

Long Beach, CA

42,689 SF Prime Retail Space for Sublease



Lakewood Plaza Marketplace
6235 E Spring St, Long Beach, CA 90808

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THE
CLOVER
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Retail Real Estate Services

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Project Highlights

- Located at the highly trafficked intersection of Palo Verde Ave & Spring St
- Neighborhood Center was recently updated
- Prominent pylon and monument signage throughout the center
- Box has excellent presence to the street along with a front and side parking field

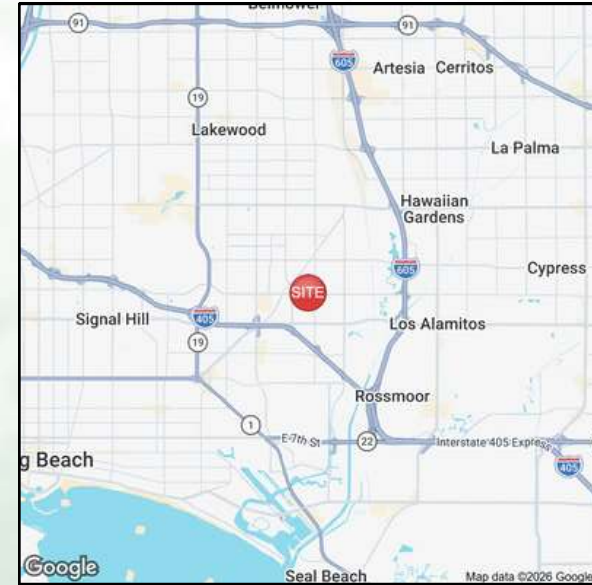


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	19,641	171,657	573,836
Avg. HH Income	\$175,729	\$162,926	\$139,538
Daytime Population	5,306	75,321	216,739



