



Available

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

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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



