

FOR LEASE

LOS COYOTES CENTER

3400-3500 LOS COYOTES DIAGONAL, LONG BEACH, CA 90808

CORELAND
COMPANIES



PROPERTY DESCRIPTION

Los Coyotes Center is strategically located at the signalized hard corners of Los Coyotes Diagonal, E Wardlow Road and Palo Verde Ave with 45,200 combined vehicles passing by daily. Additionally, the site is conveniently located within a very high household and population density.

PROPERTY HIGHLIGHTS

- 2,084 to 4,382 SF of Retail/Medical/Office Space Available
- High Street Visibility and Monument Signage
- Ample Parking
- Easy Ingress & Egress



SPACES	LEASE RATE	SPACE SIZE
3424	Negotiable	2,298 SF
3430	Negotiable	2,084 SF

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.

TIM MULLER

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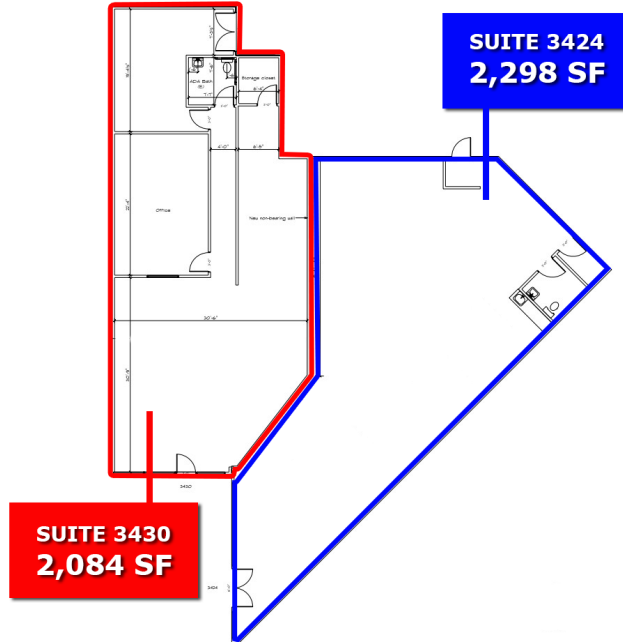
MATT HAMMOND

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TENANT NAME

UNIT NUMBER

UNIT SIZE (SF)

Jeffrey Cohen, DDS	3410	1,296
Center Stage Dance Academy	3418-20, 3438	5,237
AVAILABLE	3424	2,298
AVAILABLE	3430	2,084
Long Beach Spine & Rehab	3434	1,480
Go Dogs Co	3440	1,200
Jack & Robins LLC	3444	1,015
Nhon Thien Chau	3448	578
Little Coyote II LLC	3500	1,890

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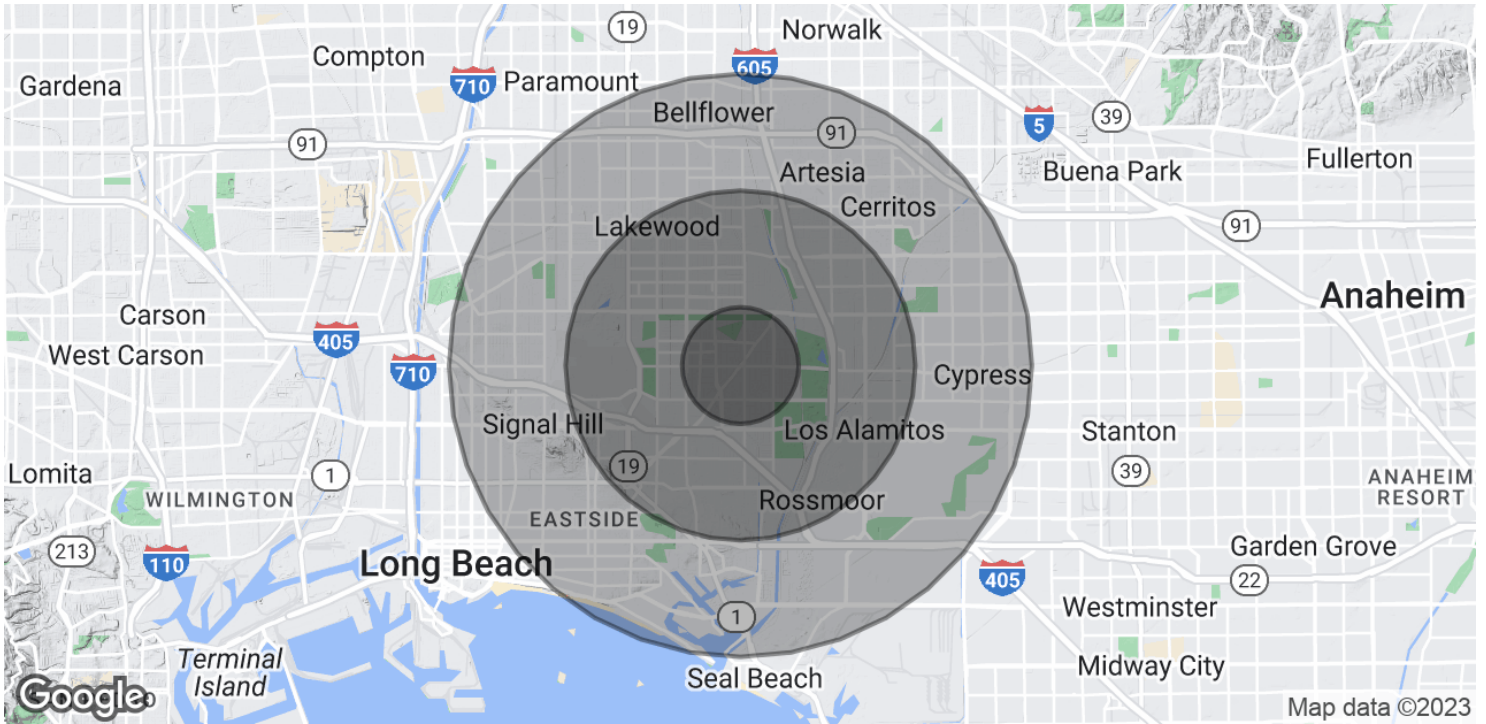
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,854	180,216	612,578
Average Age	43.8	40.5	39.4
Average Age (Male)	43.3	39.1	38.4
Average Age (Female)	44.1	41.2	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,892	61,616	223,147
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$128,941	\$116,665	\$99,262
Average House Value	\$674,674	\$639,964	\$597,928

* Demographic data derived from 2020 ACS - US Census