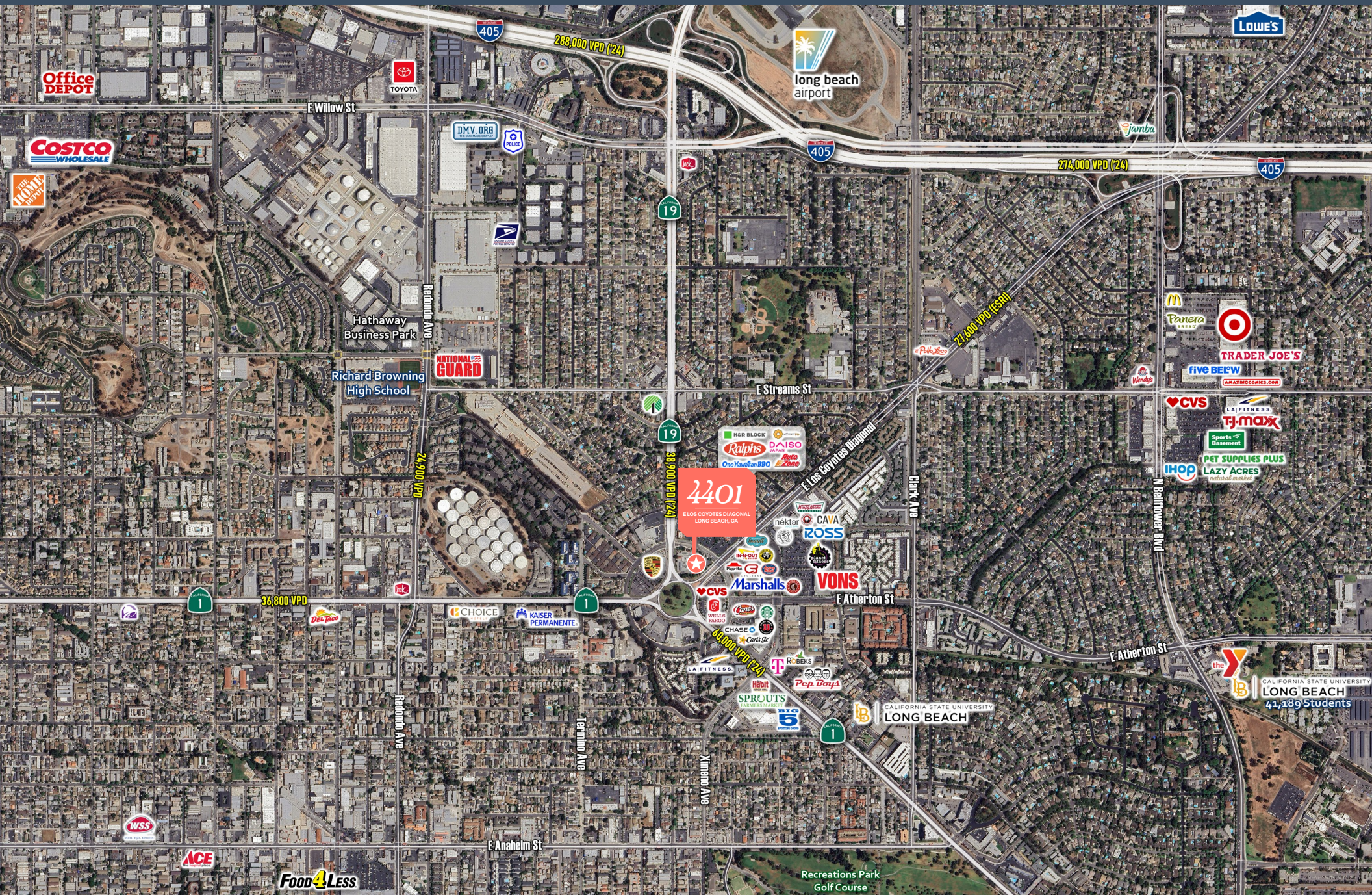
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SITE PLAN



RETAILERS IN THE AREA





DISCOVER LONG BEACH

Long Beach, California, is a vibrant coastal city brimming with attractions. From the iconic Queen Mary and the bustling waterfront to its thriving arts scene and diverse culinary landscape, there's something for everyone. Explore the Aquarium of the Pacific, relax on the sandy beaches, or wander through the charming shops and restaurants of Belmont Shore. With its sunny weather, rich history, and lively atmosphere, Long Beach offers a memorable experience for both residents and visitors alike.

	1 Mile	3 Miles	5 Miles
Population	31,079	242,319	509,024
Households	12,958	99,906	200,304
Daytime Employees	15,837	117,484	256,676
Average Household Income	\$120,097	\$122,116	\$124,264



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