

FOR LEASE | ANCHOR SPACE AND RETAIL AVAILABLE

# LONG BEACH BLVD CENTER

2012 LONG BEACH BLVD | LONG BEACH, CA 90806



INTERACTIVE  
LEASING BROCHURE



**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

# OVERVIEW

## UNIT 2012



**\$1.50 PSF NNN**

Asking Rent



**±25,055 SF**

Available Space

## UNIT F



**\$3.00 PSF NNN**

Asking Rent



**±950 SF**

Available Space



# OPPORTUNITY



155 PARKING SPACES



PYLON SIGNAGE AVAILABLE



EQUIPPED WITH LOADING DOCK



OVER 498,000 POPULATION  
WITHIN A 5-MILE RADIUS



ANCHOR SPACE OBTAINS ITS OWN  
POWER, WATER, AND TRASH SERVICE

## JOIN THESE TENANTS

**Jackson Hewitt**  
TAX SERVICE



# SITE PLAN



LONG BEACH BLVD



20TH ST

## TENANT ROSTER

TENANT	SUITE NUMBER
AVAILABLE	2012
Wingstop	2000 A
Tasty Good Chinese Food	2000 B
AVAILABLE	Unit F
Smoke Shop	Unit E
Long Beach Dental	Unit D
Insurance	Unit C
Nails and Spa	Unit B
Jackson Hewitt	Unit A

# AREA OVERVIEW

## LONG BEACH, CA

With a **population of over 460,000 residents**, Long Beach is the second-largest city in the Los Angeles metropolitan area. Located along the southern coast of Los Angeles County, it is one of the most active maritime cities in the United States.

The **“Aquatic Capital of America”**, features the Port of Long Beach, the second busiest shipping port in the United States. Local attractions in Long Beach include The Promenade, Downtown Long Beach, The Pike, Aquarium of the Pacific, the Queen Mary, and Shoreline Village. The city is also **home to California State University, Long Beach**, which serves nearly 40,000 students and 4,000 employees.



**55,124**

2024 POPULATION



**14,467**

2024 HOUSEHOLD (HH)



**\$74,004**

AVG HH INCOME



**14,712**

DAYTIME EMPLOYMENT



**0.5%**

HH GROWTH 2010-2024



**\$448.1M**

CONSUMER SPENDING



# SURROUNDING TENANTS



Google Earth

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## EXCLUSIVE LEASING AGENTS

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