



# 2601-05 North Bellflower Boulevard

Long Beach, California 90815

## Property Description

Join Jamba Juice and Subway. 1,267 sf of Retail Space right off the Bellflower Exit of the 405-Freeway. Prime Opportunity for a Tenant that wants Monumental Exposure. 285,000+ Freeway Cars Passing Daily and 24,000+ on the street.

Suite has Restroom and Storage Space for Inventory. Top Signage, Pylon Signage, and Monument Signage Advertising Available.

## Property Highlights

- 1,267 SF End Cap Space
- Ample Parking (5.91 Per Thousand). 20+ Spaces.
- Surrounded by Densely Populated Residential Neighborhoods
- Excellent Street Visibility - Pylon and Top Signage Facing 405-Freeway (Over 285K Cars Per Day)
- Directly off the 405 Exit at Bellflower near Cal State University Long Beach and LB Airport

## OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (NNN, \$1.55)
Available SF:	1,267

### Steve Liu

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### Alex Tohidian

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**RETAIL FOR  
LEASE**



**1,267 SF**



**AVAILABLE NOW**



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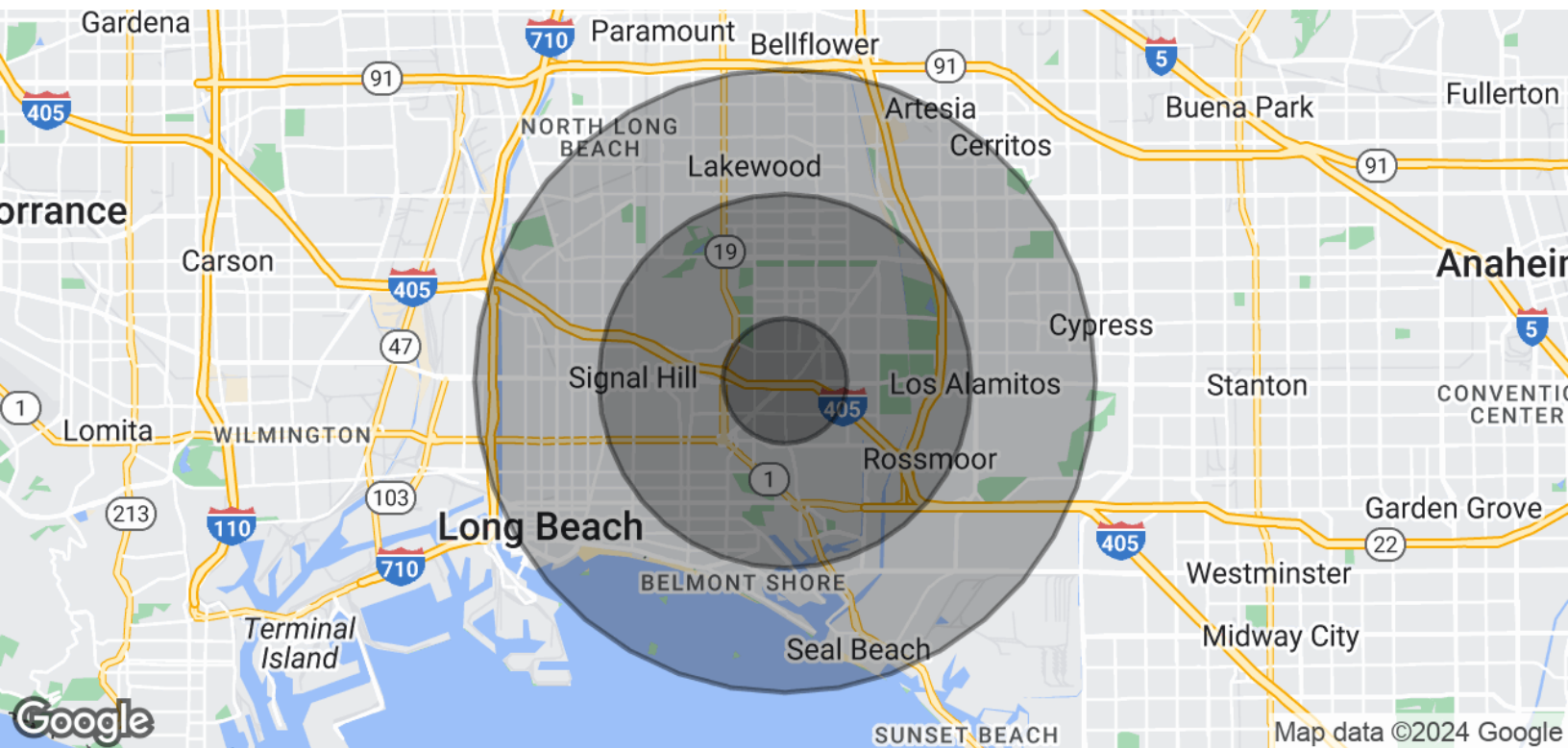
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,329	189,232	589,626
Average Age	40.1	39.5	38.6
Average Age (Male)	37.6	38.6	37.7
Average Age (Female)	40.6	40.0	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,644	74,023	226,716
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$120,348	\$107,514	\$93,874
Average House Value	\$636,262	\$644,842	\$581,608

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