

# FOR SALE OR LEASE

ANAHEIM BUILDING

1928-1934 E ANAHEIM ST | LONG BEACH, CA 90813-3908



**DANIEL BARRIGA**  
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LEASING  
BROKERAGE  
INVESTMENTS

## PROPERTY SUMMARY

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### PROPERTY HIGHLIGHTS

- ± 5,000 SF GROUND FLOOR MEDICAL (DIVISIBLE)
- ± 2,400 SF 2ND FLOOR OFFICE/RETAIL/MEDICAL
- GATED PARKING LOT WITH CONVENIENT ACCESS + MULTIPLE POINTS OF ENTRY
- JUST OFF SIGNALIZED INTERSECTION
- TRAFFIC COUNTS (CPD) :- ANAHEIM STREET + CHERRY AVENUE ± 50,617
- HIGH DENSITY RESIDENTIAL AREA
- NEAR: BUS LINE, METRO AND COMMUTER RAIL
- 1.3 MI FROM ST. MARY MEDICAL CENTER
- 3 MI FROM LONG BEACH AIRPORT
- EXCELLENT DAYTIME COMMUTER TRAFFIC

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$2.00 SF/month (NNN)
Available SF:	5,000 - 7,000 SF
Building Size:	9,479 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,715	6,997	25,779
Total Population	6,406	25,645	80,079
Average HH Income	\$44,616	\$44,227	\$45,503

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## ADDITIONAL PHOTOS

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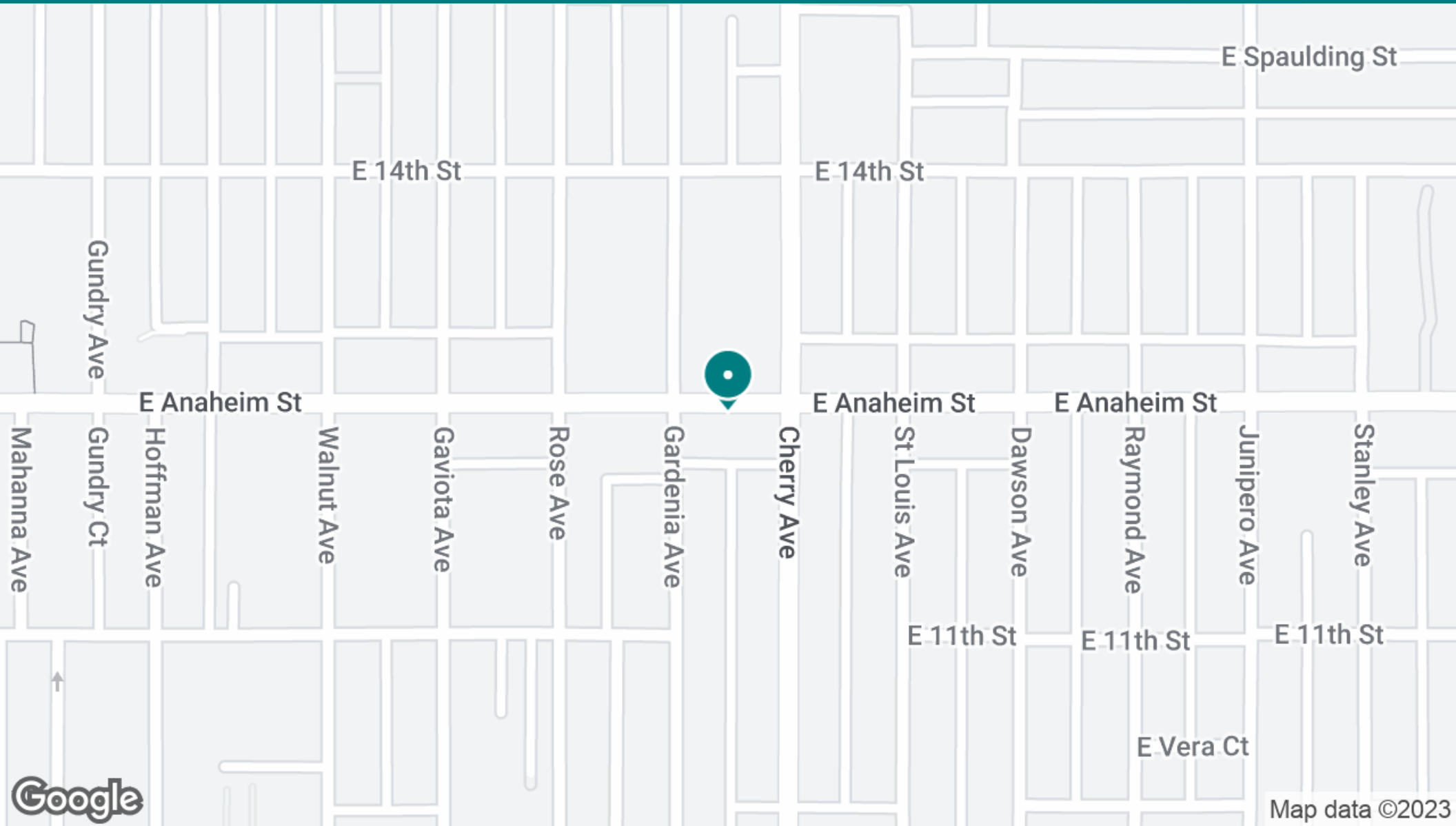
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## LOCATION MAP

