

4570

ATLANTIC AVENUE

±9,000 - ±23,800 SF AVAILABLE

FOR LEASE

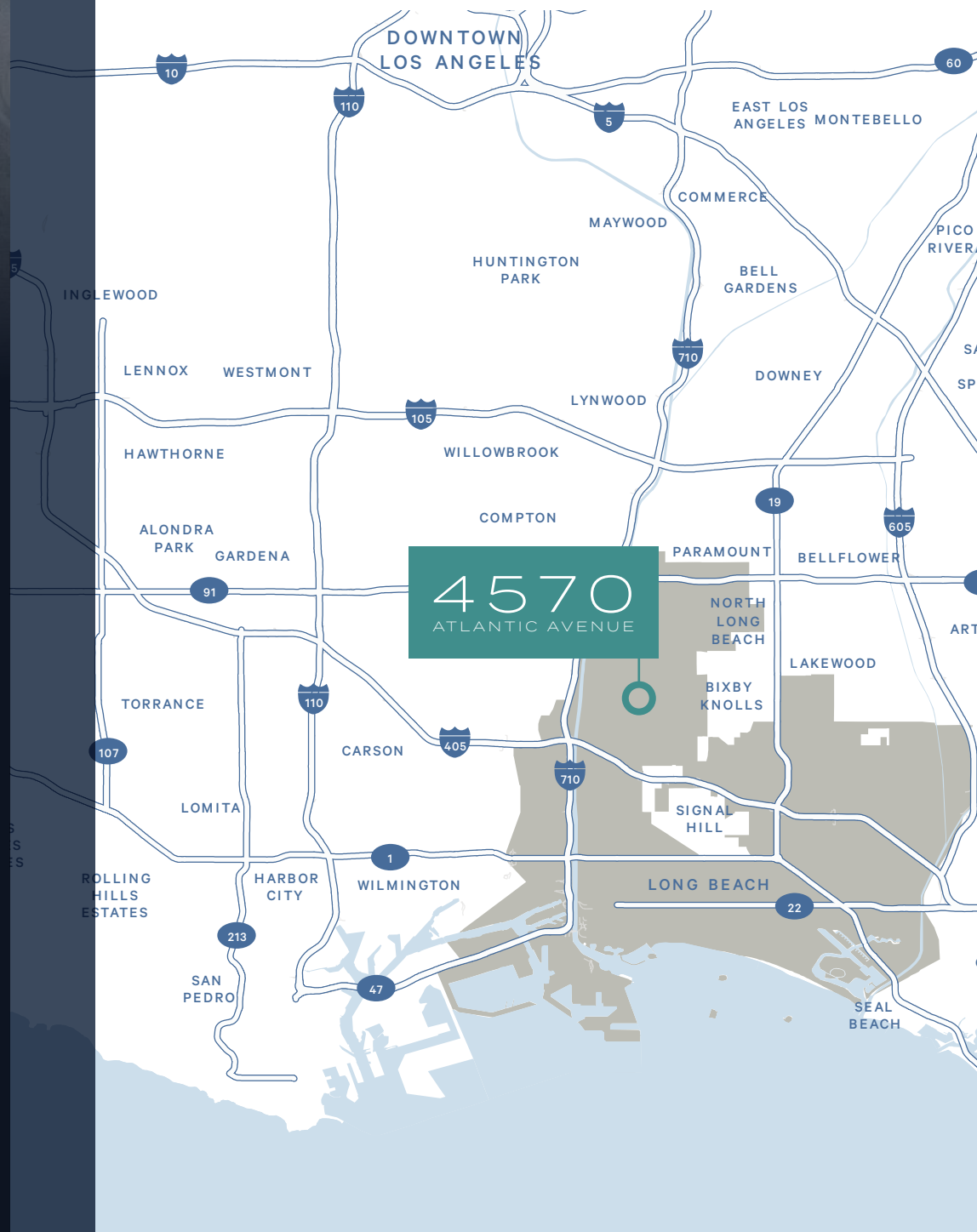
CBRE

4570

ATLANTIC AVENUE

RETAIL **POWER** LIVES IN **LONG BEACH**

- 690,000+ residents within a 3-mile radius
- \$1.7+ billion in annual consumer spending power
- 460,000+ city population — 7th largest in California
- 165,000 households with established buying patterns
- Unmatched Visibility & Access
- Prime end-cap location on Atlantic Avenue — the city's main thoroughfare
- Signalized intersection with multiple access points
- High-visibility pylon signage captures traffic in both directions
- Direct freeway access to I-405, I-710, and I-91 — over 3 million vehicles daily
- Operational advantages
- Dedicated loading dock with signalized truck access
- 192 surface parking stalls — ample and convenient
- 14,800 SF ground floor + 2,542 SF second level
- Recently remodeled — move-in ready condition



EXECUTIVE SUMMARY



PRIME **BIXBY** KNOLLS **LOCATION**

Located on prominent Atlantic Avenue in **Bixby Knolls**, this property offers excellent exposure and a **modern, recently remodeled appearance**. With over 690,000 residents within a three-mile radius and more than \$1.7 billion in annual consumer spending, this location presents a prime opportunity in one of **Long Beach's most vibrant retail corridors**.

