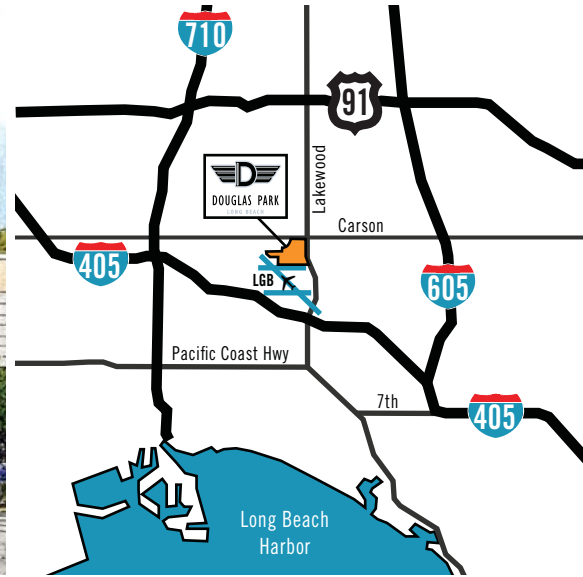


# Now Leasing 275,000 SF Shopping Center



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- Douglas Park is a new state-of-the-art master planned mixed-use, business and retail environment located in Long Beach, California
- Approved City of Long Beach entitlements on the 26.1 acre site for a retail & mixed-use development, including 275,000 SF retail
- Underserved trade area for specialty markets, theaters, health clubs, drug stores, restaurants and soft good retailers
- Adjacent to Long Beach City College with more than 25,500 local students
- Outstanding infill and regional draw location
- Part of Douglas Park masterplan consisting of 3.75 million entitled SF of office, R&D, industrial, hotel and retail space
- 2.3 million SF of office space in the immediate area
- 405 Freeway access, four-way interchange
- Off-site improvements completed

### Demographics

(2010 Est.)	3 Mile
Population	196,663
Households	72,773
Avg. HH Income	\$79,407
Med. HH Income	\$66,069
Daytime Population	185,362

### Traffic Counts

Lakewood Blvd.	37,500
Carson St.	33,110

Source: CoStar Group Inc.

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**DOUGLAS PARK**  
LONG BEACH

# Now Leasing 275,000 SF Shopping Center

\*Site plan is a conceptual plan only

- Total Land Area: 1,136,916 SF
- Retail Area: 318,000 SF
- Parking Provided: 1,678 stalls
- Parking Ratio: 5.28/1000

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