



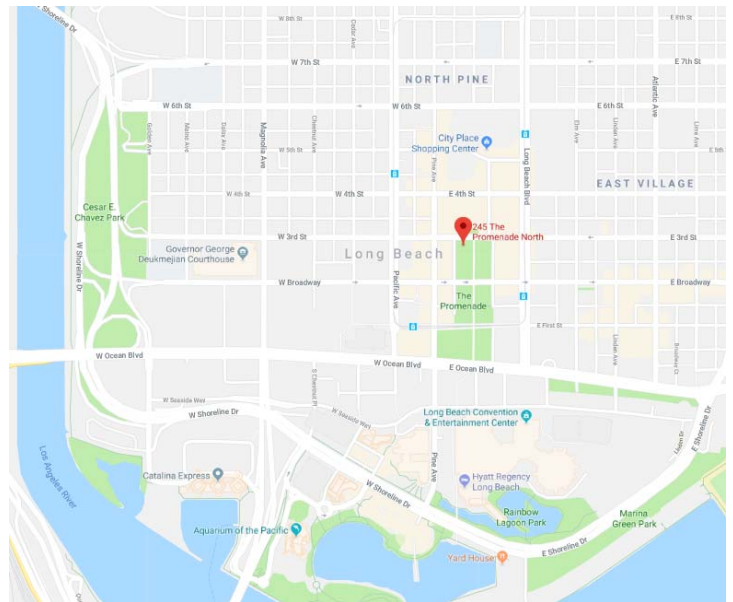
# RETAIL / RESTAURANT SPACE FOR LEASE

245 The Promenade, Long Beach



## FEATURES

- GROUND FLOOR ONLY
- Approximately 4,800 Sq. Ft.
- Prime Location Downtown Long Beach Promenade
- Public Parking Across the Street ( 2 Hrs. Free)
- Walking Distance of Dining, Banking, and Hospitality Amenities
- Turn Key Restaurant – Grease Trap – Hood
- 12 Valet Parking Spaces
- Possible Uses – Restaurant, General Retail, General Office



LEASE RATE: \$3.50 PSF/MO, NNN (\$0.26 PSF)

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LYNSEY POLACHEK  
C: (562) 221-8116  
LP@INCOCOMMERCIAL.COM  
DRE Lic 01966087

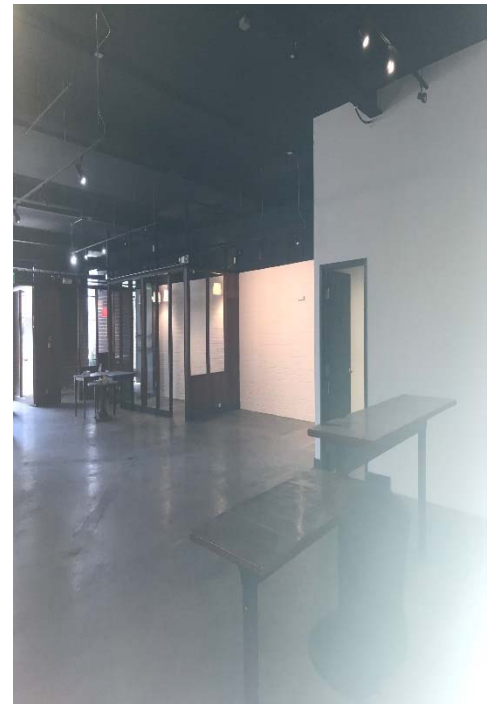
6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | **DRE#01359006**

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# ADDITIONAL PHOTOS

## 245 The Promenade, Long Beach

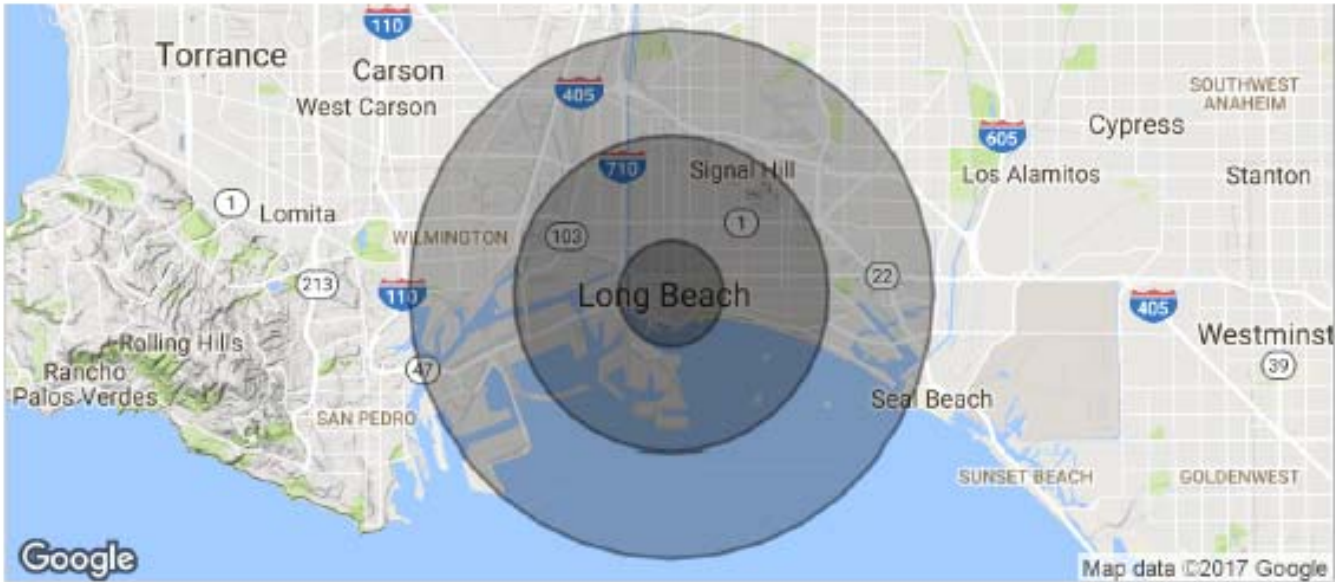


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	51,823	231,909	379,176
MEDIAN AGE	31.5	29.5	31.8
MEDIAN AGE (MALE)	31.0	29.3	31.3
MEDIAN AGE (FEMALE)	32.2	29.9	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	21,916	78,765	132,860
# 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

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