

FOR LEASE | 961 SF

RETAIL | FOOD & BEVERAGE

ANAHEIM ST & XIMENO AVE | LONG BEACH, CA



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245

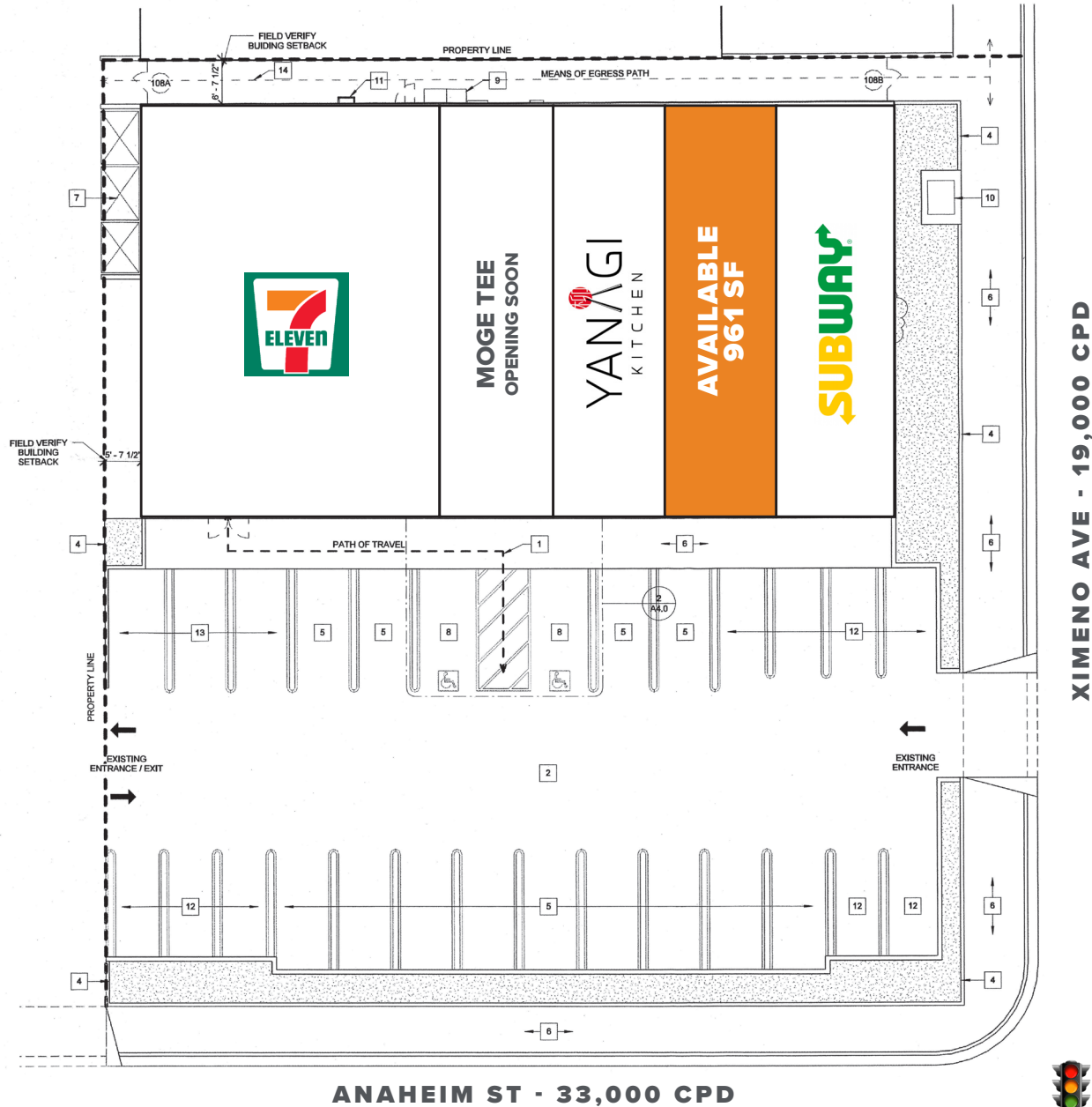


PROJECT HIGHLIGHTS

- **Join: 7-11 and Subway**
- **Over 50,000 CPD** at intersection
- **One Block** from Wilson High School (over 4,700 Students)
- **Five blocks** from the Long Beach Community Hospital (2,000+ employees)
- **Average Household Income** exceeds \$90,000 within 2 miles

Demographics	1 Mile	2 Miles	3 Miles
 Population	39,448	144,627	245,746
 Avg. HH Income	\$88,242	\$93,559	\$91,858
 Daytime Population	23,419	91,184	161,261

PROJECT SITE PLAN



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