



# OFFICE & CLASSROOM CAMPUS FOR SALE

4223 E ANAHEIM STREET, LONG BEACH, CA 90804



## PROPERTY HIGHLIGHTS

- Two Buildings on 41,462 Sq. Ft. of Land:
  - 16,073 Sq. Ft. Classroom Building
  - 4,160 Sq. Ft. Administrative Office Building
- Elevator Served and Fully Sprinklered
- Multiple Classrooms, Library and Conference Room
- Zoned LB2RN
- Ideal for Charter or religious schools, clinic trials, addiction treatment or administrative & program offices for non-profits and possible residential development



**SALE PRICE: PROPERTY IS UNPRICED. OFFERS DUE OCTOBER 28, 2016**

**BRAD MILES**  
 562.296.1305  
 bmiles@incocommercial.com  
 BRE #00927860

**BILL TOWNSEND**  
 562.296.1308  
 btownsend@incocommercial.com  
 BRE #00908295

**DEBRA ORTH**  
 562.296.1324  
 dorth@incocommercial.com  
 BRE #01511534

Your Entrepreneurial Real Estate Partner. Building Wealth Together.

**INCOCOMMERCIAL.COM**  
 6621 E. PACIFIC COAST HWY, SUITE 280  
 LONG BEACH, CA 90803  
 562.296.1305  
 DRE# 01359006

This information contained herein was obtained from third parties, and has not been independently verified by real estate brokers. Buyers and Tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax environmental, building construction, soil drainage or other such matters.



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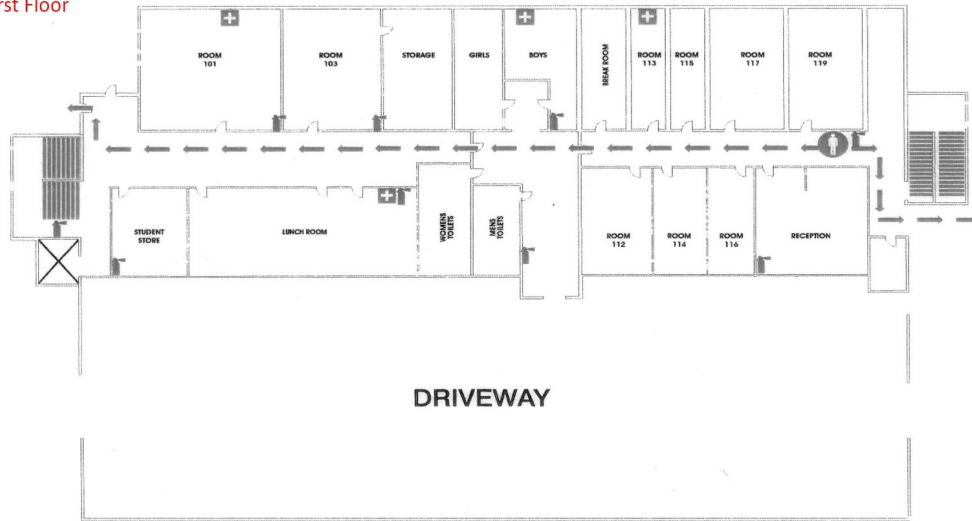




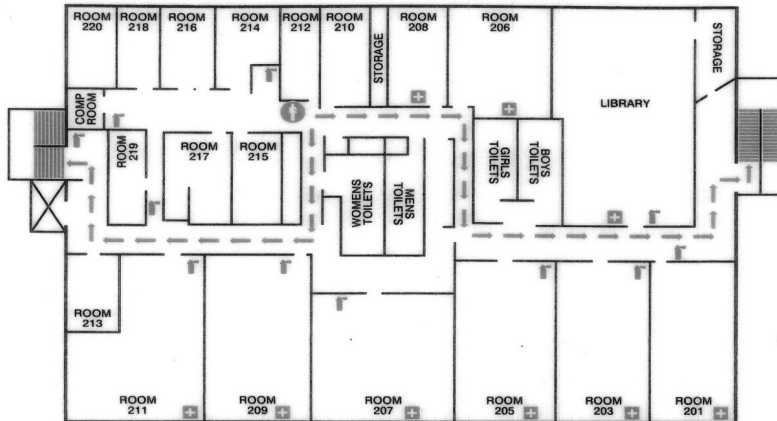
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4223 E ANAHEIM STREET, LONG BEACH, CA 90804

