



Smart & Final
extra!

Newly Renovated Building

Under Construction
Coming 2025

ALDI
Now Open

Long Beach Poly H.S.
(4,083 Students)

ATLANTIC AVE | 21,800 CPD

LIME AVE

E ANAHEIM ST | 28,900 CPD

MARTIN LUTHER KING JR AVE | 5,500 CPD

EAST ANAHEIM PLAZA

RESTAURANT & SHOP SPACE AVAILABLE | ±1,079 - 2,087 SF

Anaheim St & Lime Ave, NEC | Long Beach, CA



©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold to be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

PROPERTY HIGHLIGHTS

- Newly constructed urban center anchored by Aldi
- Features outdoor patio and dining
- **Parking:** 173 Stalls (4.00/1000 SF)
- **Access:** (4) access points, (3) from Anaheim St and (1) from Lime Ave along with over 35,000 cars per day
- **Signage:** Exterior eyebrow signage and multi-tenant sign panel along Anaheim St



POPULATION

<i>1 mile</i>	<i>3 mile</i>	<i>5 mile</i>
91,431	268,405	448,850



AVG. HOUSEHOLD INCOME

<i>1 mile</i>	<i>3 mile</i>	<i>5 mile</i>
\$74,026	\$101,268	\$117,980



DAYTIME POPULATION

<i>1 mile</i>	<i>3 mile</i>	<i>5 mile</i>
45,207	180,887	318,971



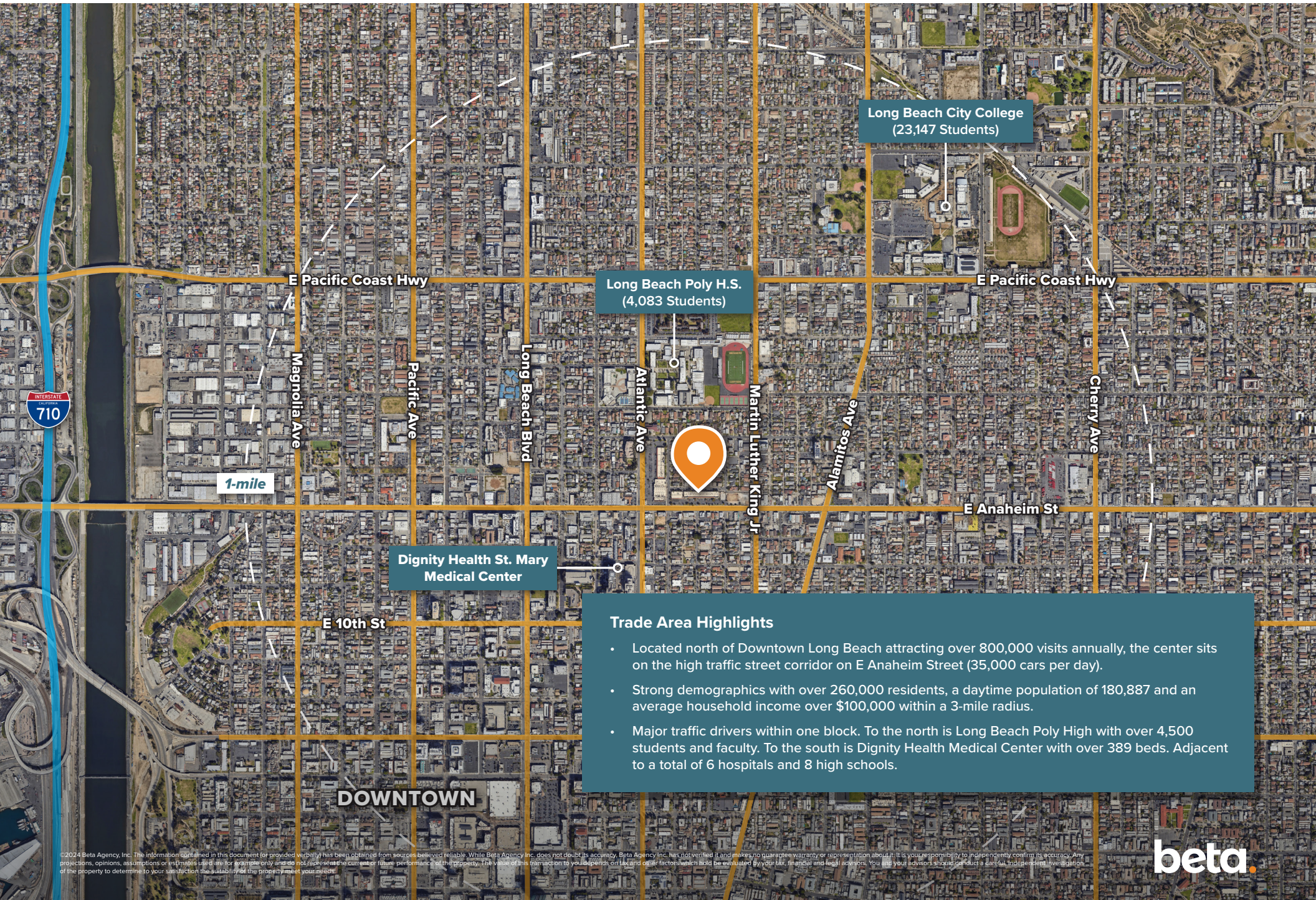
Available Spaces

RETAIL RESTAURANT



West, South & East Elevations





Trade Area Highlights

- Located north of Downtown Long Beach attracting over 800,000 visits annually, the center sits on the high traffic street corridor on E Anaheim Street (35,000 cars per day).
- Strong demographics with over 260,000 residents, a daytime population of 180,887 and an average household income over \$100,000 within a 3-mile radius.
- Major traffic drivers within one block. To the north is Long Beach Poly High with over 4,500 students and faculty. To the south is Dignity Health Medical Center with over 389 beds. Adjacent to a total of 6 hospitals and 8 high schools.

EAST ANAHEIM PLAZA

Anaheim St & Lime Ave, NEC | Long Beach, CA

RESTAURANT & SHOP
SPACE AVAILABLE

±1,079 - 2,087 SF

For leasing, please contact:

Mitchell Hernandez

Lic. 01875229

T 310 430 7790 x102

Mitchell.Hernandez@BetaAgency.com

beta.

©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

BetaAgency.com

137 Eucalyptus Dr, El Segundo, CA 90245