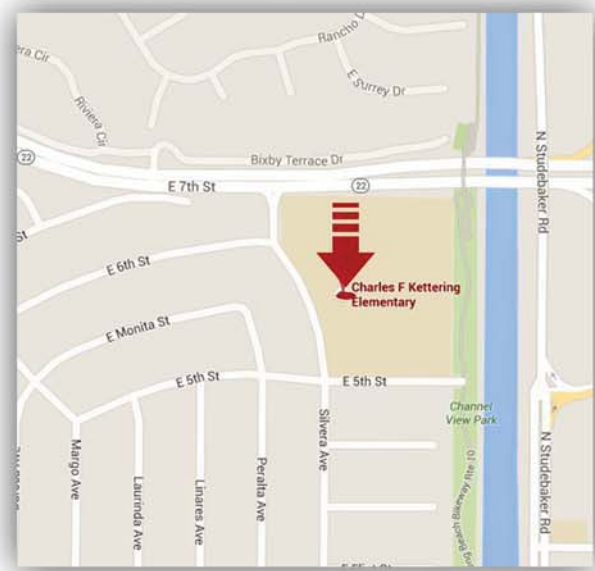


**6400 E 7TH STREET
LONG BEACH, CA**



LOT SIZE:
700 FT FRONTAGE - 50 FT DEEP
29,306 SS FT OF LAND

PROPERTY HIGHLIGHTS

- Zoning Long Beach PD- 1 Seadip Area 4
- Located on Studebaker Road and 7th Street with easy access to the 405 and 605 Freeways
- Half a mile from Cal State Long Beach
- About 60,000 cars per day
- Great visibility from 7th Street

