



EAST ANAHEIM PLAZA

RESTAURANT & SHOP SPACE AVAILABLE | $\pm 1,079 - 2,087$ SF

Anaheim St & Lime Ave, NEC | Long Beach, CA

beta.

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137 Eucalyptus Dr, El Segundo, CA 90245

PROPERTY HIGHLIGHTS

- Newly constructed urban center anchored by Aldi
- Features outdoor patio and dining
- **Parking:** 173 Stalls (4.00/1000 SF)
- **Access:** (4) access points, (3) from Anaheim St and (1) from Lime Ave along with over 35,000 cars per day
- **Signage:** Exterior eyebrow signage and multi-tenant sign panel along Anaheim St



POPULATION

1 mile	3 mile	5 mile
91,431	268,405	448,850



AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$74,026	\$101,268	\$117,980



DAYTIME POPULATION

1 mile	3 mile	5 mile
45,207	180,887	318,971



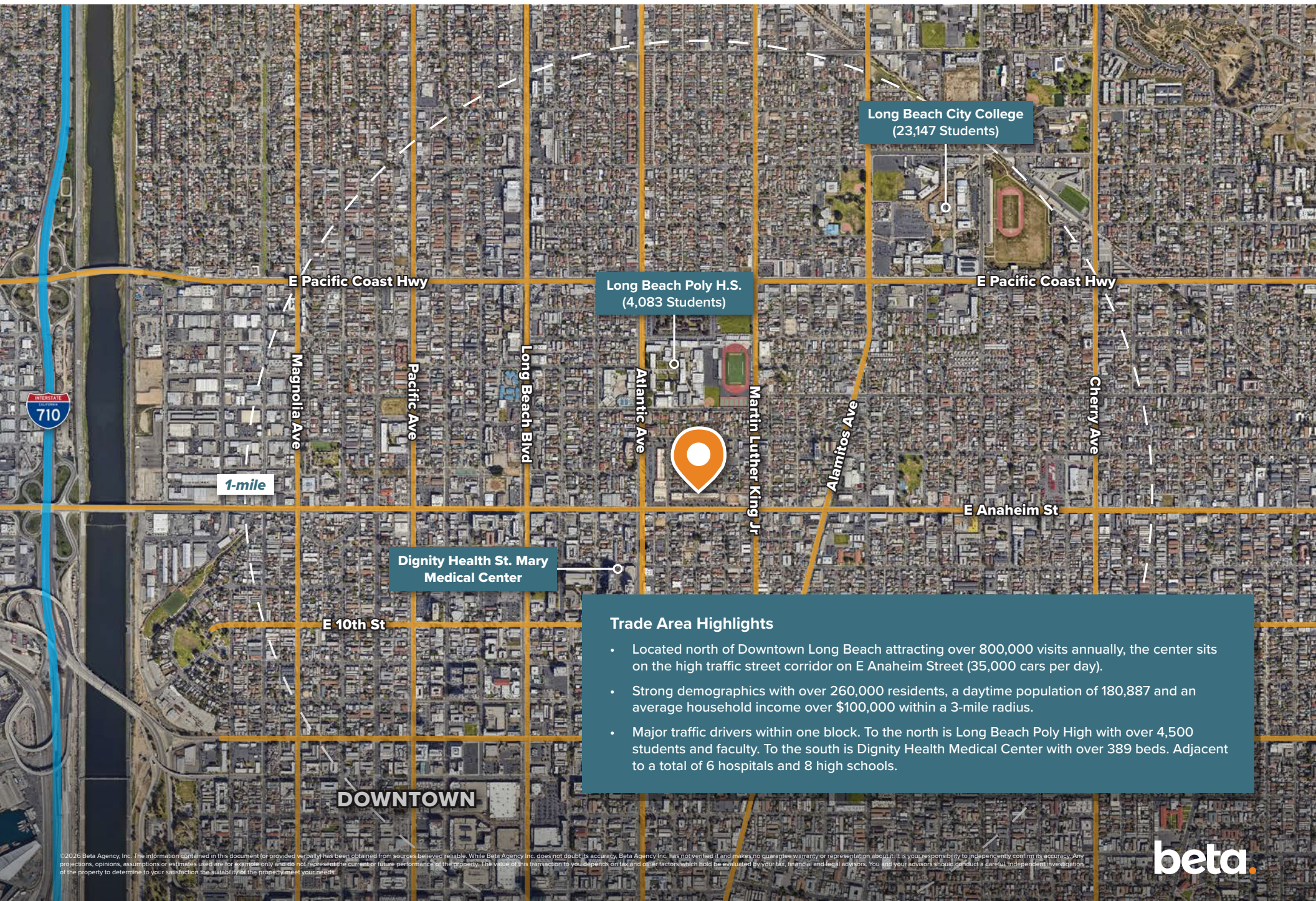
Available Spaces

RETAIL RESTAURANT



West, South & East Elevations





Long Beach Poly H.S.
(4,083 Students)

Long Beach City College
(23,147 Students)

Dignity Health St. Mary
Medical Center

Trade Area Highlights

- Located north of Downtown Long Beach attracting over 800,000 visits annually, the center sits on the high traffic street corridor on E Anaheim Street (35,000 cars per day).
- Strong demographics with over 260,000 residents, a daytime population of 180,887 and an average household income over \$100,000 within a 3-mile radius.
- Major traffic drivers within one block. To the north is Long Beach Poly High with over 4,500 students and faculty. To the south is Dignity Health Medical Center with over 389 beds. Adjacent to a total of 6 hospitals and 8 high schools.

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