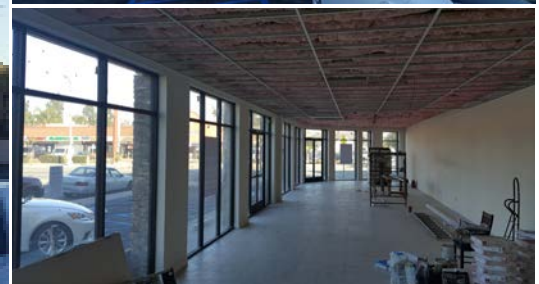


FOR SALE OR LEASE - NEWLY REMODELED RETAIL CENTER

# ALLEGRO CENTER

8253 Long Beach, South Gate, CA 90280

±3,036 SQ. FT. CENTER ON A 5,831 SQ. FT. LOT



## FOR SALE & FOR LEASE AVAILABILITY

- **JUST REDUCED!** - For Sale: **\$1,269,000.00**
- For Lease: Shop A - ±2,264 SF Unit / \$2.75 PSF + 0.45¢ NNN Charges  
Shop B - ±772 SF Unit / \$2.75 PSF + 0.45¢ NNN Charges
- ± 3,036 SF of New Center with Parking at 2 Per/1,000 SF
- Newly Remodeled Center in finished Vanilla Shell condition with all new electric, HVAC, restrooms, new paint, tiled ceramic floors, drop ceilings and code compliant lighting.
- Tremendous Density, Traffic & Visibility.
- Traffic Count: ±25,100 Cars Per Day Long Beach Blvd & Cole Place

## 2015 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	63,920	466,209	1,074,683
Average House Hold Income:	\$48,819	\$47,148	\$47,847

(Source: Loopnet)

## Area Retailers Include:



**Armando Aguirre**  
 Founder | Corporate Broker  
 License No. 01245842  
 213.926.5595  
 aaquirre@legendarycre.com



**Sheretta Morris**  
 Executive Manager | Leasing Specialist  
 License No. 01739452  
 213.842.2670  
 smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

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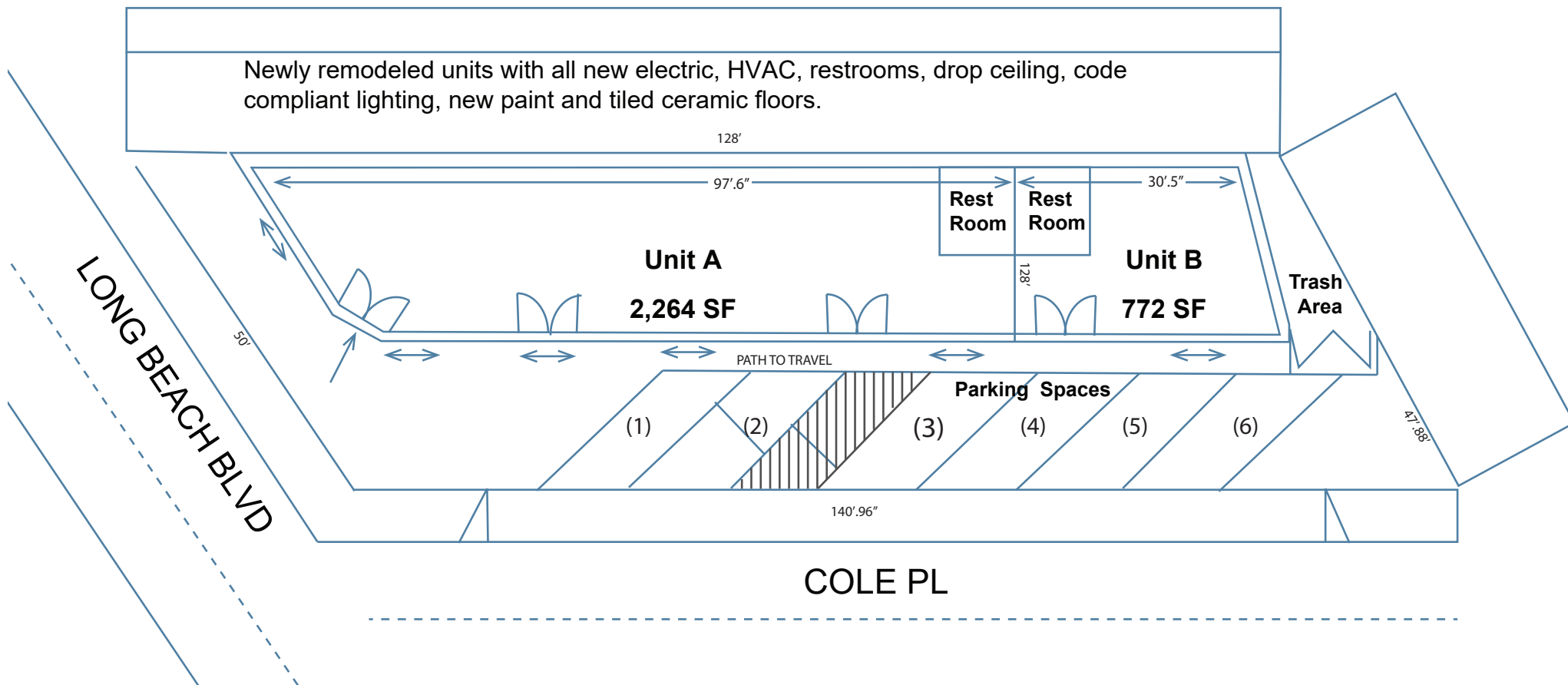
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## Site Plan



