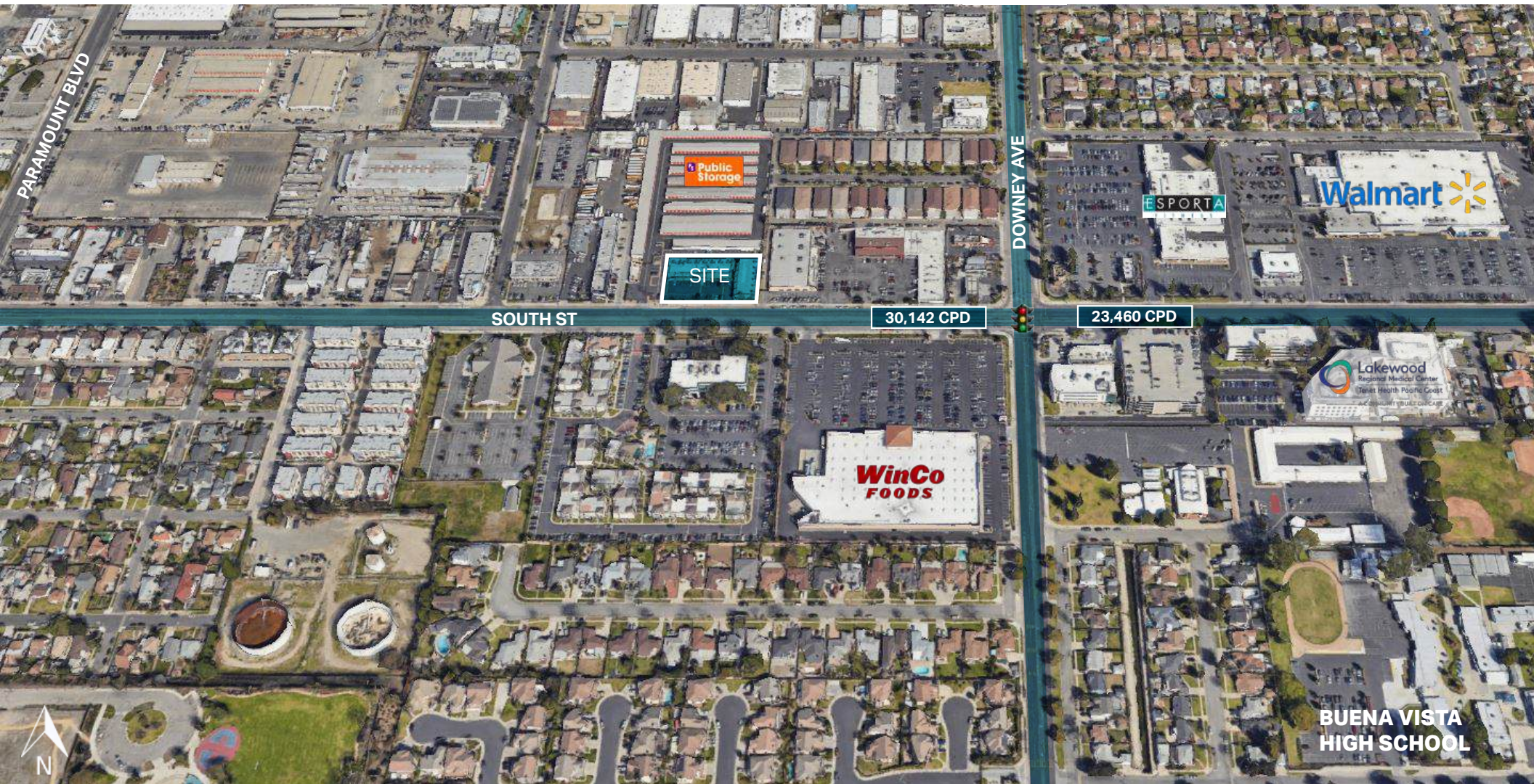


Long Beach Business Park

3253-3255 E. South St Long Beach, CA

 epstein & associates

FOUNDING MEMBER | CHAINLINKS
RETAIL ADVISORS



Property Highlights

- Good access / parking / identity
- Strong daytime and residential population
- Close proximity to Lakewood Hospital and other medical facilities
- Move-in ready spaces - vanilla shell condition

