

FOR LEASE

# Anaheim Pine Plaza

±4,400 SF WITH END CAP STORE AVAILABLE



**110 E. Anaheim Street, Long Beach, CA**

## Retail Availability

- > 4,400 Sq. Ft. with End Cap Unit at Signalized Corner
- > Lease Rate: \$2.75 - \$3.00 PSF with ±0.50¢ NNN Charges

## Locations & Highlights

- > Anaheim Pine Plaza is located on busy Anaheim Street's main Retail District and next to the New 200 Unit Long Beach Arts Colony Apartment Project.
- > Located on Major, Signalized Corner of Anaheim Street & Pine Avenue, close to Downtown Long Beach.
- > Ideal for Bank, Convenience Store, Fast Food, Retail Store, or Dental.
- > The Center has ±75 feet of frontage on Anaheim Street and ±60 Feet of Frontage on Pine Avenue, with easy access from the Long Beach (I-710) Freeway.
- > Tremendous Density, Visibility, Retail Demand & Vehicular\Pedestrian Traffic.
- > Traffic Count: 42,893

## 2015 Demographics

	1-Mile	3-Mile	5-Mile
Population:	78,263	261,135	466,006
Average Household Income:	\$49,727	\$64,135	\$73,276
Daytime Population:	65,461	277,996	479,753

## Join Area Tenants:



**Armando Aguirre**  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aaaguirre@legendarycre.com



**DOWNLOAD**

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. Thought we do not doubt its accuracy, we do not guarantee it.

FOR LEASE

# Anaheim Pine Plaza

±4,400 SF WITH END CAP STORE AVAILABLE



## PROPERTY & CITY LANDMARK PHOTOS



Anaheim Pine Plaza - SE Signalized Corner  
75' of Frontage on Anaheim Street



Bus Stop in Front of Building  
Metro Rail Station 1 Block Away

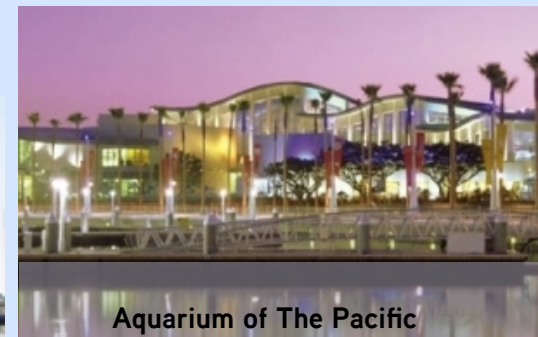


Adjacent 200 Unit Long Beach Senior Arts Colony Apartments



Side Entrance & 4.45/1000 Parking

## Long Beach Welcomes You!



Aquarium of The Pacific

Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@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.