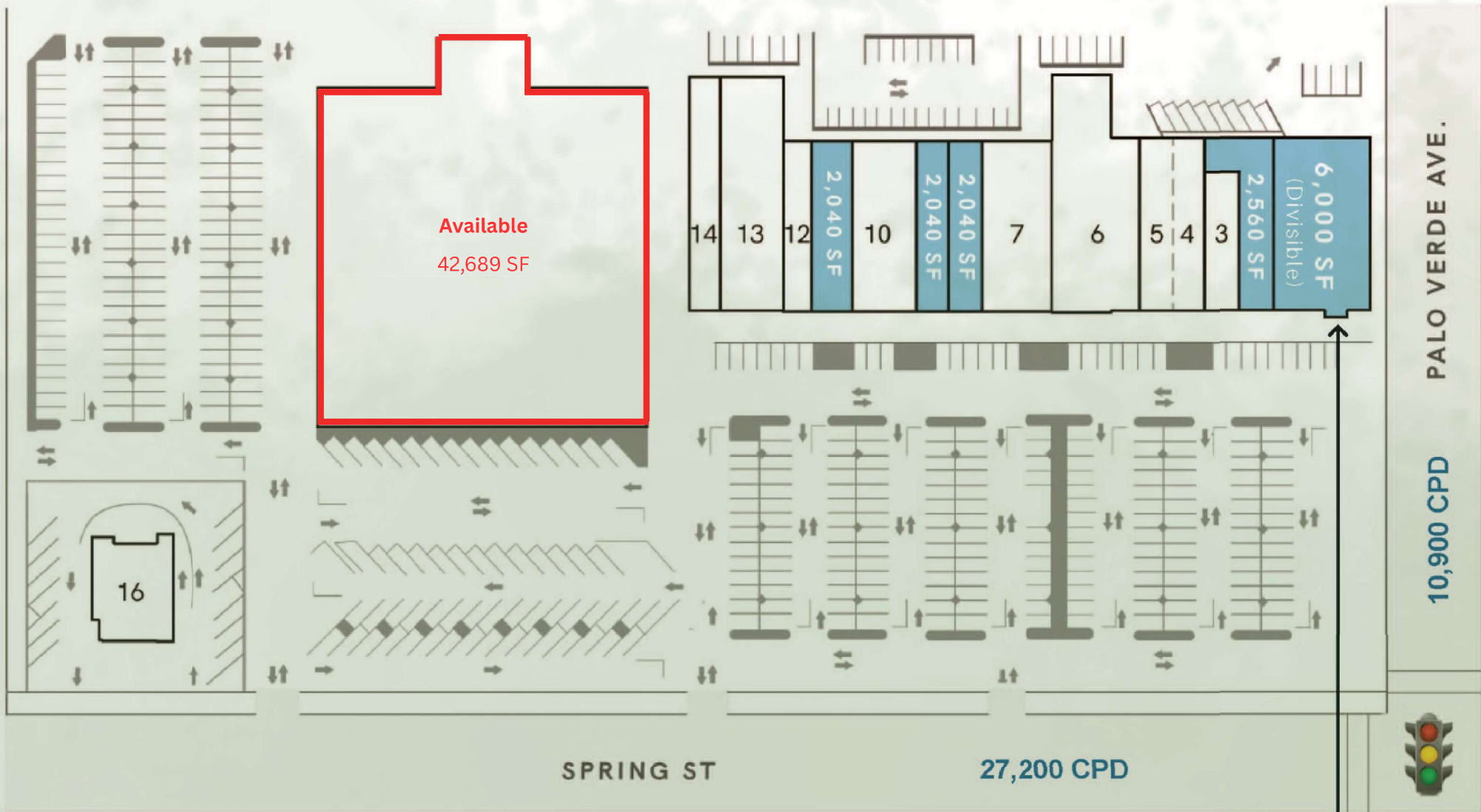
Project Location



Traffic Counts

- Spring St - 21,500 ADT
- Palo Verde Ave - 12,600 ADT
- Woodruff Ave - 14,800 ADT

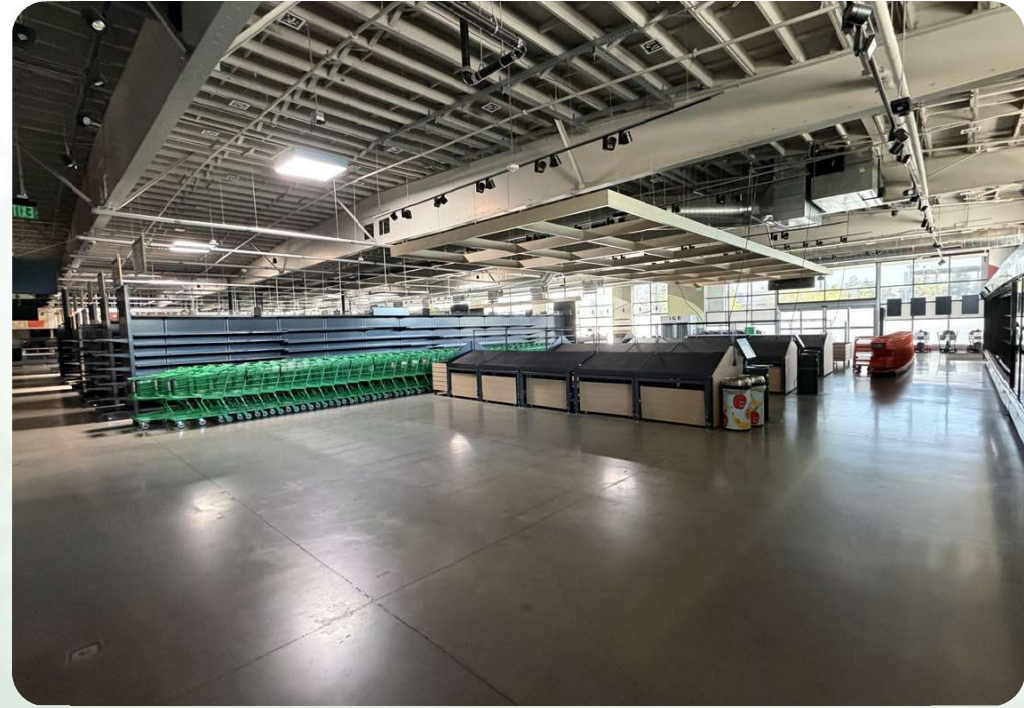
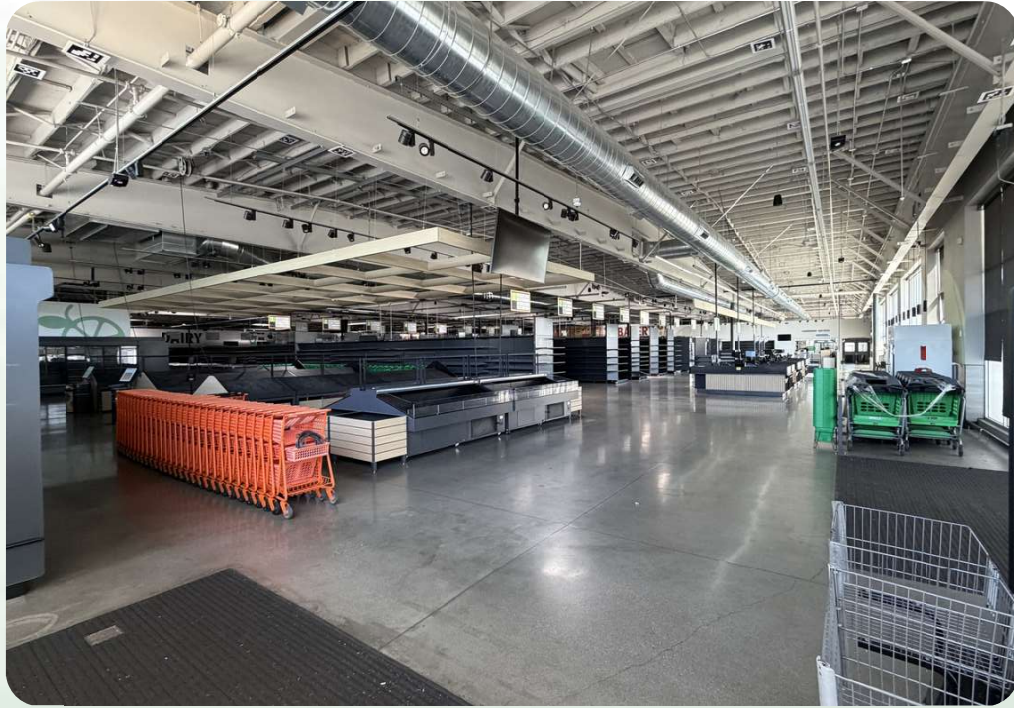
Site Plan



