



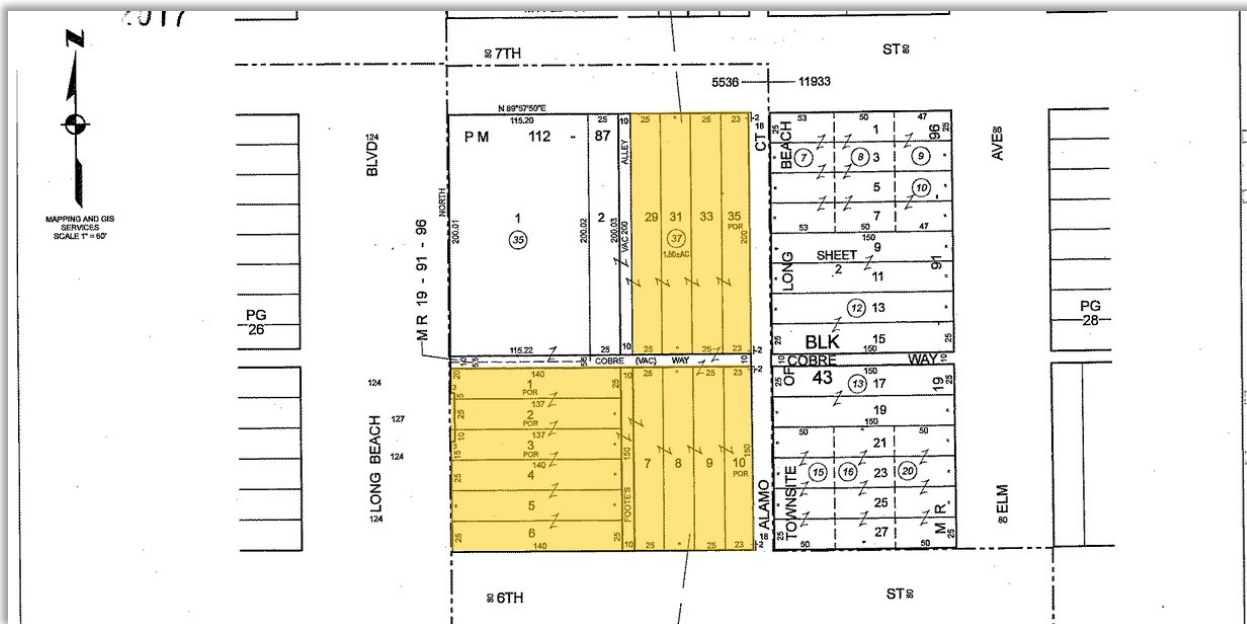
Corner Retail Building in Downtown Long Beach

For Lease: 600 Long Beach Blvd. Long Beach, CA 90802

- Approximate 13,500 SF building located on the signalized intersection of Long Beach Blvd and 6th Street. Located blocks from Shoreline Village, Long Beach Convention Center, Waterfront and Pine Street.
- Previously Walgreens Drug Store with open floor plan, high ceilings, lighting throughout, set up for retail displays, pharmacy drive-through, and loading area in the back of the building with grade level door.
- Excellent signage on the building and shared pylon sign. Newer construction, sprinklers and multi-stall restrooms.
- Ample parking on site with 1.53 acres of land. PD-30 Downtown Long Beach zoning allows retail, restaurant, mixed-use development and accessory uses.
- Located adjacent to McDonald's, across the street from CVS, El Pollo Loco and Denny's restaurant.

Property Description

Total Building Square Footage:	13,500 Square Feet
Lot Size:	1.53 acres
APN:	7273-027-037
Year Built:	2004
Zoning:	PD-30: Downtown Long Beach Planned Development
Previous Tenant:	Walgreens Drug Store and Pharmacy
Base Rent:	\$1.83 PSF
NNN:	Approx \$0.75 PSF



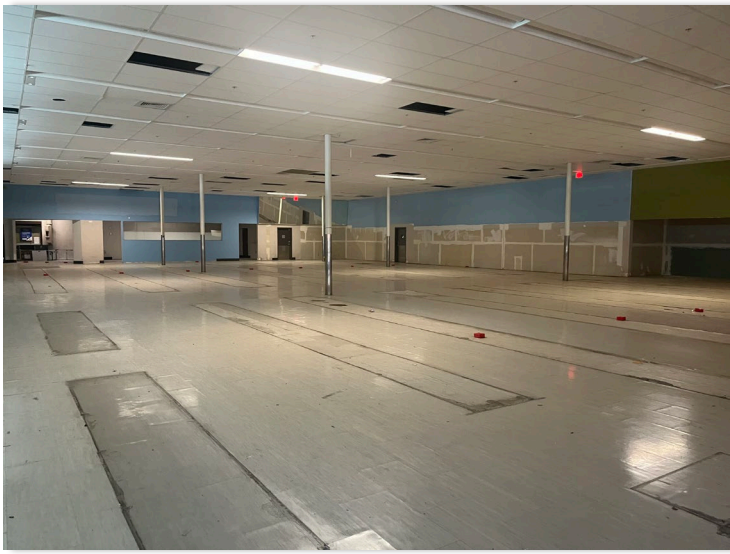
Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

