




LEASE RATE/MO: ~~\$6,540.00 (\$2.00/SF) NET~~ \$4,905.00 (\$1.50/SF) NET

FOR LEASE

5551- 5565 ATLANTIC AVE
LONG BEACH, | CA 90805



3,270 SF
AVAILABLE SF



15
PARKING SPACES



2023
YEAR RENOVATED



23,649
TRAFFIC COUNT

FOR MORE INFORMATION PLEASE CONTACT:

BRYAN ABAYAN
ASSOCIATE VICE PRESIDENT

P: 310.883.8476
babayan@daumcre.com
CADRE #02005294

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



3,270 SF RETAIL FOR LEASE

3,270 SF

RETAIL

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FOR LEASE



PROPERTY FEATURES

- Lease Rate/Mo: \$4,905.00 (\$1.50/SF) Net
- Creative Warehouse/Retail/Office
- New Rear Patio
- Gas Washer & Dryer Included
- Kitchenette with Fridge Included
- Great Signage | Nice Office Layout
- Vacant Now
- Excellent Natural Lighting – Three Skylights
- Secure Building
- Total Building Size: ±3,270 SF
- Total Parking Lot Size: ±4,445 SF
- ±8,930 SF Lot Size
- Community Commercial Automobile-Oriented (LBCC) Zoning
- Power: A: 400 V: 240 0: 3 W: 4
- Private Gated Parking Lot Next Door at 5565 Atlantic Ave
- 15 Parking Spaces
- 1 Restroom & 1 Shower
- Built in 1940 Completely, Renovated in 2023

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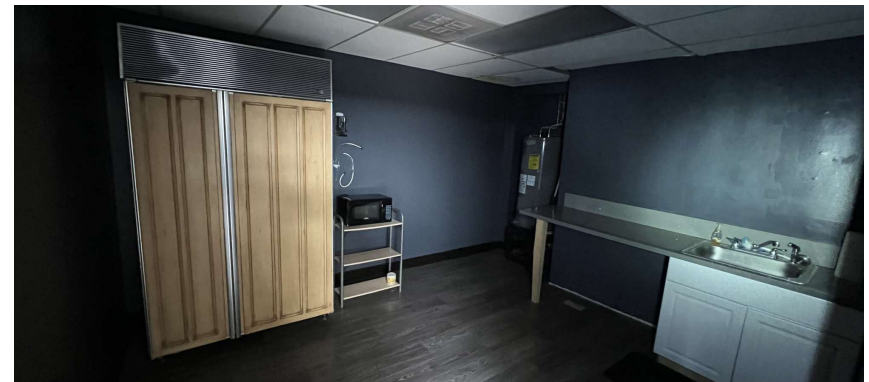
DAUM
COMMERCIAL REAL ESTATE SERVICES

