

SUB-LEASE OPPORTUNITY



LONG BEACH, CA

*Walgreens* #7870

± 13KSF + DT | \$175,000/yr, MG | Sept '29

600 LONG BEACH BLVD

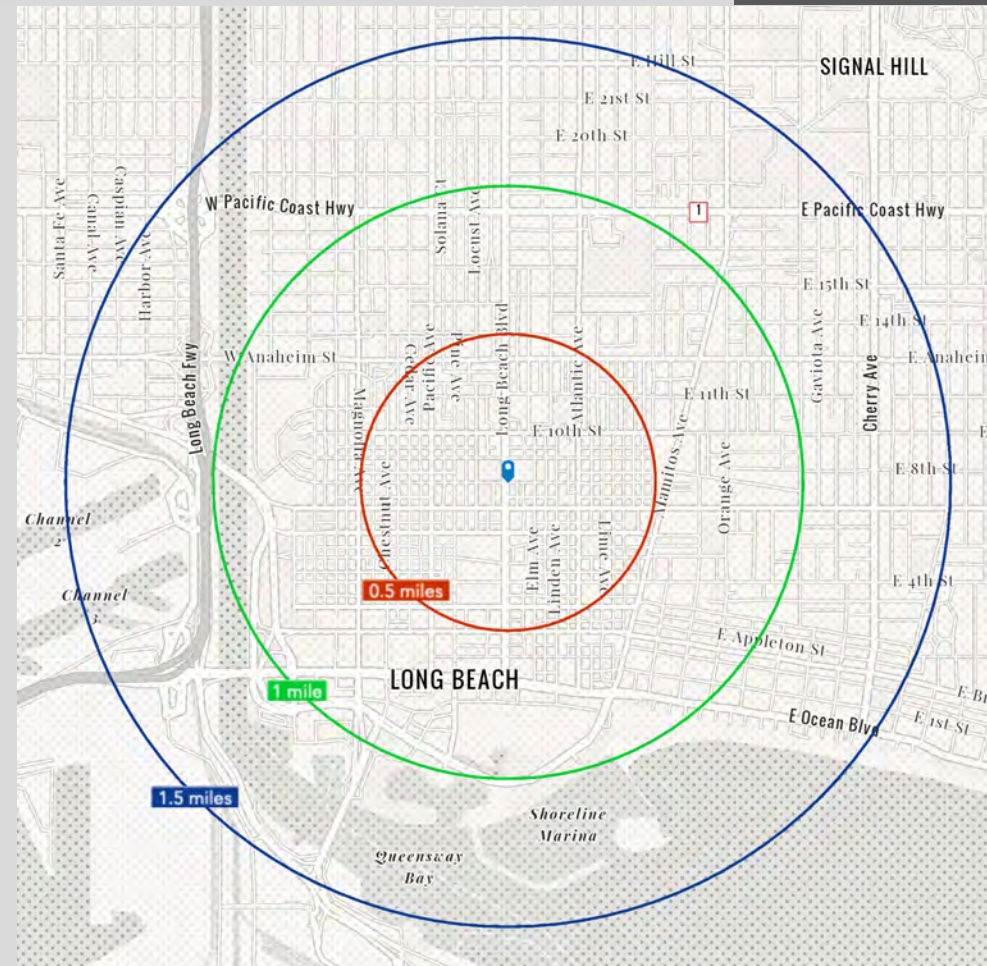


## Property Overview

- ✦ **Rent.** \$175,000/yr, Modified Gross\*  
\* (inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 9/30/29
- ✦ **Walgreens Premises.** ±13,795 SF + drive through
- ✦ **Signage.** Shared pylon + building
- ✦ **Opportunity.** Immediate occupancy, long-term sublease at below market rent
- ✦ **Signalized Intersection.** NEC of Long Beach Blvd & E 6<sup>th</sup> Street
- ✦ **Zoning.** PD-30, Long Beach - [Zoning Info](#)
- ✦ **Prohibited Uses.** Retail pharmacy, fast food restaurant.

