



Cherry Square Retail Center

6600-6640 Cherry Ave. Long Beach, CA 90805
 NEC of Cherry Ave & Artesia Blvd



- Ⓞ High profile location at the SEC of Cherry Avenue & Artesia Boulevard with average daily traffic of approximately 47,000 cars
- Ⓞ Frontage on the 91 Freeway with average daily traffic of approximately 267,000 cars
- Ⓞ 1st Prime end cap available for lease: 1,600 sq.ft on Cherry Avenue (expandable up to 3,250 sq.ft.)
- Ⓞ 2nd Prime end cap available for lease: 2,193 sq.ft. with great visibility from Cherry Avenue
- Ⓞ Freeway on-ramp runs alongside the end-cap space, and freeway off-ramp runs directly into the property with great exposure
- Ⓞ Monument signage available
- Ⓞ Prominent building signage along Cherry, and on the back of the building fronting the 91 Freeway
- Ⓞ Dense, infill demographics - approximately 33,000 population in a 1 mile radius
- Ⓞ High Consumer Spending
- Ⓞ Available:

- 6620: 1,110sf
- 6624: 1,100sf
- 6628: 1,100sf
- 6636: 825sf
- 6638: 825sf
- 6640: 1,600sf

\$2.75 psf NNN

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| 2020 Est. Population | 30,897 | 309,516 | 700,244 |
| Daytime Population | 9,571 | 70,210 | 234,814 |
| Household Income | \$69,106 | \$75,230 | \$82,528 |

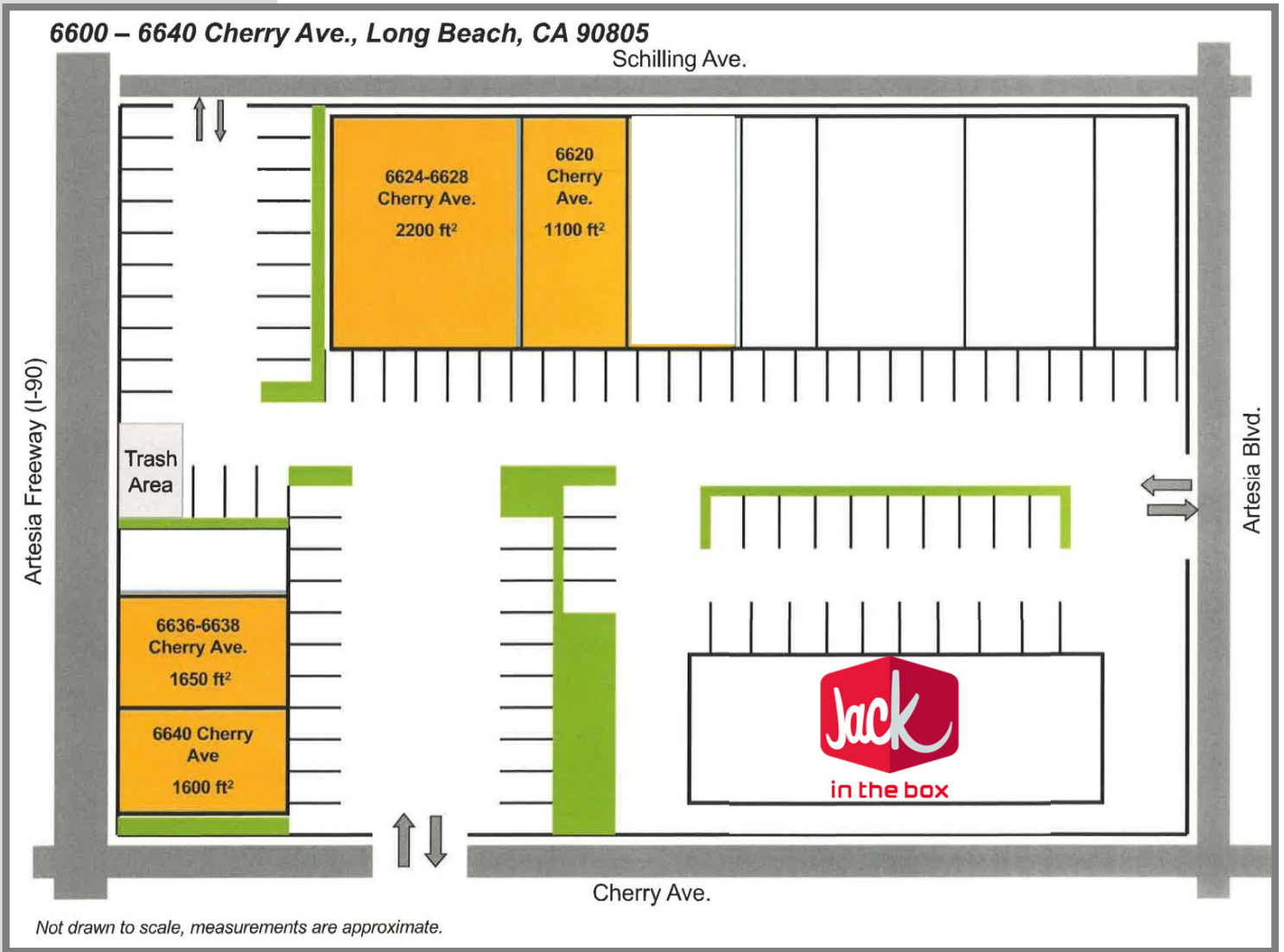


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