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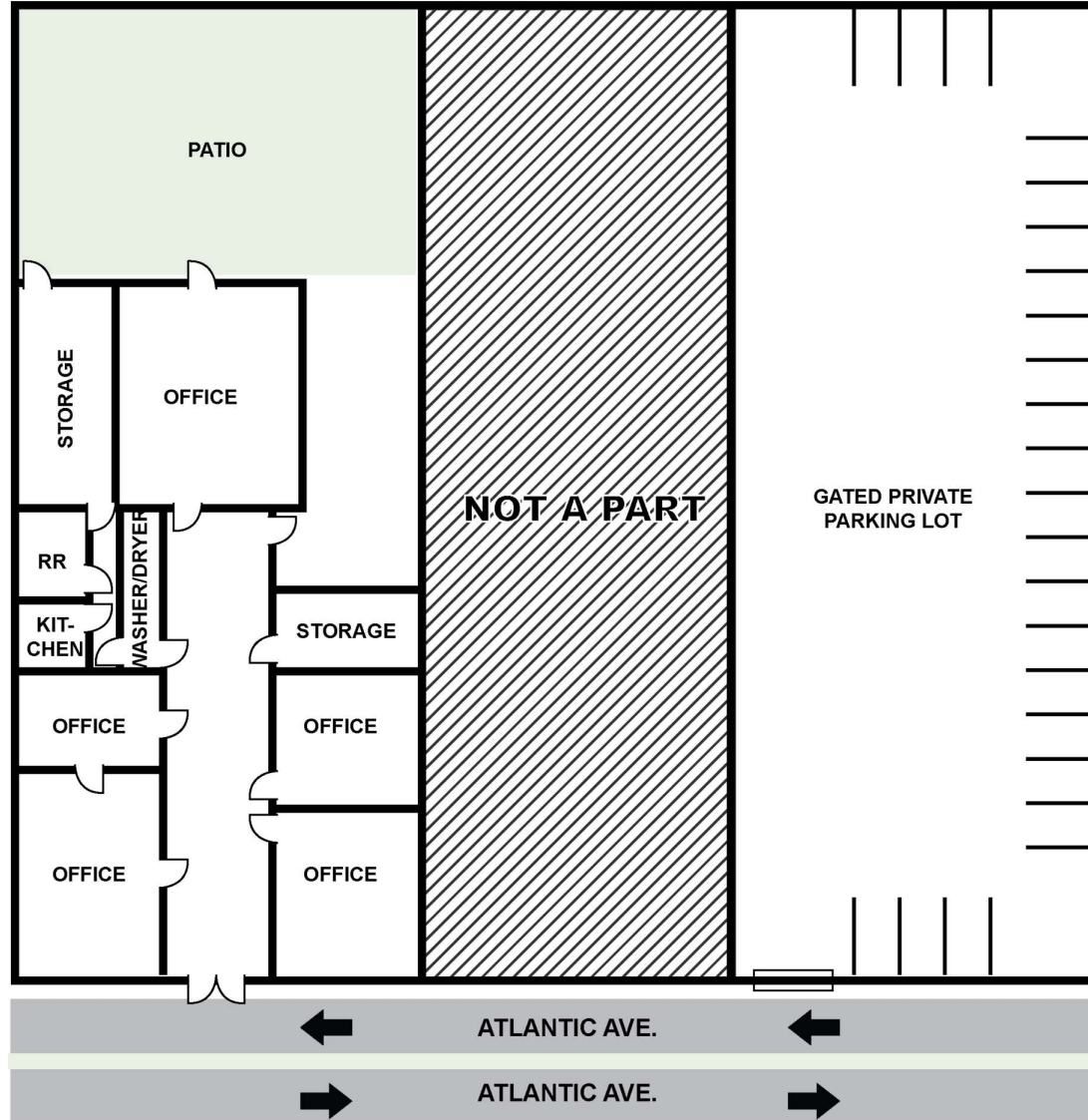
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*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

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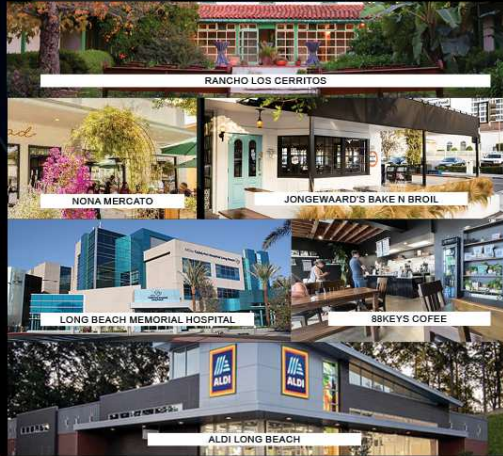


