CHERRY & DEL AMO
5003 CHERRY AVE, LONG BEACH, CA 90807
AVAILABLE FOR LEASE ($22,500/MO)



- A rare leasing opportunity featuring over half an acre of highly visible corner acreage set within a thriving, culturally rich community
- High visibility on a signalized corner - approx. 63,000+ cars per day at intersection
- Space Available: 5,439 SF successful restaurant space (currently Spires Restaurant)
- Proven Location: former restaurant had stable performance & growth for over five decades

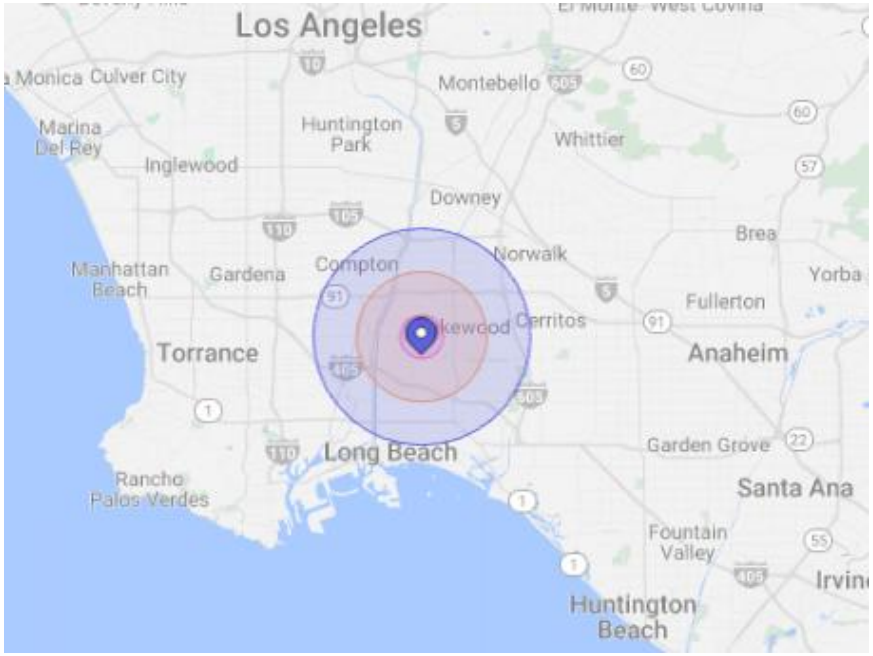


PROPERTY OVERVIEW

- Exceptional Frontage on two major streets:
  - Approx. 245 lineal feet on Del Amo Boulevard
  - Approx. 300 lineal feet on Cherry Avenue
- Building 5,439 SF | Lot Size 41,039 SF
- Built In 1975
- Access to Alleyway at rear of property
- Ingress and Egress on both Del Amo Blvd & Cherry Ave
- Commercial Zone (CHW) - Regional Highway Commercial

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ROBUST DEMOGRAPHICS IN VIBRANT MARKET



	1-Mi	3-Mi	5-Mi
2026 Total Pop	35,215	214,316	673,428
2026 Daytime Pop	24,795	209,531	617,808
2026 Avg HHI	$112,552	$118,480	$116,812

** Source: ESRI*

- **Large Population -** Long Beach is in beautiful Southern California, approx. 20 miles south of downtown Los Angeles, the second largest city in the US with a population of about 3.8 million residents. It is known for its diverse & vibrant communities and is the 44th most populous city in the US, with a population of 451,307 (2022 Census).
- **Strong Economic Hub** – Home to the Port of Long Beach, one of the busiest seaports in the U.S., the city is a key center for trade, logistics, and diverse industries.
- **Thriving Downtown & Tourism** – Long Beach boasts a vibrant downtown with a mix of retail, dining, and entertainment, along with major attractions like the Queen Mary, Aquarium of the Pacific, and Long Beach Convention Center.
- **Transit & Connectivity** – With access to the Metro Line, multiple freeways, and Long Beach Airport (LGB), the city provides seamless connectivity to Los Angeles and beyond.
- **LA28 Olympics -** In recent years, the city has seen a large increase in development and investment money in preparation for the LA28 Olympics. Long Beach is set to host 8 events and is expecting a substantial increase in tourism.