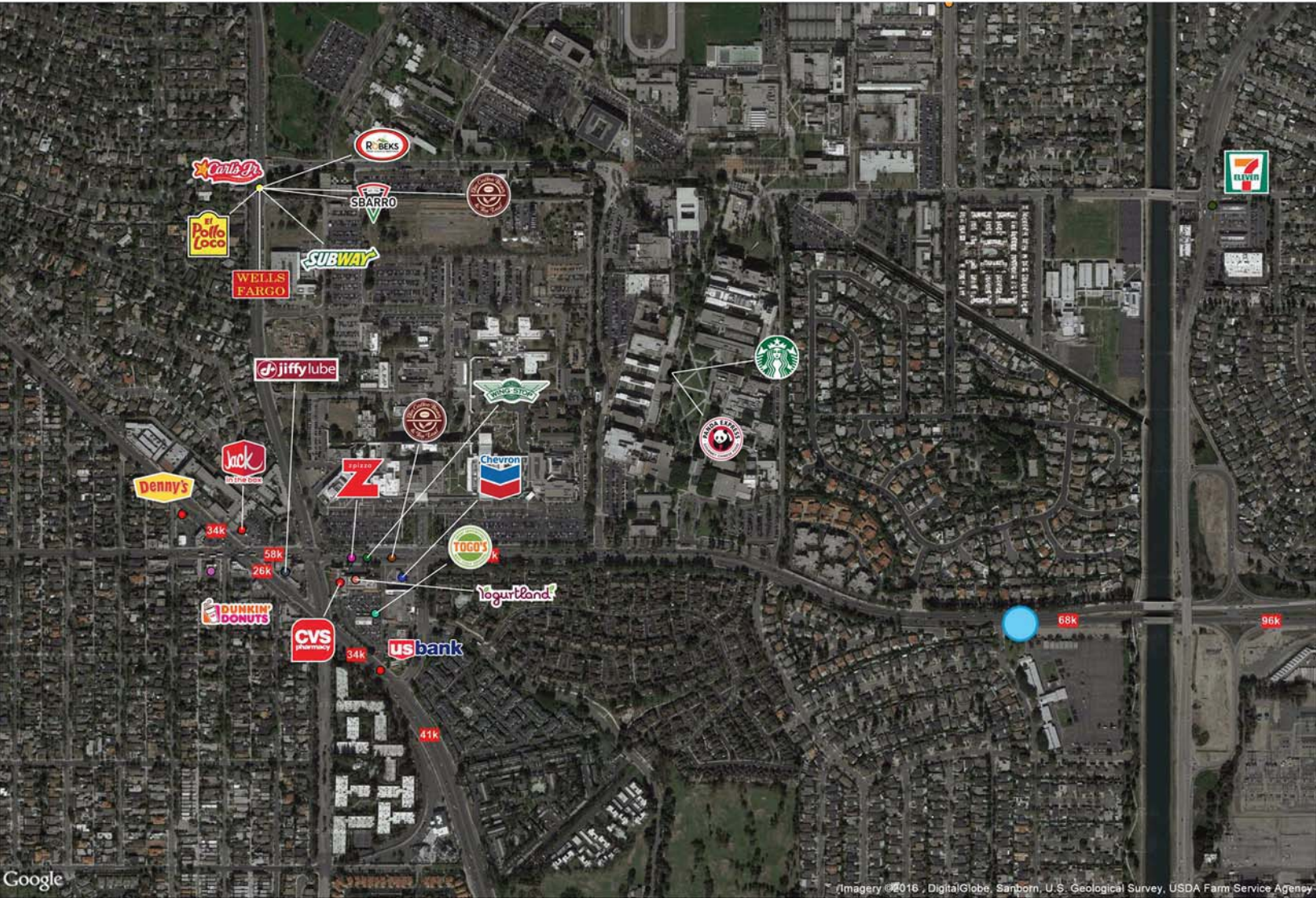


Hoss MacVaugh Office: 626.583.8400 • Cell: 626.255.2308 • Email: hoss@macvaugh.com

MacVaugh & Co. • 87 North Raymond Ave. Suite 320 • Pasadena • CA 91103 • www.MacVaugh.com

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RETAIL MAP



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.7741/-118.1066

RS1

6400 E 7th St Long Beach, CA 90803		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2016 Estimated Population	14,113	154,086	436,688	1,805,611
	2021 Projected Population	14,600	160,085	453,039	1,875,954
	2010 Census Population	13,607	148,103	416,360	1,729,394
	2000 Census Population	13,796	146,329	417,382	1,705,376
	Projected Annual Growth 2016 to 2021	0.7%	0.8%	0.7%	0.8%
	Historical Annual Growth 2000 to 2016	0.1%	0.3%	0.3%	0.4%
	2016 Median Age	47.6	41.8	38.2	36.4
HOUSEHOLDS	2016 Estimated Households	6,282	69,143	169,025	578,538
	2021 Projected Households	6,579	72,451	176,848	606,436
	2010 Census Households	6,040	66,099	160,481	551,845
	2000 Census Households	6,150	66,822	160,915	548,868
	Projected Annual Growth 2016 to 2021	0.9%	1.0%	0.9%	1.0%
	Historical Annual Growth 2000 to 2016	0.1%	0.2%	0.3%	0.3%
RACE AND ETHNICITY	2016 Estimated White	74.9%	70.9%	58.0%	45.7%
	2016 Estimated Black or African American	4.1%	5.6%	7.8%	8.0%
	2016 Estimated Asian or Pacific Islander	12.5%	11.1%	15.1%	22.7%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%	0.7%
	2016 Estimated Other Races	8.0%	11.9%	18.4%	22.9%
	2016 Estimated Hispanic	15.5%	20.5%	31.4%	40.2%
INCOME	2016 Estimated Average Household Income	\$108,653	\$101,787	\$91,765	\$83,572
	2016 Estimated Median Household Income	\$85,652	\$78,955	\$73,000	\$68,581
	2016 Estimated Per Capita Income	\$48,776	\$45,812	\$35,626	\$26,875
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.0%	8.2%	11.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.6%	6.3%	8.7%
	2016 Estimated High School Graduate	12.5%	14.0%	17.4%	21.7%
	2016 Estimated Some College	21.4%	23.1%	23.2%	22.8%
	2016 Estimated Associates Degree Only	8.3%	8.8%	8.5%	7.9%
	2016 Estimated Bachelors Degree Only	30.2%	29.1%	22.9%	18.7%
	2016 Estimated Graduate Degree	21.7%	18.4%	13.5%	8.9%
BUSINESS	2016 Estimated Total Businesses	597	6,964	16,742	64,995
	2016 Estimated Total Employees	12,278	77,664	184,047	672,074
	2016 Estimated Employee Population per Business	20.5	11.2	11.0	10.3
	2016 Estimated Residential Population per Business	23.6	22.1	26.1	27.8

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