

# NEW DEVELOPMENT

# 800-30,247 SF

Anchor/Jr. Anchor/Shops/Pad Available



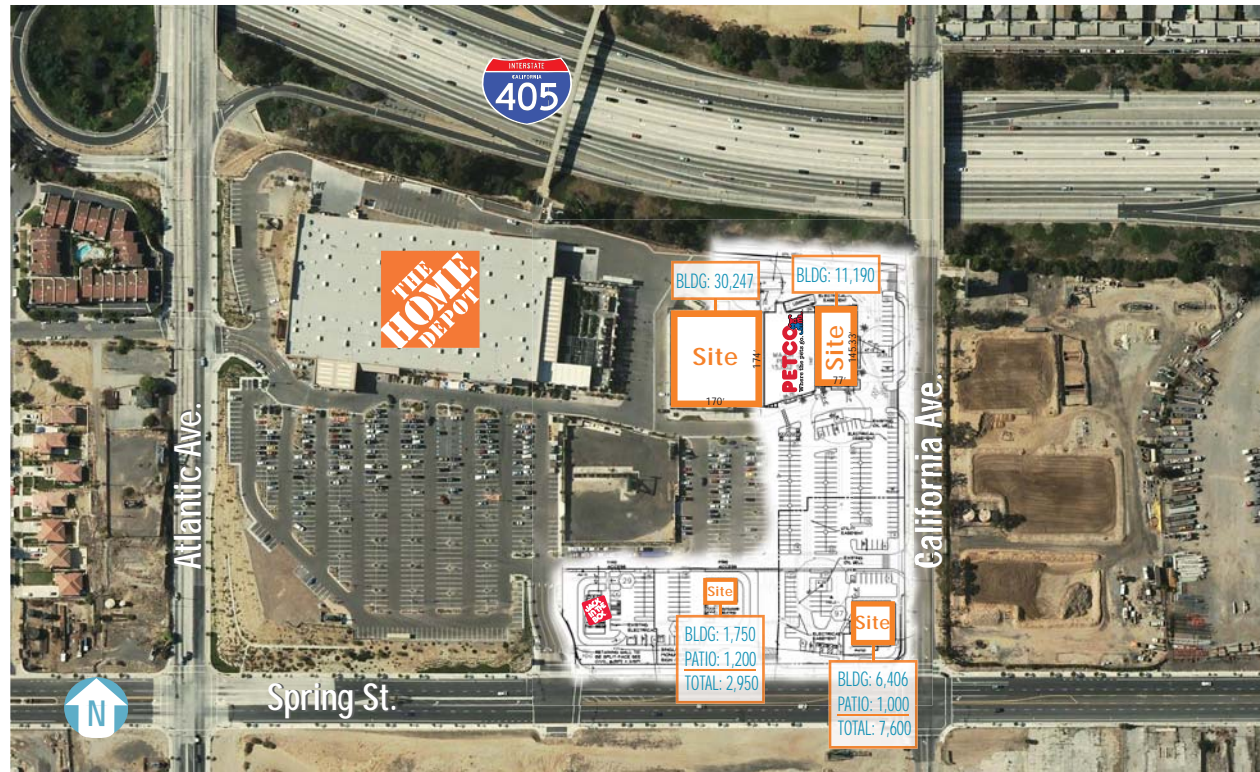
NWC Spring St. & California Ave., Signal Hill, CA 90755

Brendan Cavanaugh  
 (562) 431-8734 x-123  
 bcavanaugh@pacret.com

911 Studebaker Road  
 Suite 205  
 Long Beach, CA 90815

www.pacret.com

Creating  
 Real Estate  
 Value



## Demographics

(2008 Est.)	0.5 Mile	1 Mile	2 Mile	3 Mile
Population	1,599	22,041	116,697	302,340
Households	517	7,135	34,434	95,573
Avg. HH Income	\$64,795	\$72,198	\$65,023	\$55,745
Med. HH Income	\$51,999	\$52,422	\$43,902	\$38,616
Daytime Population	20,732	34,343	65,339	118,815

## Traffic Counts

	0.5 Mile	
Atlantic Ave.	31,624	Source: City of Signal Hill
Spring St.	27,470	
California Ave.	7,270	Source: City of Long Beach
405 Fwy @ Atlantic Ave.	304,000	



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. It is your responsibility to independently confirm its accuracy and completeness.

