



# RETAIL/RESTAURANT SPACE FOR LEASE

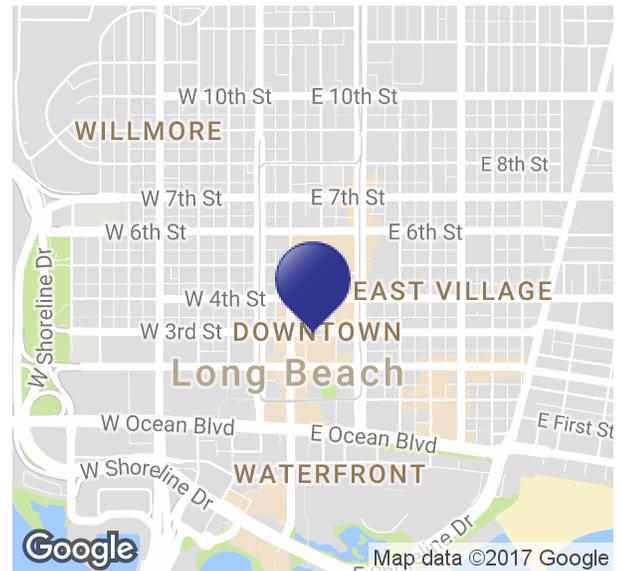
245 THE PROMENADE, LONG BEACH, CA 90802



## PROPERTY HIGHLIGHTS

- Approximately 2,000 - 5,000 Sq. Ft. of restaurant/retail space
- Located in the heart of Downtown Long Beach on The Promenade.
- Directly across from Dog Haus, Michael's Pizzeria, Beachwood
- convention center, freeway, shopping , theater's all within 1 mile
- ADA compliant
- Free 2 hour Parking
- TURNKEY restaurant/ retail space
- **\*\*GROUND LEVEL ONLY\*\***