FOR LEASE: ±4,400 SF WITH END CAP STORE

# Anaheim Pine Plaza

110 E. Anaheim Street, Long Beach, CA



## SITE PLAN



ANAHEIM STREET

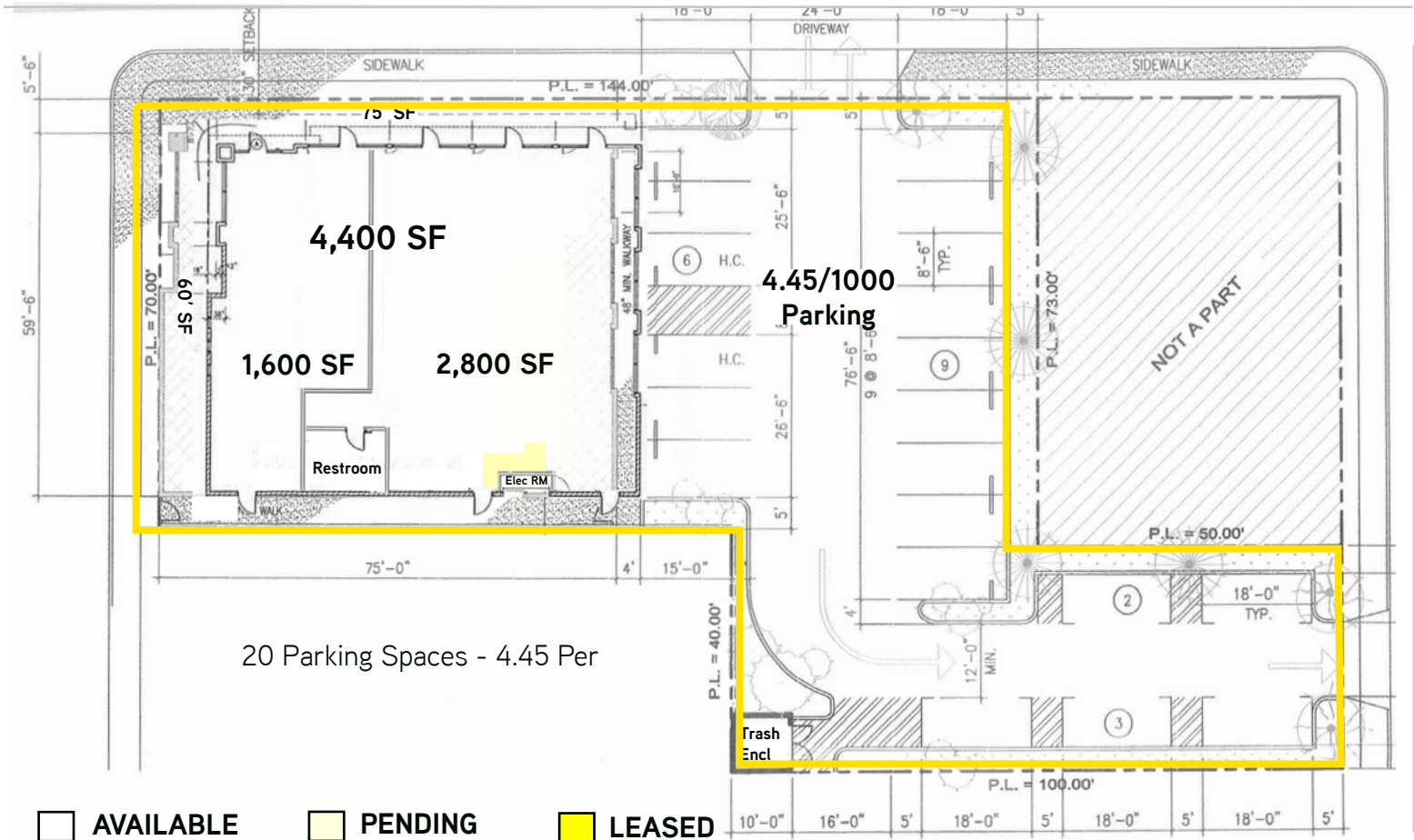


NORTH

### SEEKING:

- Bank
- Fast Food
- Retail
- Convenience Store
- Insurance
- Tax Service
- Medical/Clinic
- Office

PINE STREET



LOCUST STREET

Armando Aguirre  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aaquirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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

FOR LEASE: ±4,400 SF WITH END CAP STORE

# Anaheim Pine Plaza

110 E. Anaheim Street, Long Beach, CA



## AREA MAP



Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@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. Thought we do not doubt its accuracy, we do not guarantee it.