First Floor



Second Floor



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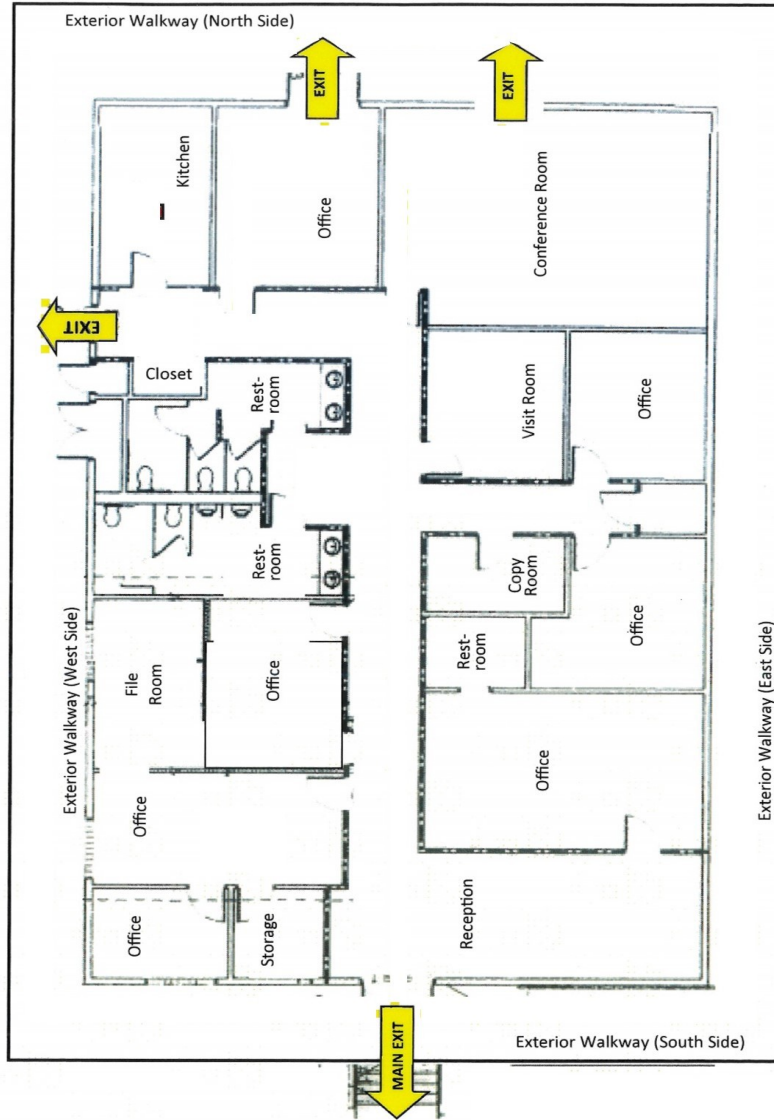
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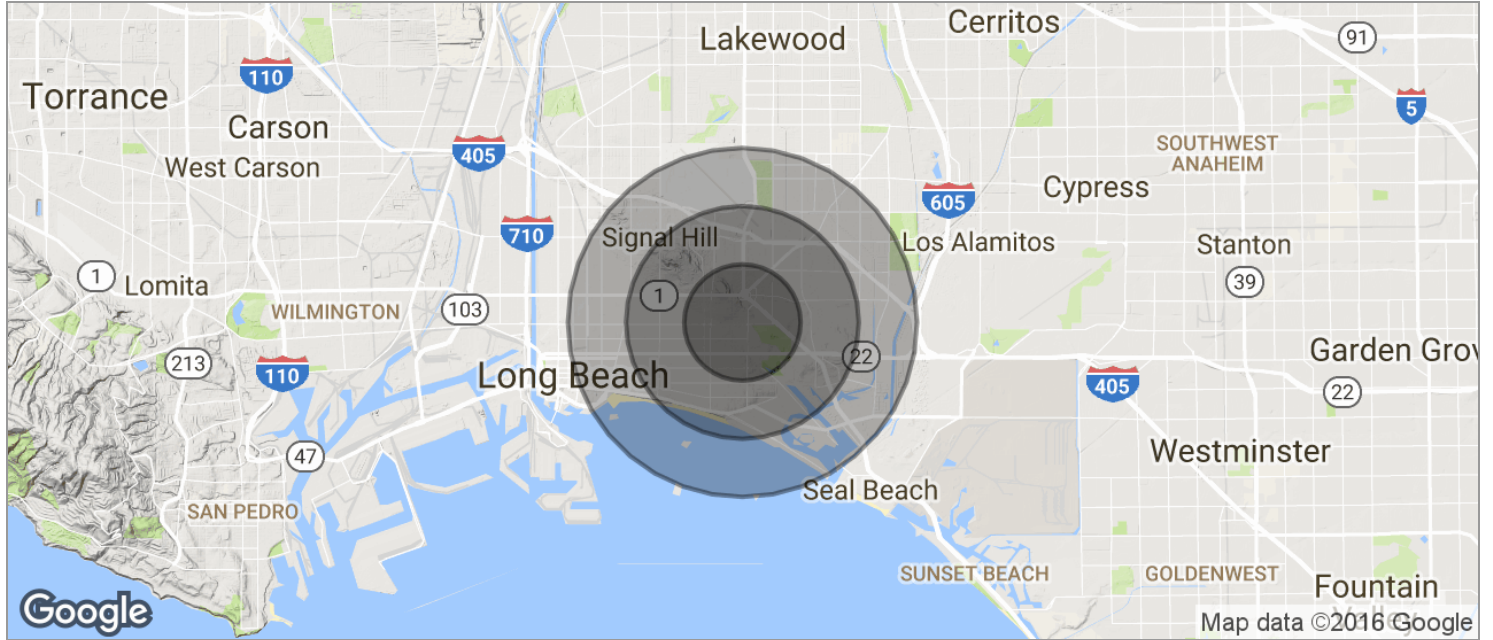
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	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
TOTAL POPULATION	40,143	126,867	220,011
MEDIAN AGE	32.2	33.1	33.4
MEDIAN AGE (MALE)	32.9	33.0	33.2
MEDIAN AGE (FEMALE)	31.8	33.6	33.9
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	16,545	49,901	84,025
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$68,111	\$75,174	\$74,424
AVERAGE HOUSE VALUE	\$573,683	\$577,388	\$563,229

\* Demographic data derived from 2010 US Census

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