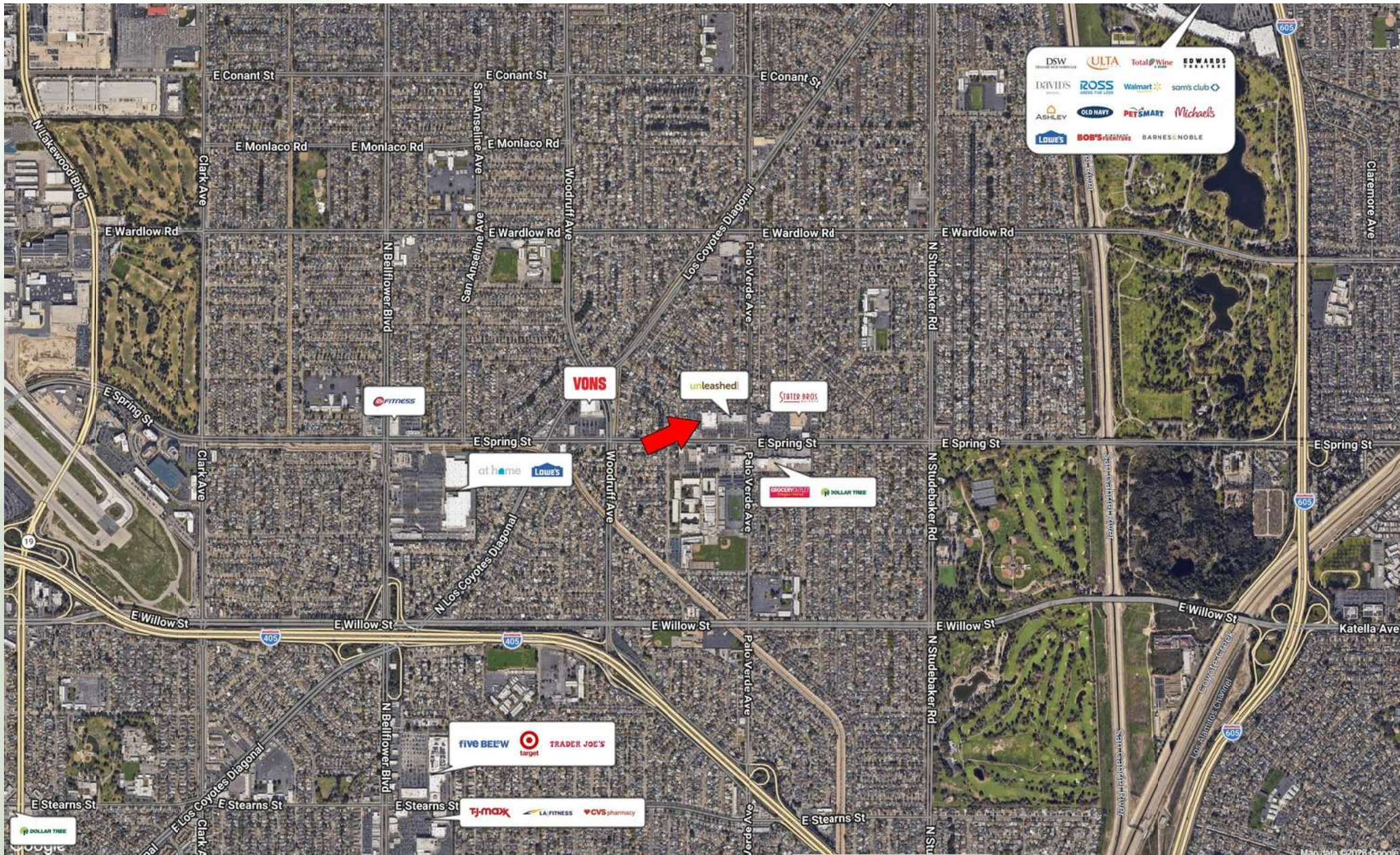
Exterior Photos



Interior Photos



Market Aerial



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