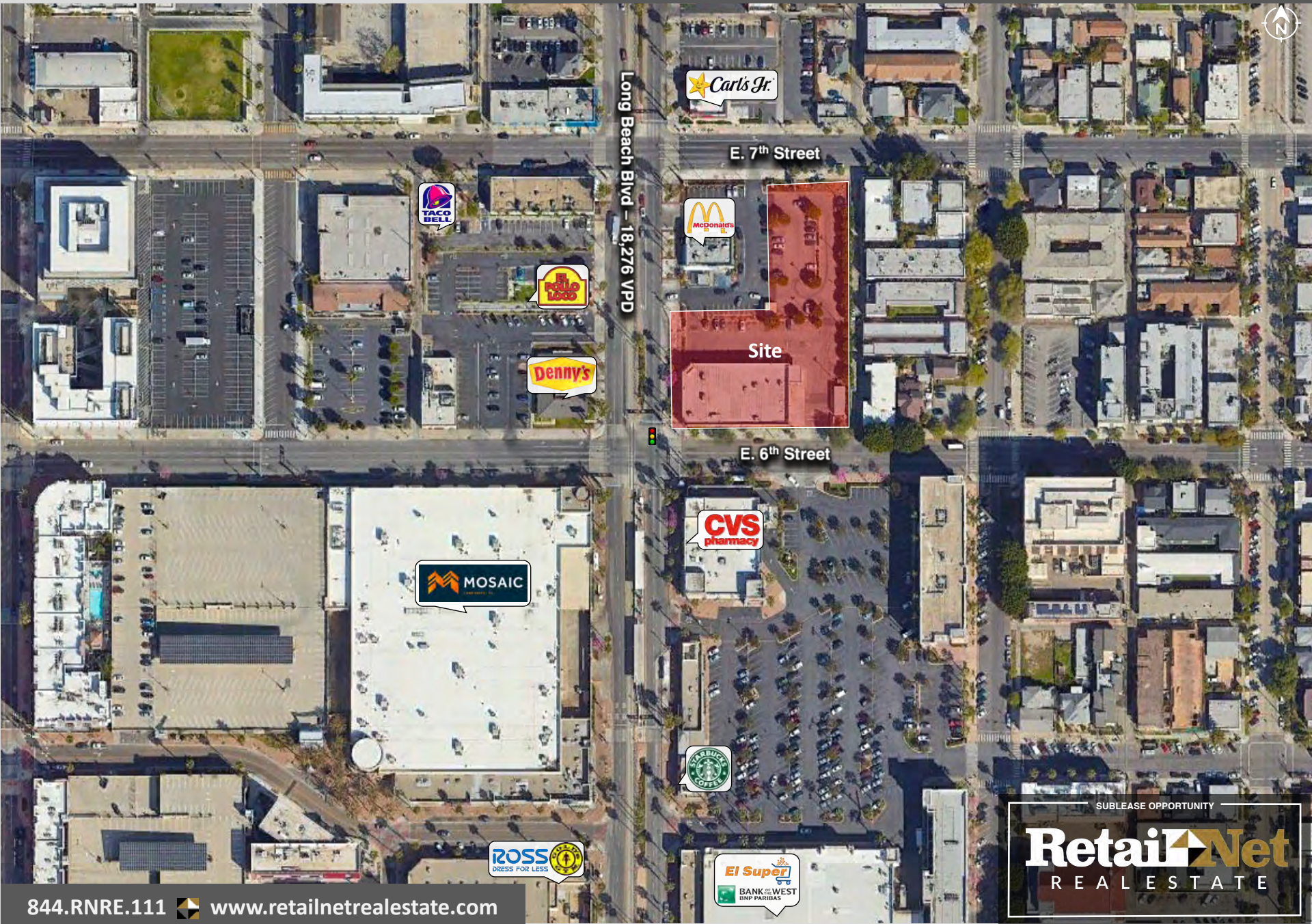
## Location Overview

- ✦ **Central downtown Long Beach.**
  - ✦ Adjacent to Metro A-Line (5<sup>th</sup> Street Station)
  - ✦ Directly across from Mosaic, downtown Long Beach's mixed-use anchor with 900 new residential units being added
  - ✦ Within walking distance of ~8K residential units and ~6M SF of office
  - ✦ 4 blocks south of St Mary's Medical Center (302 bed hospital)



'23 Estimates	0.5 Miles	1 Mile	1.5 Miles
<b>Population</b>	<b>22,609</b>	<b>73,938</b>	<b>123,254</b>
<b>Households</b>	<b>9,641</b>	<b>30,884</b>	<b>48,911</b>
<b>Avg. HH Inc.</b>	<b>\$67,772</b>	<b>\$76,581</b>	<b>\$79,160</b>
<b>Long Beach Blvd – Daily Traffic Count Estimate</b>			<b>18,276</b>





Long Beach Blvd - 18,276 VPD



E. 7th Street



Site

E. 6th Street



SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE





E. 7th Street

E. 6th Street

Long Beach Blvd - 18,276 VPD

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REAL ESTATE



long beach

600 LONG BEACH BLVD





long beach

600 LONG BEACH BLVD



# SUB-LEASE TERMS

SUGGESTED RENT\*

\$175,000

*(inclusive of RET; R&M, insurance, utilities separate)*

TERM

9/30/29 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

*\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

## CONTACT

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SUBLEASE OPPORTUNITY

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