Available  Pending  Leased

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## Local Aerial



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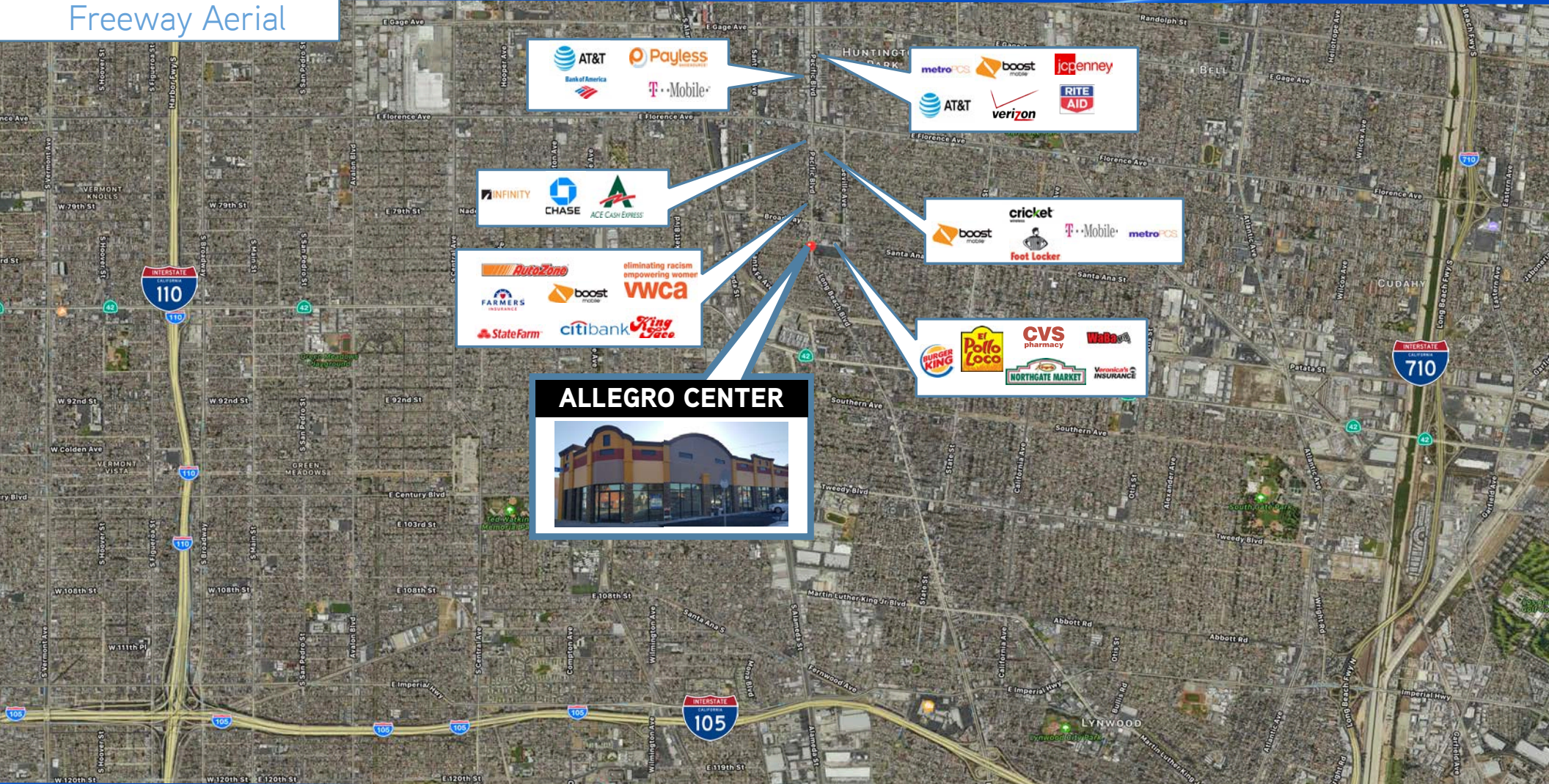
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Freeway Aerial



