

# **Property Highlights**

- Extreme infill location, adjacent to Long Beach Airport and the 405 Freeway
- Excellent Demographics: Over 180,000 residents within 3 miles with incomes over \$100,000 annually
- Significant parking included as well as ingress/egress

## **Property Description**

o 118,263 SF building with exceptional regional access located less than a mile from the 405 freeway. The large 11-acre parcel can accommodate a variety of uses within the dense infill location. The Property is located within an exceptional demographic profile where average household incomes far exceed \$100K annually.

### **Offering Summary**

Lease Rate:	Negotiable
Available SF:	118,263 SF
Lot Size:	43.21 Acres
Building Size:	118,263 SF

# **Long Beach - Kmart**

2900 N Bellflower Blvd Long Beach, CA 90815

#### **Shauna Mattis**

310.694.3190

shauna.mattis@am.jll.com

CalDRE #01071320

### **Alex Otto**

424.901.8193

alex.otto@am.jll.com

CalDRE #02042292

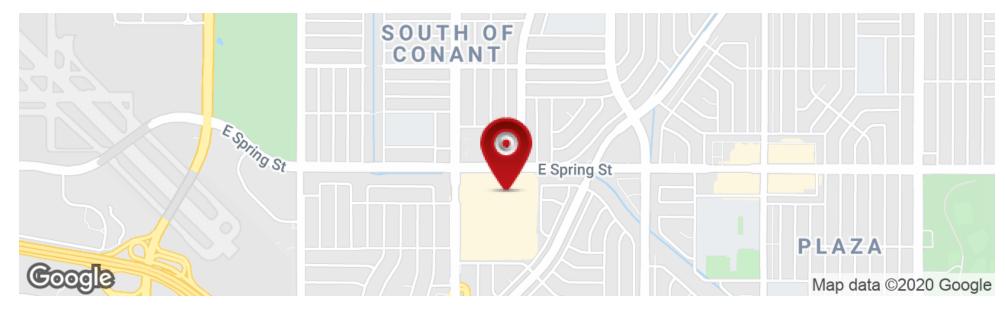
### **Scott Burns**

310.694.3188

scott.burns@am.jll.com

CalDRE #01237652





Demographics	1 Mile	3 Miles	5 Miles	10 Miles	
Population	18,176	180,098	638,817	2,067,678	
Households	6,668	65,829	228,525	627,247	
Avg. Household Income	\$122,091	\$114,669	\$96,925	\$90,136	