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*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. *



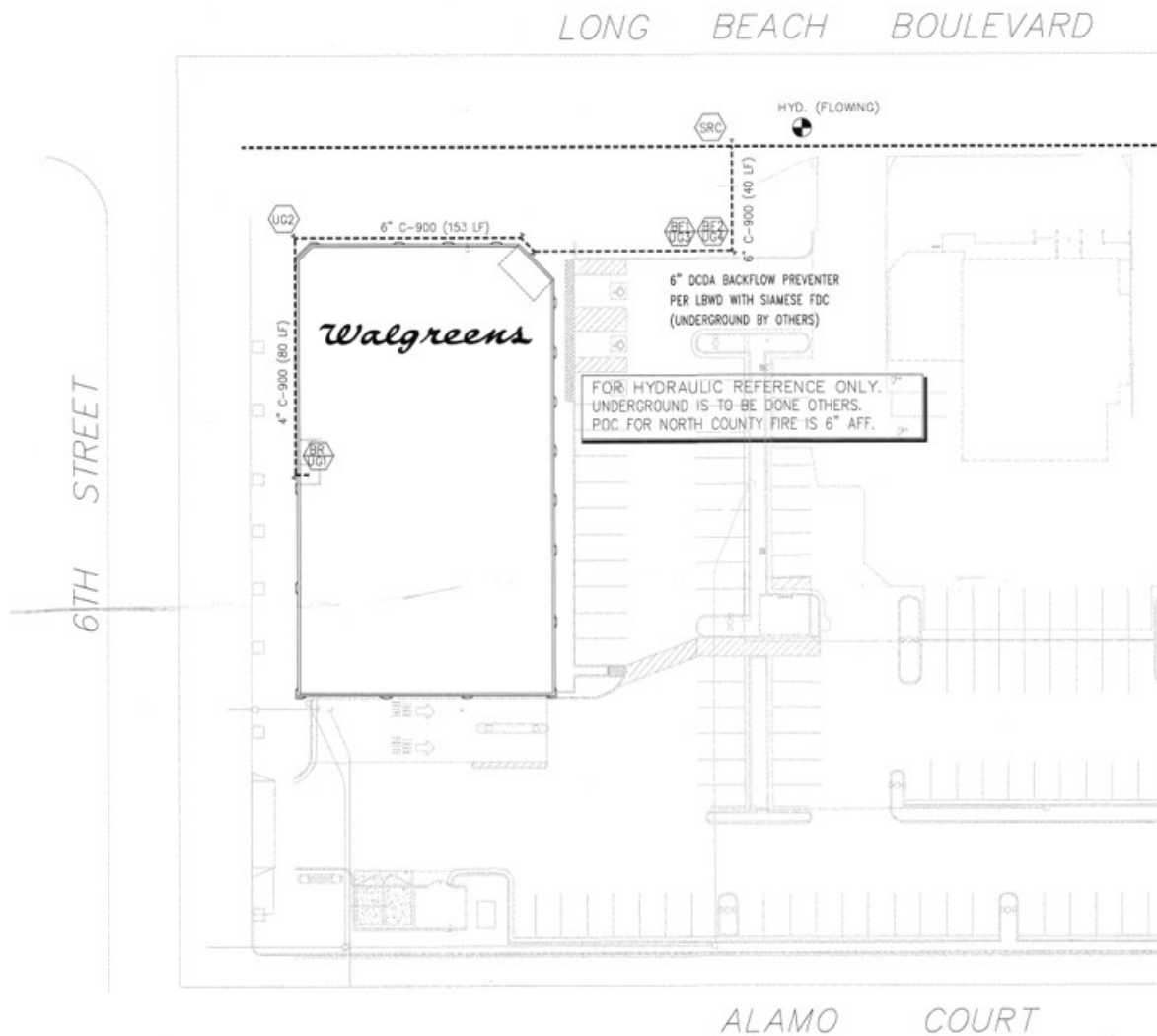
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Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	163,949	394,419	1,462,940
Average HH Income	\$76,268	\$94,855	\$105,881
Traffic Count- Long Beach Blvd.	17,991 2022 Data		



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