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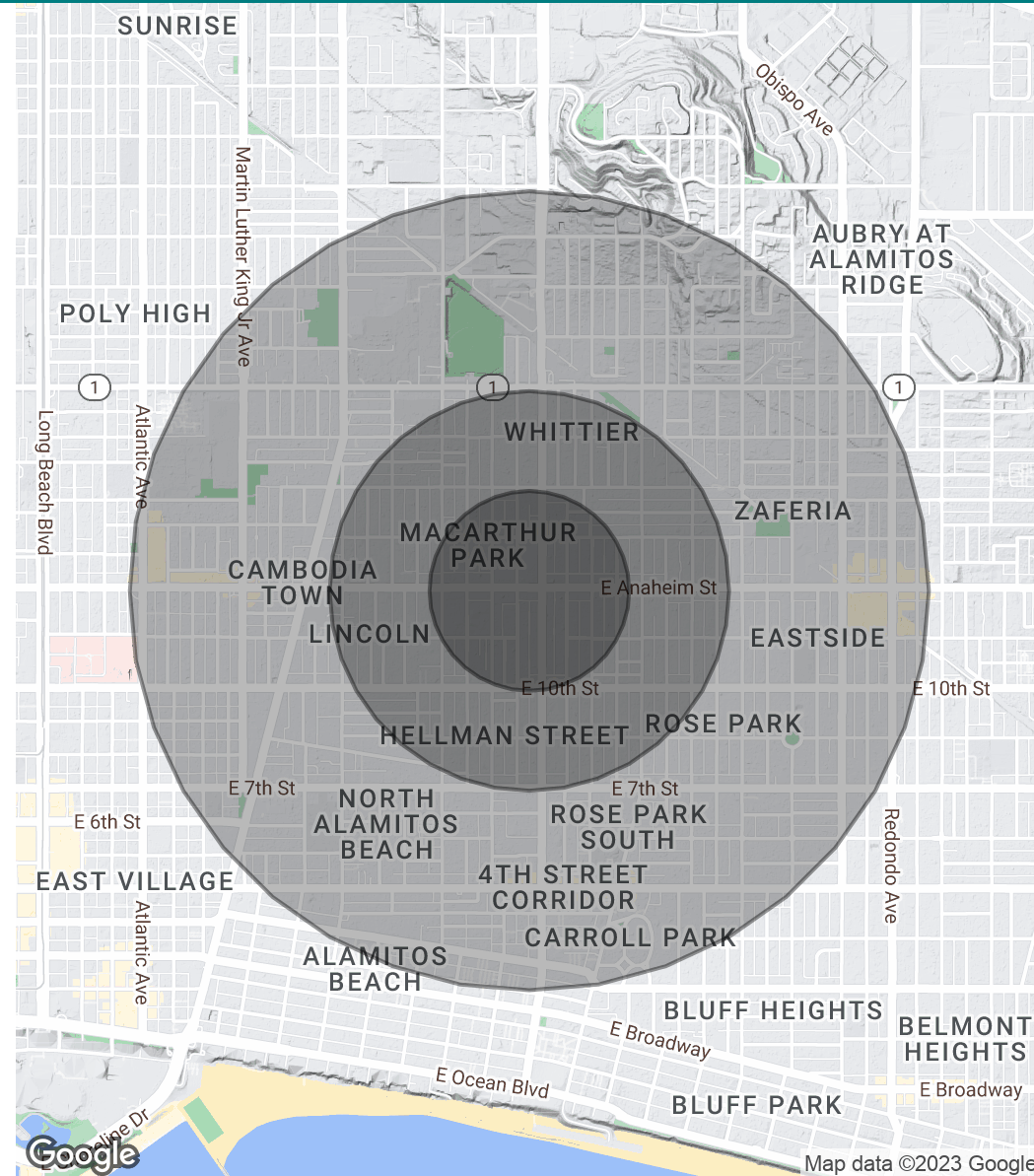
## DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,406	25,645	80,079
Average Age	26.6	26.8	28.1
Average Age (Male)	26.4	26.5	27.8
Average Age (Female)	27.4	27.7	28.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,715	6,997	25,779
# of Persons per HH	3.7	3.7	3.1
Average HH Income	\$44,616	\$44,227	\$45,503
Average House Value	\$482,152	\$457,400	\$432,955
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	59.9%	59.5%	53.6%
RACE	0.25 MILES	0.5 MILES	1 MILE
% White	36.0%	35.8%	36.6%
% Black	9.6%	10.6%	12.4%
% Asian	22.0%	21.3%	18.5%
% Hawaiian	0.2%	0.4%	0.6%
% American Indian	0.0%	0.1%	0.4%
% Other	30.4%	29.8%	27.3%

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO 1

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### DANIEL BARRIGA

Senior Associate

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### PROFESSIONAL BACKGROUND

Daniel Barriga is a commercial real estate leasing and investment specialist focused primarily on landlord representation, with limited tenant representation. Daniel handles listings from Los Angeles to San Bernardino, concentrating on the Mid Cities, Long Beach, and North Orange County regions.

His previous work experience includes a variety of restaurant service industry positions, along with formally instructing children and adults in the art of Brazilian Jiu Jitsu.

Daniel possesses empathic customer care instincts and natural leadership abilities, honed amid his service and teaching positions. As a Southern California native, Daniel is intimately familiar with the region's unique physical geography and community distinctions. Additionally, Daniel is bilingual, fluent in both English and Spanish. These combined skills and traits have proven invaluable in Daniel's burgeoning real estate career.

### EDUCATION

Bachelor of Arts in Philosophy, California State University at Long Beach

Brown Belt in Brazilian Jiu Jitsu, Atos Jiu Jitsu Long Beach

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