Please Contact

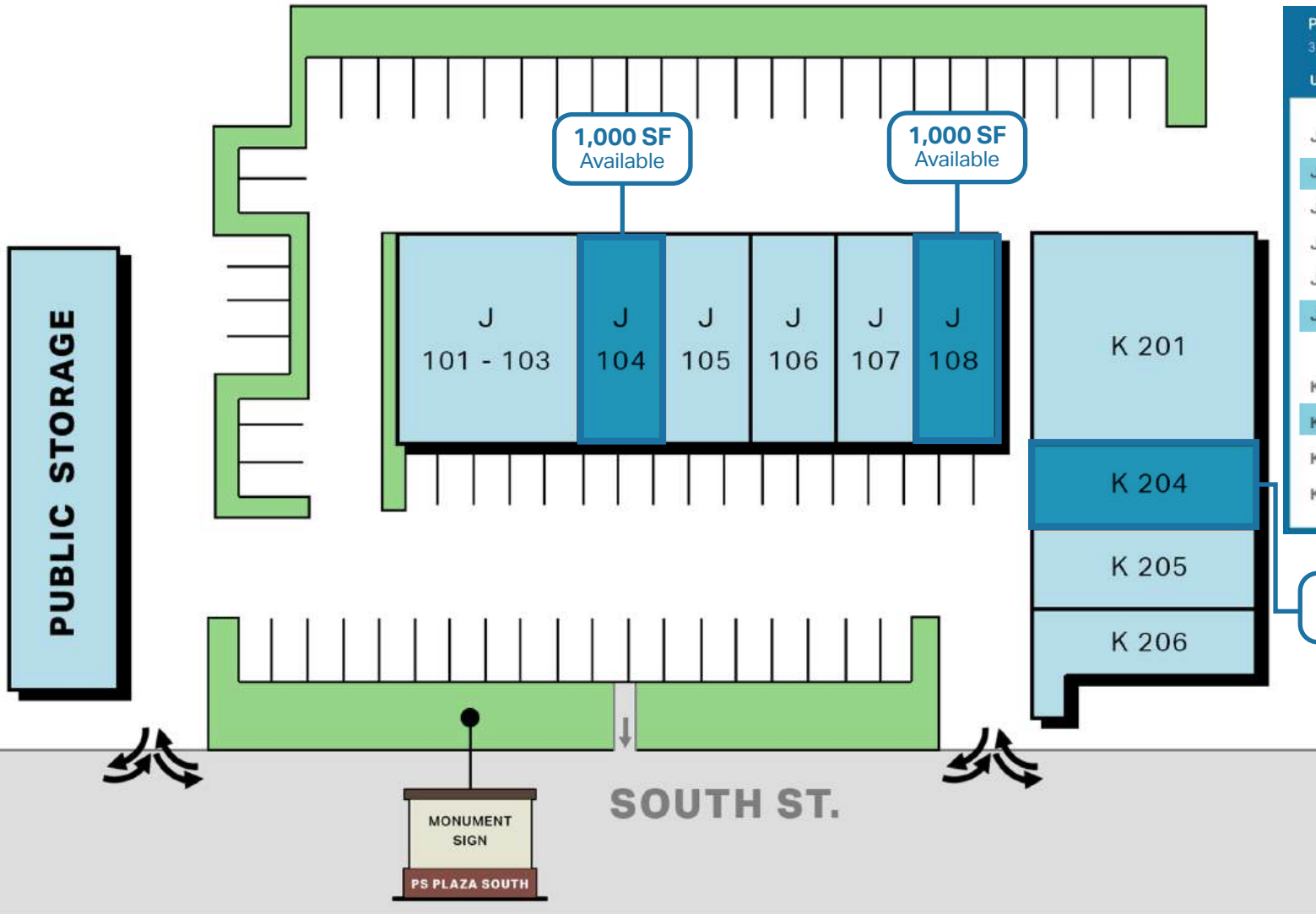
CAMERON CROWNER

310.451.8171 X 240
CCROWNER@EPSTEEN.COM
BRE LIC: 00924460

AUSTIN COLE

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SITE PLAN



PS BUSINESS PARKS		
3253-3255 E South St. Long Beach, CA 90805		
UNIT	TENANT	SIZE
J 101-103	THE CAJUN CRAB	3,000 SF
J 104	AVAILABLE	1,000 SF
J 105	SIZZLING WOK	1,000 SF
J 106	LOVELY NAILS	1,000 SF
J 107	HAIR IT IS SALON	1,000 SF
J 108	AVAILABLE	1,000 SF
K 201	SCULPT FITNESS	3,000 SF
K 204	AVAILABLE	1,000 SF
K 205	CREATIVE TAX SOLUTIONS	1,000 SF
K 206	FRANK BICYCLES	1,000 SF



DEMOGRAPHICS

TRAFFIC COUNTS



Population

- 1 MILE 32,110
- 2 MILE 130,179
- 3 MILE 270,909



- SOUTH ST (W) 30,142 CPD
- SOUTH ST (E) 23,460 CPD



Median Household Income

- 1 MILE \$89,616
- 2 MILE \$85,870
- 3 MILE \$84,382



Daytime Population

- 1 MILE 14,067
- 2 MILE 32,029
- 3 MILE 74,275