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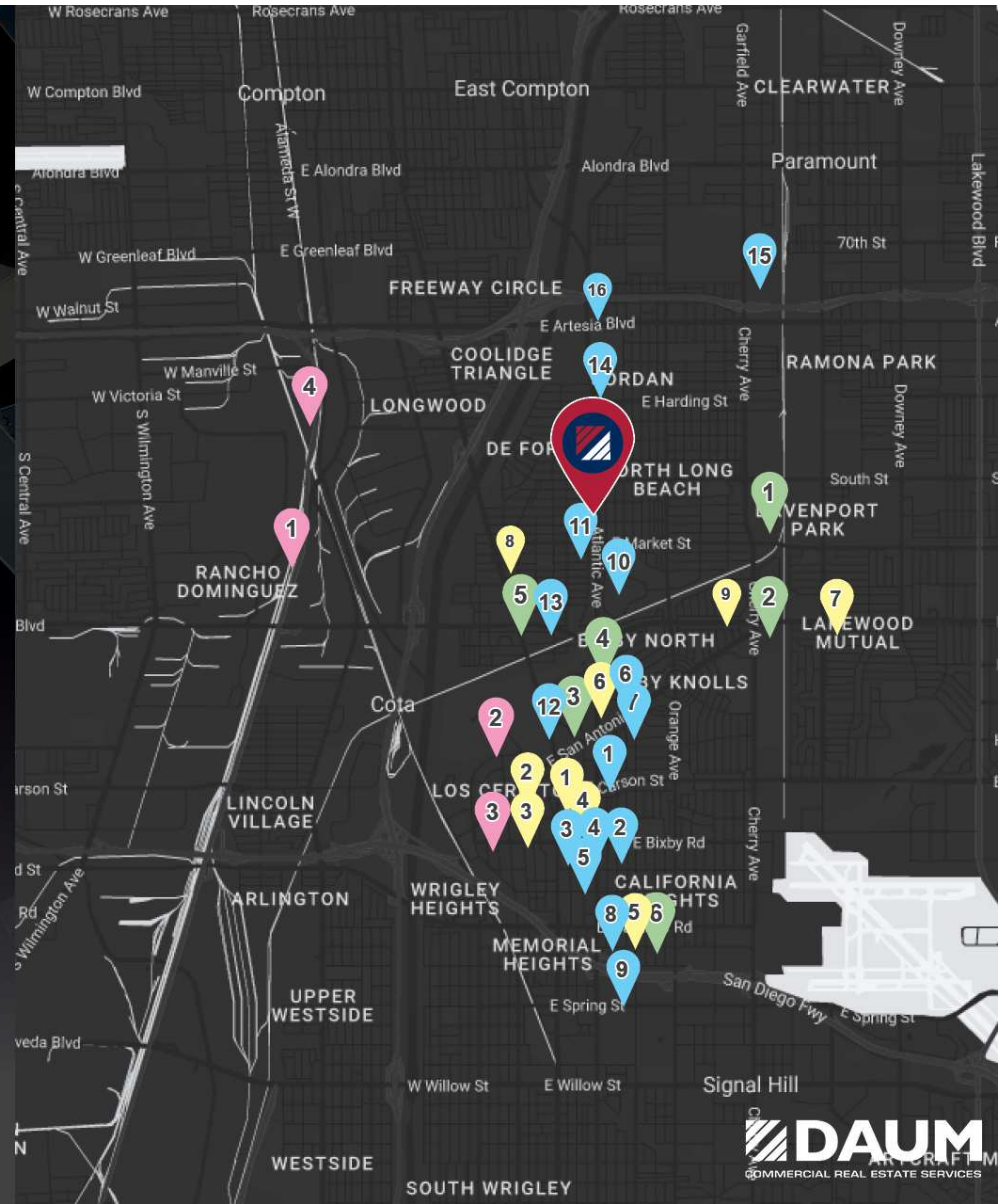
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|--------------------|---|---|---|
| RESTAURANTS / FOOD | <ol style="list-style-type: none"> 1. Rasselbock Kitchen & Beer Garden 2. Nonna Mercato 3. SteelCraft: Long Beach 4. Jongewaard's Bake n Broil 5. Jack in the Box 6. Yogurtland 7. George's 50'S Diner | <ol style="list-style-type: none"> 8. Chick-fil-A 9. In-N-Out Burger, Chipotle, Applebee's Grill + Bar 10. Jack in the Box 11. Taco Bell, Popeyes Louisiana Kitchen 12. See's Candies, Jersey Mike's Subs, | <ol style="list-style-type: none"> 13. Mod Pizza, Blue Burro 14. McDonald's 15. Waba Grill 16. Fatburger, Wendy's, Shootz |
| COFFEE | <ol style="list-style-type: none"> 1. The Coffee Bean 2. The Merchant 3. Steelhead Coffee 4. Philz Coffee 5. Coffee Drunk 6. Starbucks | <ol style="list-style-type: none"> 7. 88Keys Cofee 8. Black Ring Coffee Roasters 9. Tierra Mia Coffee | |
| ATTRACTIONS | <ol style="list-style-type: none"> 1. Los Angeles River 2. Rancho Los Cerritos 3. Ferris Bueller House | <ol style="list-style-type: none"> 4. Dominguez Rancho Adobe Museum | |
| RETAIL / SHOPPING | <ol style="list-style-type: none"> 1. Superior Grocers, Ross Dress for Less 2. North Gate Market 3. Trader Joe's 4. Aldi, Vons, Marshalls, Smart & Final Extral 5. 7-Eleven 6. Home Depot, Target, Petco, | <ol style="list-style-type: none"> 1. Dollar Tree, Ross Dress for Less | |