**LEASE RATE: \$3.50 SF/MONTH (NNN)**



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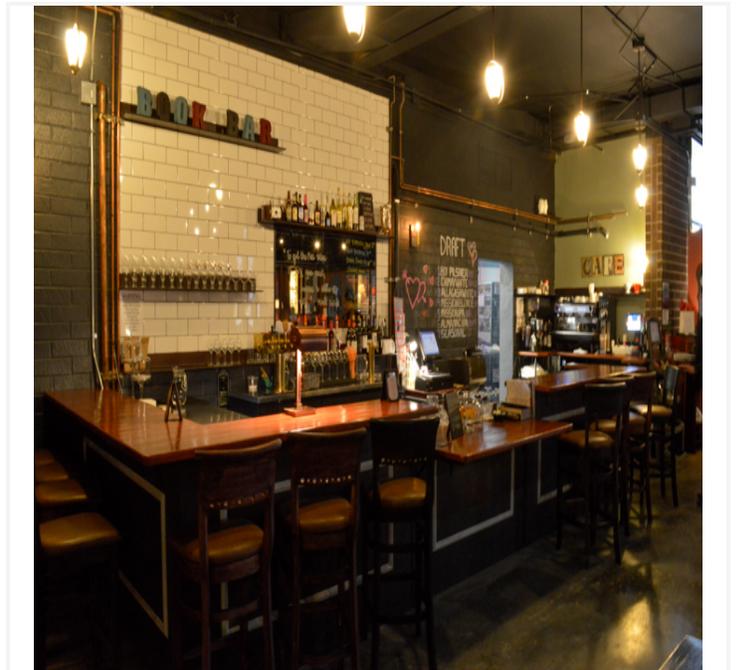
**INCOCOMMERCIAL.COM**  
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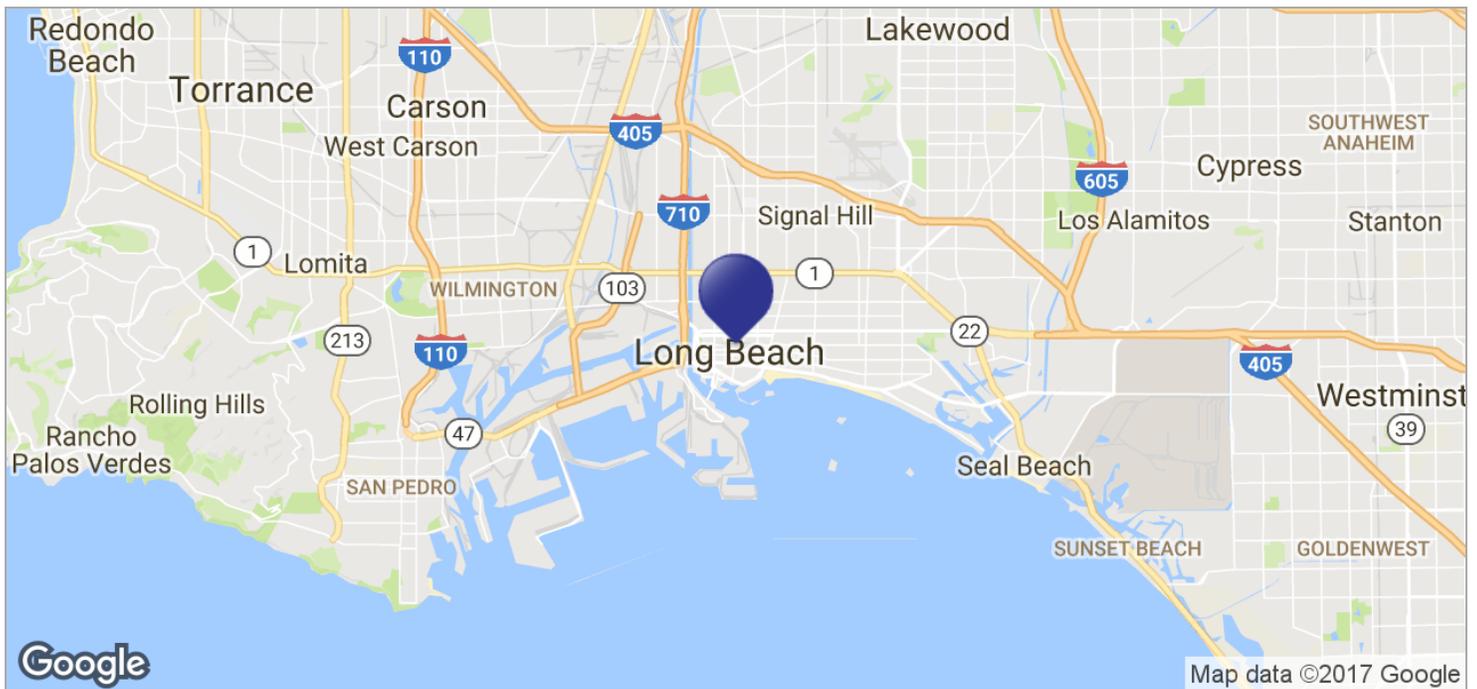
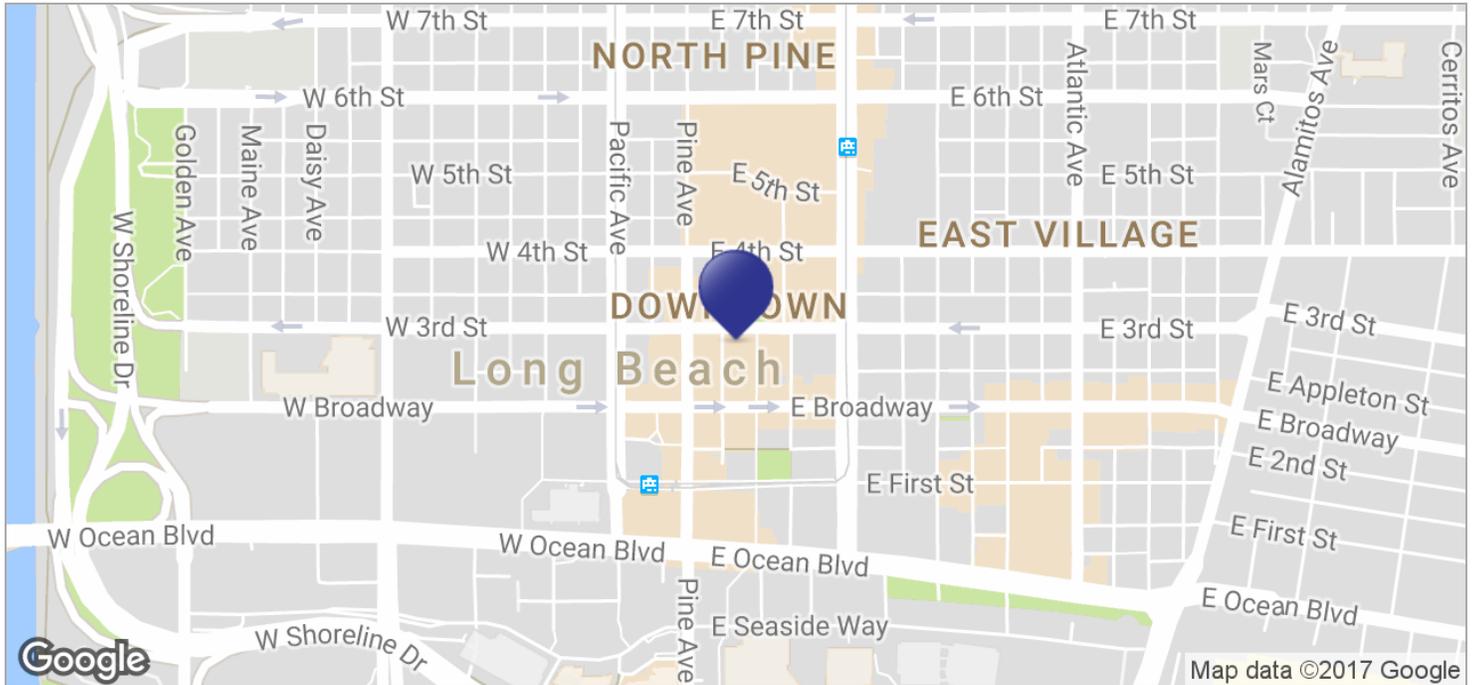
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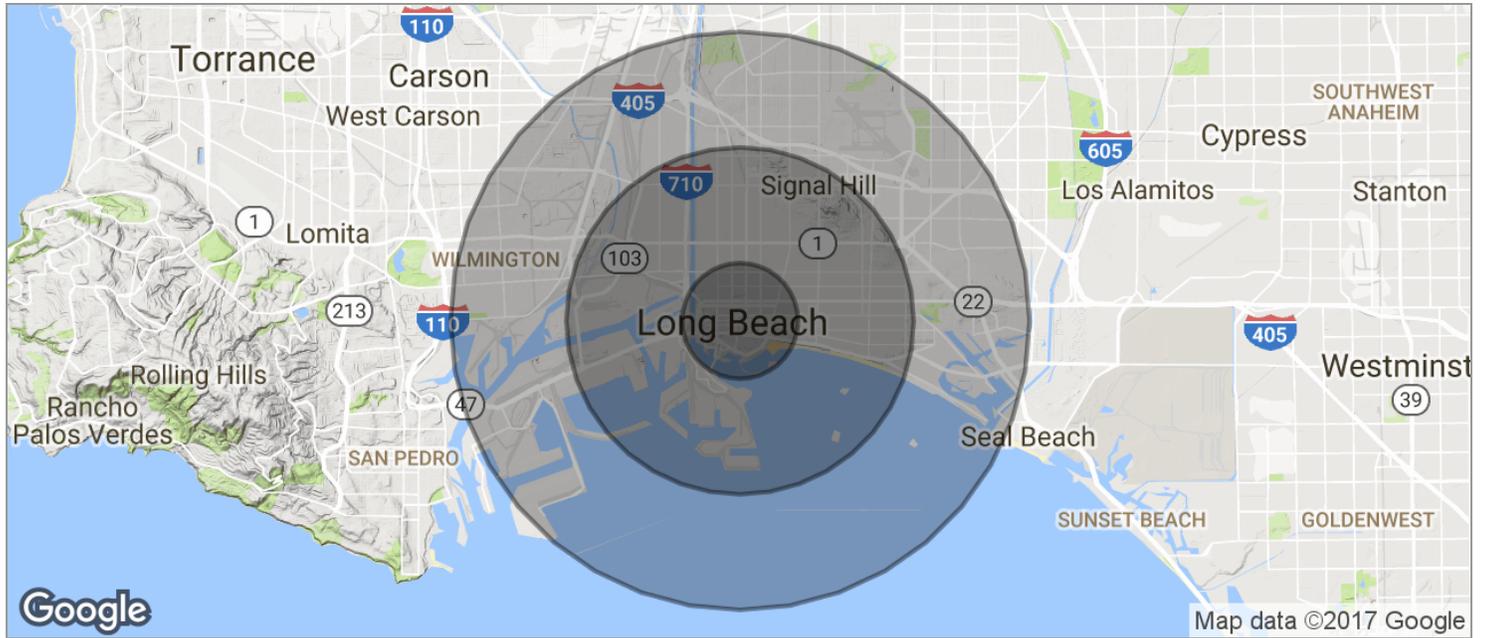
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	51,823	231,909	379,176
MEDIAN AGE	31.5	29.5	31.8
MEDIAN AGE (MALE)	31.0	29.3	31.3
MEDIAN AGE (FEMALE)	32.2	29.9	32.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	21,916	78,765	132,860
# OF PERSONS PER HH	2.4	2.9	2.9
AVERAGE HH INCOME	\$49,790	\$51,760	\$65,437
AVERAGE HOUSE VALUE	\$357,628	\$471,108	\$519,679

\* Demographic data derived from 2010 US Census