



# PARKCREST CENTER

3960 Studebaker Rd., Long Beach, CA 90808



## PROPERTY FEATURES:

- Approximately 1,250 Sq. Ft. available
- Open retail with 500 sq. ft. of bonus mezzanine space
- Retail, office and medical uses
- Across from McBride High School

**LEASE RATE: \$2.25 PSF, NNN**  
**(\$0.25 PSF CAM Charges Per Month)**



Your Entrepreneurial Real Estate Partner.  
 Building Wealth Together.

PAUL PHILLIPS  
 T: (562) 498-3395  
 D: (562) 296-1301  
 pphillips@incocommercial.com  
 BRE Lic. 01119053

6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | **BRE#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, taxes, environmental, building construction, soil drainage or other such matters.



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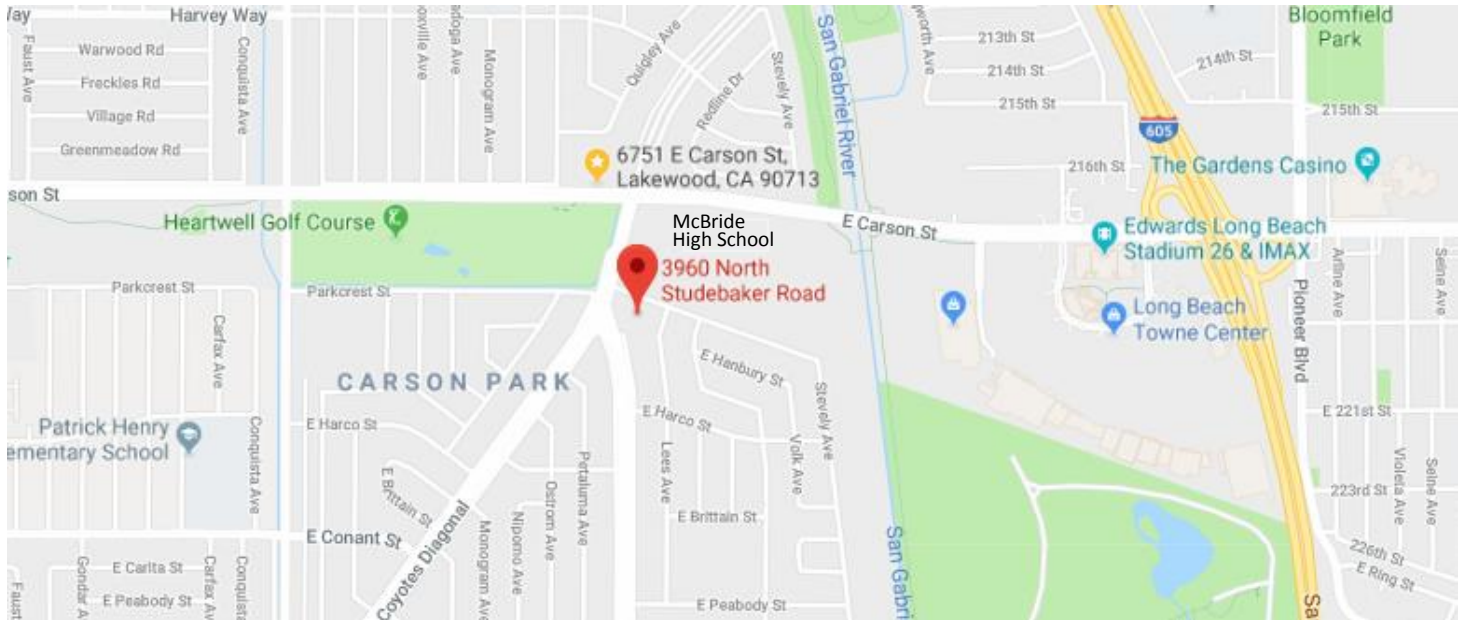
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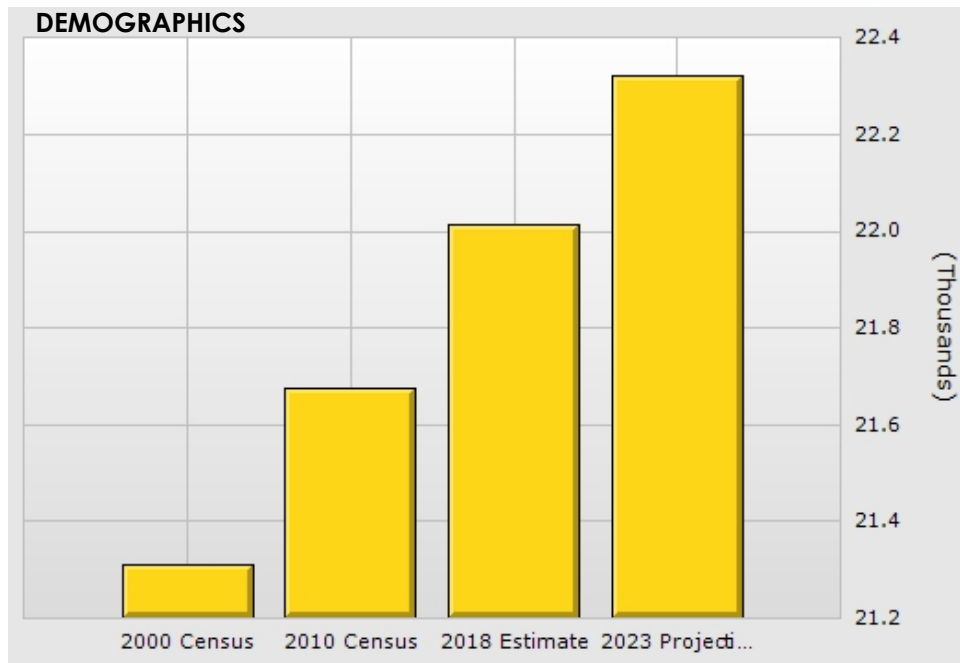
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	radius quick stats		
Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	22,012	194,717	595,520
2023 Population:	22,320	197,773	605,371
Pop Growth 2018-2023:	1.40%	1.57%	1.65%
Average Age:	39.80	39.80	39.10
Households			
2018 Total Households:	7,689	65,096	200,184
HH Growth 2018-2023:	1.35%	1.55%	1.66%
Median Household Inc:	\$95,160	\$89,833	\$75,148
Avg Household Size:	2.90	3.00	2.90
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$552,409	\$625,849	\$587,606
Median Year Built:	1955	1958	1962

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