

AVAILABLE Restaurant/Office/Shop



NWC Pacific Ave. & 3rd St., Long Beach, CA 90802

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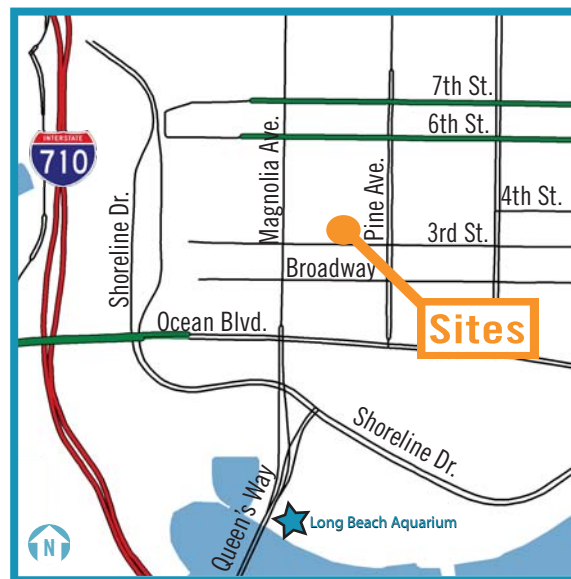


Demographics

(2010 Est.)	0.5 Mile	1 Mile	2 Mile	5 Mile
Population	52,254	152,462	233,876	404,805
Households	21,518	53,174	84,293	145,359
Avg. HH Income	\$41,300	\$42,057	\$50,361	\$64,982
Med. HH Income	\$26,620	\$27,725	\$34,820	\$43,917
Daytime Population	100,253	178,103	243,469	414,101

Traffic Counts

Pacific Ave. (N. of 3rd)	11,374	Source: CoStar Group Inc.
Broadway (W. of Pine)	17,827	
Ocean Blvd. (W. of Pine)	38,607	



Scan with your
mobile device



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.



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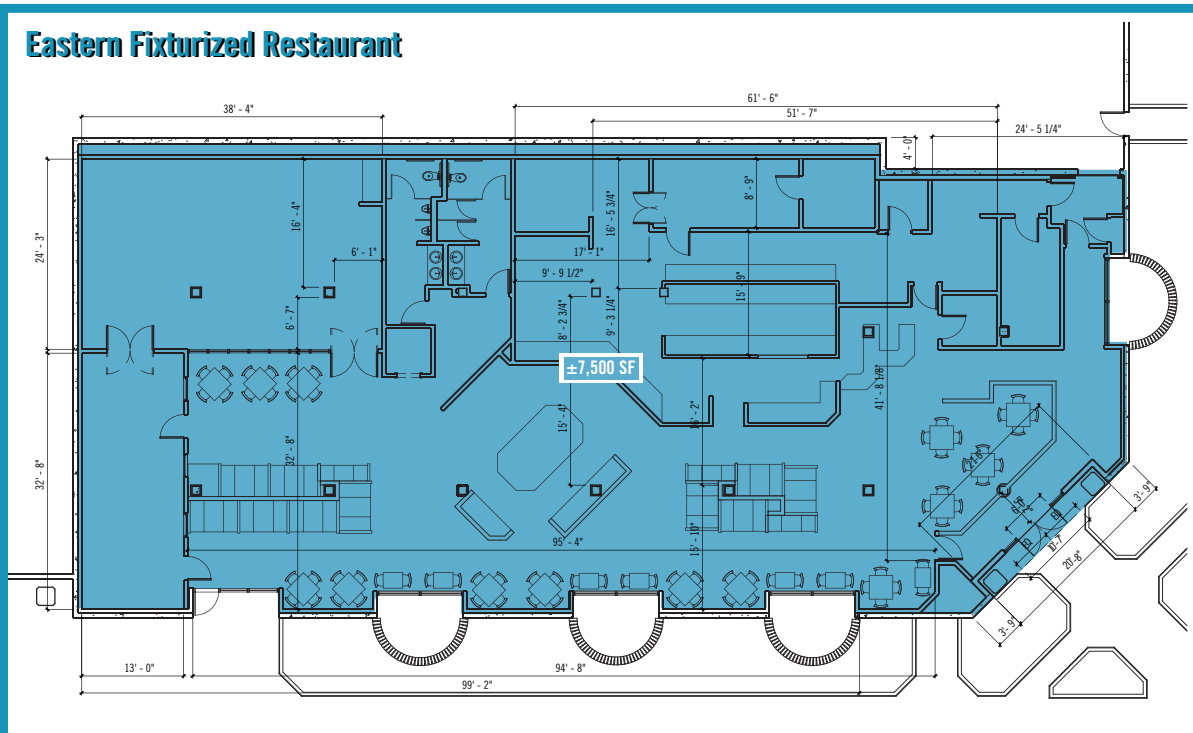
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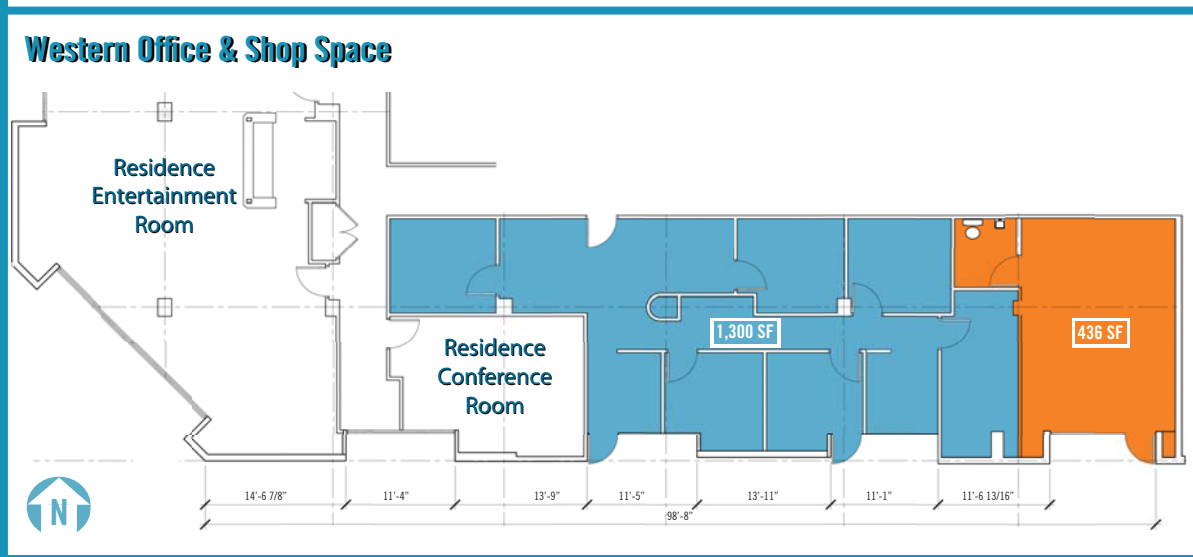
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Eastern Fixturized Restaurant



Western Office & Shop Space



Property Highlights

- 53 existing, covered, free parking spaces at grade level with access from Pacific Ave.
- Great location for a restaurant, grocery store, retail, QSR, office and more
- Outdoor patio seating possible
- ±7,500 SF restaurant space already built out (can be demised)
- 161 units above retail and another 1,059 apartments within walking distance

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