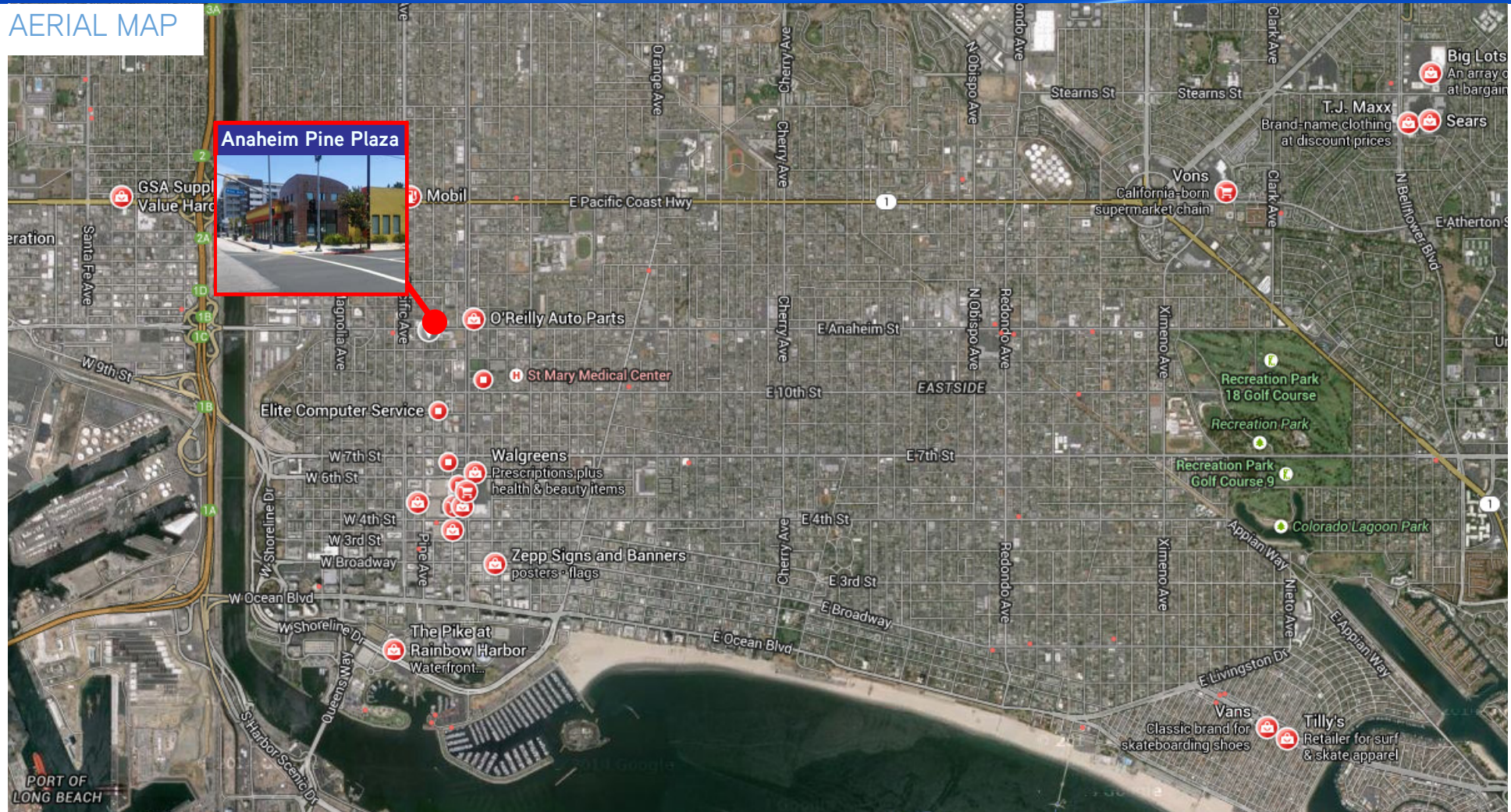
FOR LEASE: ±4,400 SF WITH END CAP STORE

# Anaheim Pine Plaza

110 E. Anaheim Street, Long Beach, CA



## AERIAL MAP



Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@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. Thought we do not doubt its accuracy, we do not guarantee it.

FOR LEASE

# Anaheim Pine Plaza

±4,400 SF WITH END CAP STORE AVAILABLE



## DEMOGRAPHICS

2015 Population	1-mi.	%	3-mi.	%	5-mi.	%
2015 Total Population	78,263		261,135		466,006	
2015 Total Daytime Population	65,461		277,996		479,728	
2015 Total Employees	17,222		129,202		213,753	
2015 White alone	25,874	33.06%	99,186	37.98%	206,251	44.26%
2015 Black or African American alone	12,819	16.38%	37,607	14.40%	52,787	11.33%
2015 American Indian and Alaska Native alone	767	0.98%	2,196	0.84%	3,654	0.78%
2015 Asian alone	8,223	10.51%	41,303	15.82%	63,999	13.73%
2015 Native Hawaiian and OPI alone	664	0.85%	2,457	0.94%	4,830	1.04%
2015 Some Other Race alone	25,812	32.98%	63,481	24.31%	108,242	23.23%
2015 Two or More Races alone	4,104	5.24%	14,905	5.71%	26,243	5.63%
2015 Hispanic	48,136	61.51%	122,836	47.04%	219,900	47.19%
2015 Not Hispanic	30,127	38.49%	138,299	52.96%	246,106	52.81%
2015 Not Hispanic: White alone	7,919	10.30%	56,000	22.02%	128,610	28.82%
2015 Not Hispanic: Black or African American alone	12,755	16.59%	40,422	15.89%	54,848	12.29%
2015 Not Hispanic: American Indian and Alaska Nativ	350	0.46%	1,057	0.42%	1,657	0.37%
2015 Not Hispanic: Asian alone	7,887	10.26%	36,826	14.48%	54,881	12.30%
2015 Not Hispanic: Native Hawaiian and OPI alone	705	0.92%	2,589	1.02%	4,764	1.07%
2015 Not Hispanic: Some Other Race alone	102	0.13%	582	0.23%	977	0.22%
2015 Not Hispanic: Two or More Races	1,811	2.36%	7,684	3.02%	12,451	2.79%

Population Change	1-mi.	%	3-mi.	%	5-mi.	%
Total: Employees (NAICS)	n/a		n/a		n/a	
Total: Establishments (NAICS)	n/a		n/a		n/a	
2015 Total Population	78,263		261,135		466,006	
2015 Households	24,530		91,256		158,794	
Population Change 2010-2015	3,709	4.97%	10,142	4.04%	17,331	3.86%
Household Change 2010-2015	749	3.15%	1,503	1.67%	2,488	1.59%
Population Change 2000-2015	1,366	1.78%	6,799	2.67%	19,682	4.41%
Household Change 2000-2015	1,004	4.27%	3,054	3.46%	4,111	2.66%

Housing	1-mi.	%	3-mi.	%	5-mi.	%
2015 Housing Units	25,571		93,691		162,751	
2015 Occupied Housing Units	23,526	92.00%	88,204	94.14%	154,685	95.04%
2015 Owner Occupied Housing Units	3,429	14.58%	22,941	26.01%	59,759	38.63%
2015 Renter Occupied Housing Units	20,097	85.42%	65,263	73.99%	94,926	61.37%
2015 Vacant Housings Units	2,045		5,489		8,068	
% 2000 Vacant housing units		8.00%		5.86%		4.96%

Income	1-mi.	%	3-mi.	%	5-mi.	%
2015 Household Income: Median	\$34,010		\$46,065		\$51,903	
2015 Household Income: Average	\$49,727		\$64,135		\$73,276	
2015 Per Capita Income	\$15,972		\$22,854		\$25,422	

Armando Aguirre  
 Founder | Corporate Broker  
 License No. 01245842  
 213.986.5579  
 aaguirre@legendarycre.com



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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