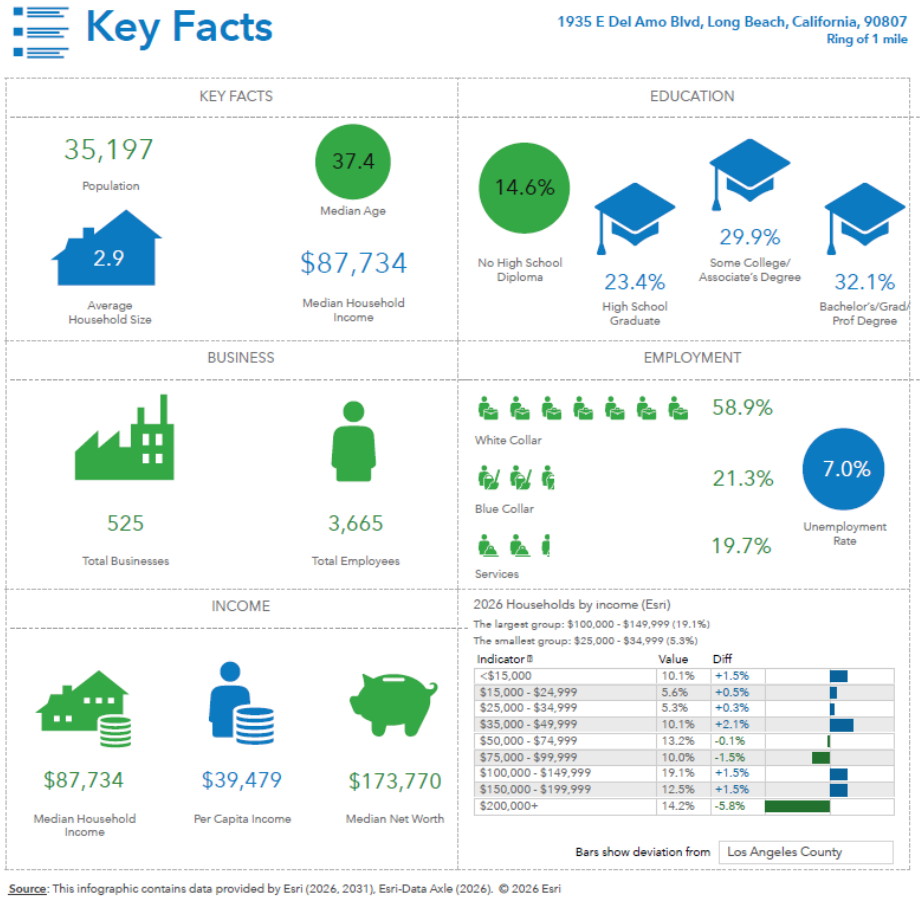
DENSELY POPULATED AREA



* *Source: Placer.ai*

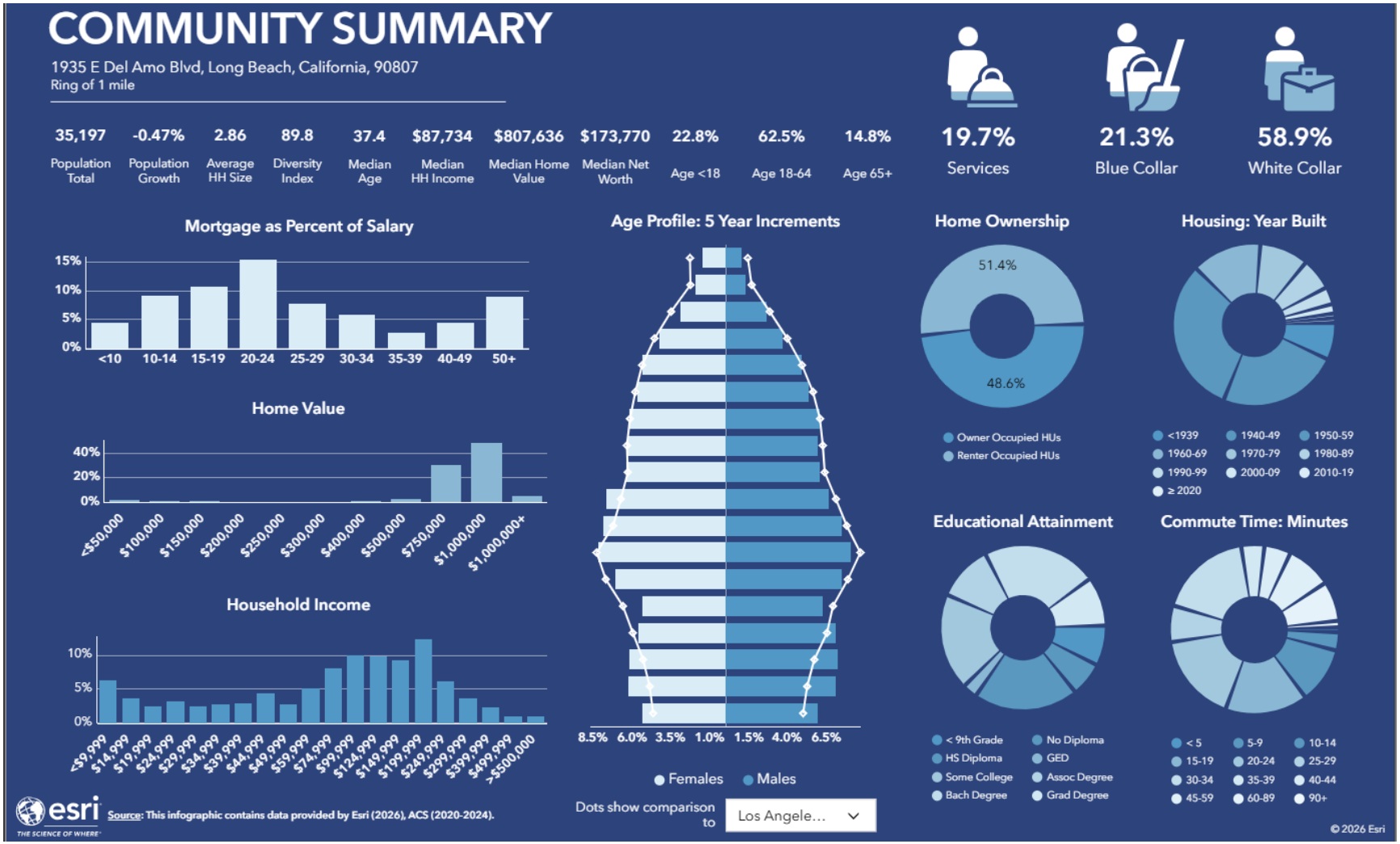
DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population Summary			
2020 Total Population	36,250	222,318	700,658
2026 Total Population	35,197	214,063	673,434
2031 Est Population	34,896	210,752	663,242
Household Summary			
2020 Households	12,072	71,203	216,746
2026 Households	12,193	71,141	217,114
2031 Est Households	12,300	71,367	218,052
Income Summary			
2026 Avg. Income	$112,583	$118,620	$116,798
2031 Est. Avg. Income	$127,041	$134,687	$133,129



* *Source: ESRI*

COMMUNITY SUMMARY – 1 MILE



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