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**Demographics For 8253 Long Beach, South Gate, CA 90280**

2015 POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	63,920	466,209	1,074,683
2015 Total Daytime Population	74,289	255,962	564,086
2015 Total Employees	8,884	113,055	279,925
2015 White alone	32,377	191,829	392,123
2015 Black or African American alone	758	42,751	163,403
2015 American Indian and Alaska Native alone	954	4,420	9,848
2015 Asian alone	274	2,273	7,385
2015 Native Hawaiian and OPI alone	30	343	1,235
2015 Some Other Race alone	26,901	205,420	457,499
2015 Two or More Races alone	2,626	19,173	43,190
2015 Hispanic	62,140	414,460	884,254
2015 Not Hispanic	1,780	51,749	190,429
% 2015 White alone	50.65%	41.15%	36.49%
% 2015 Black or African American alone	1.19%	9.17%	15.20%
% 2015 American Indian and Alaska Native alone	1.49%	0.95%	0.92%
% 2015 Asian alone	0.43%	0.49%	0.69%
% 2015 Native Hawaiian and OPI alone	0.05%	0.07%	0.11%
% 2015 Some Other Race alone	42.09%	44.06%	42.57%
% 2015 Two or More Races alone	4.11%	4.11%	4.02%
% 2015 Hispanic	97.22%	88.90%	82.28%
% 2015 Not Hispanic	2.78%	11.10%	17.72%
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	15,772	110,831	266,004
2015 Occupied Housing Units	15,054	104,703	248,818
2015 Owner Occupied Housing Units	5,230	36,886	92,695
2015 Renter Occupied Housing Units	9,824	67,817	156,123
2015 Vacant Housings Units	718	6,134	17,194
% 2015 Occupied Housing Units	95.45%	94.47%	93.54%
% 2015 Owner occupied housing units	34.74%	35.23%	37.25%
% 2015 Renter occupied housing units	65.26%	64.77%	62.75%
% 2000 Vacant housing units	4.55%	5.53%	6.46%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$37,979	\$36,909	\$36,533
2015 Household Income: Average	\$48,819	\$47,148	\$47,847
2015 Per Capita Income	\$11,500	\$11,016	\$11,559

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