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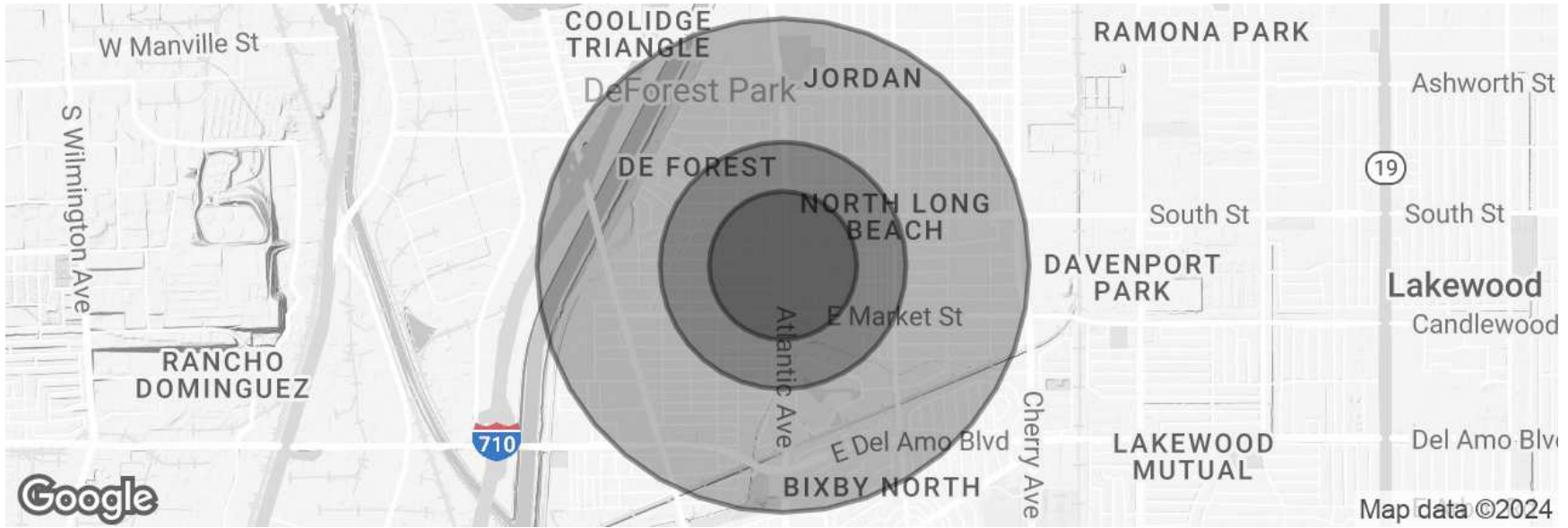
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,662	17,005	46,585
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,097	5,022	14,102
# of Persons per HH	3.3	3.4	3.3
Average HH Income	\$75,476	\$76,078	\$82,076
Average House Value	\$636,275	\$606,420	\$608,356

Demographics data derived from AlphaMap

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