

COMMERCIAL BUILDING

For Lease

3030 E PACIFIC COAST HIGHWAY, LONG BEACH, CA 90804

**REDUCED RENT
MOTIVATED LESSOR**



E Pacific Coast Highway

KORUS
REAL ESTATE

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AERIAL MAP

LONG BEACH AIRPORT



SAN DIEGO FWY (+269,047 CPD)



CHERRY AVE (+26,226 CPD)

HILLTOP PARK

N REDONDO AVE (+29,837 CPD)

Subject Property



TRAFFIC CIRCLE AREA

E PACIFIC COAST HWY (+34,368 CPD)

PROPERTY SUMMARY



ADDRESS

3030 E Pacific Coast Hwy
Long Beach, CA 90804



LEASE RATE

\$0.65 + NNN (\$.25)



APN

7259-032-033



BUILDING SIZE

9,630 Sq. Ft.



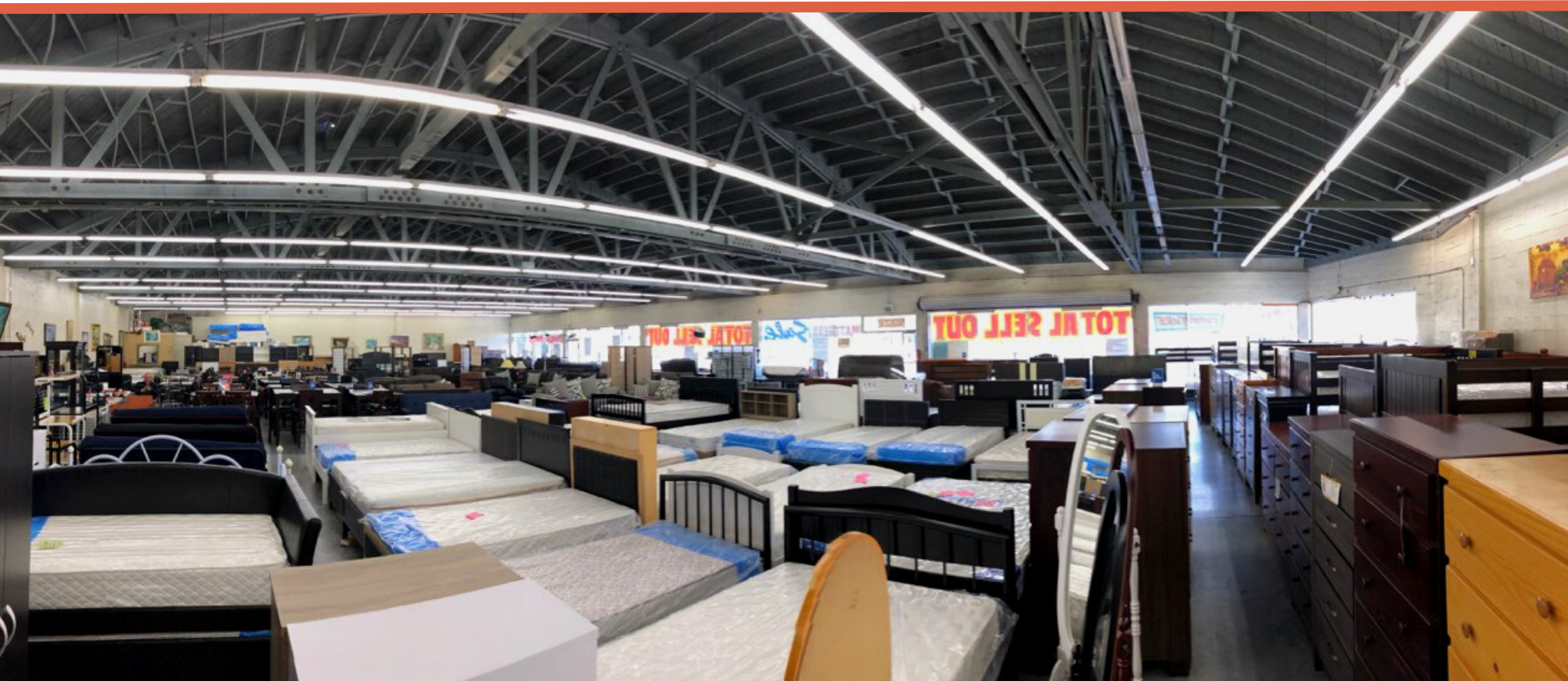
LAND SIZE

±11,326 Sq. Ft.



BUILT

1952





PROPERTY HIGHLIGHTS

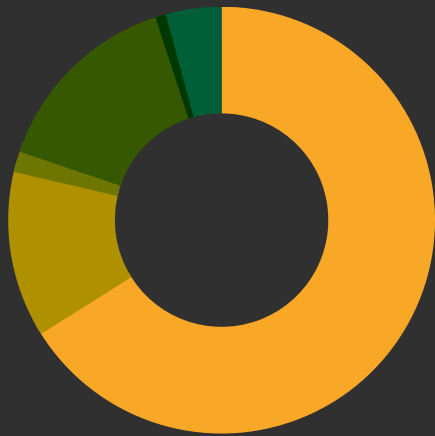
1. Current Tenant Month-To-Month (Please do not disturb tenant)
2. Bow Truss Ceilings
3. 400 Amp Power
4. Significant Visibility on Pacific Coast Highway.
5. $\pm 107,262$ Population within a 3-mile radius.
6. $\pm 279,353$ Household within a 3-mile radius.

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 about it. It is your responsibility to independently confirm its accuracy and completeness.

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DEMOGRAPHICS

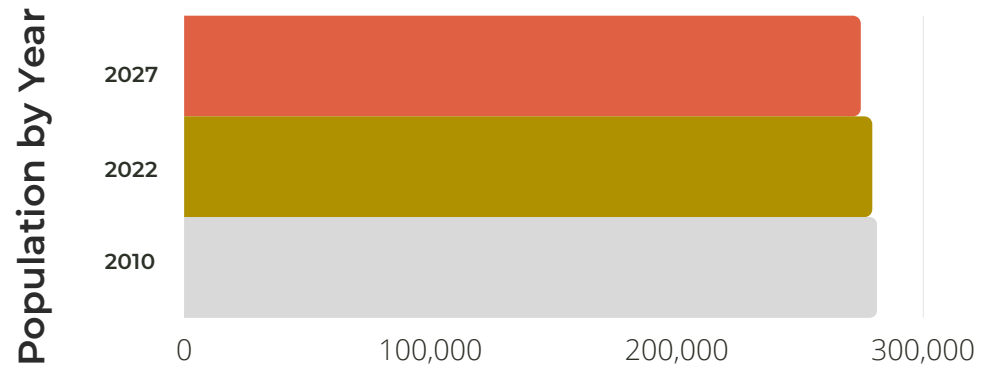
Race & Ethnicity



- White - 66.04%
- Black / African American - 12.59%
- American Indian - 1.57%
- Asian - 14.78%
- Native Hawaiian/ Other Pacific Islander - 0.80%
- Other Race - 4.22%

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3-Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	50,561	279,253	485,183
2027 Population	49,676	274,581	485,183
2010 Population	51,937	281,271	493,349



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	17,800	107,262	181,208
2027 Households	17,433	105,447	177,900
2010 Households	18,281	108,034	184,191