PROPERTY DETAILS

AVAILABLE **FOR LEASE**

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ATLANTIC AVENUE

4578
ATLANTIC AVENUE

GROUND FLOOR: ±14,800 SF
SECOND FLOOR: ±2,542 SF

GROUND FLOOR: ±9,000 SF

YOUR NAME
HERE

ALDI



Former CVS end-cap with excellent visibility; now available alongside 9,000 SF on in line space



Highly visible pylon signage, offering top visibility to both north and southbound traffic on the main throughfare through Long Beach



Convenient loading dock with signalized access and dock high ceilings



Anchored by popular retailer Aldi Grocer



192 surface parking stalls, offering ample parking



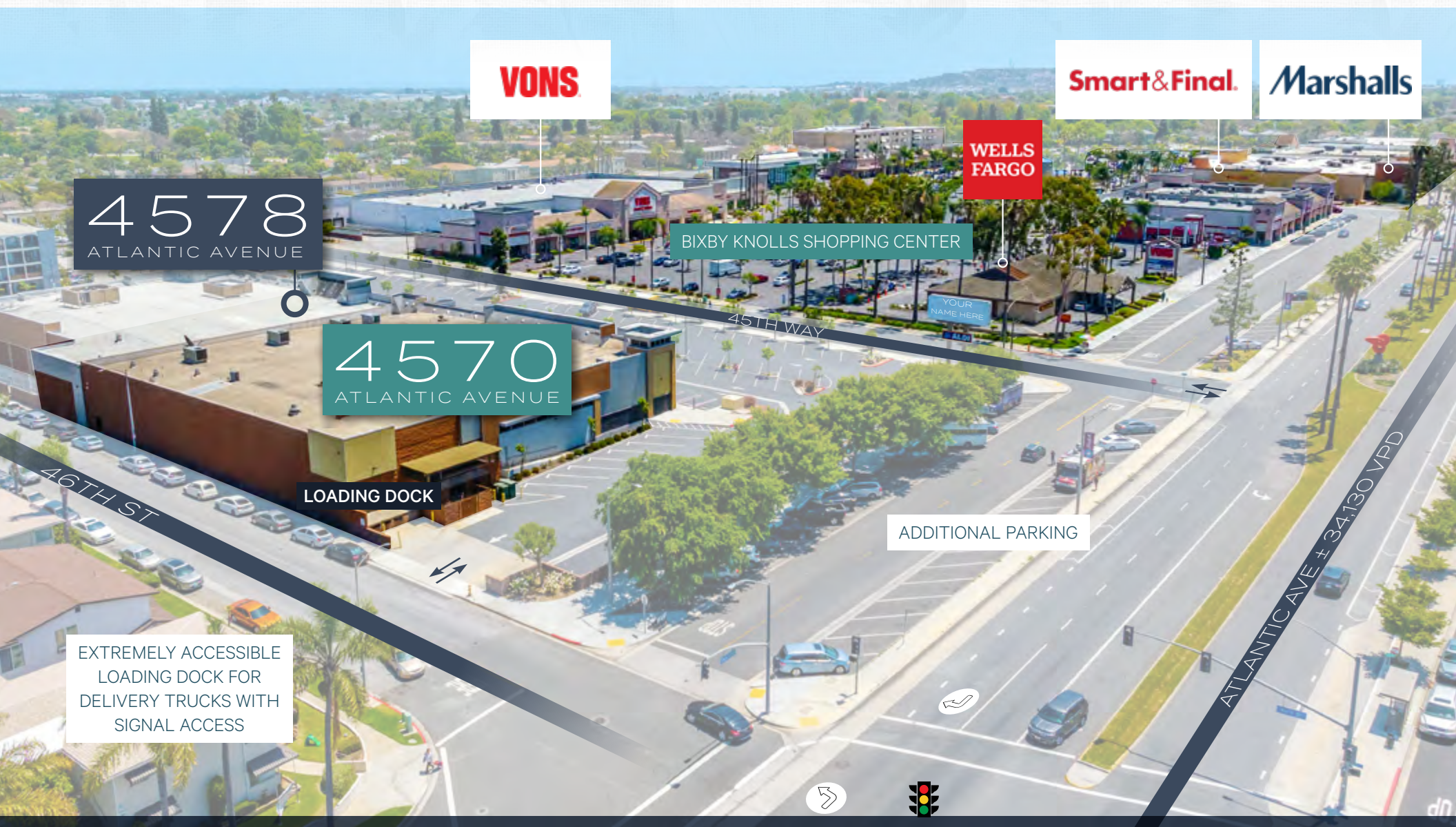
Shadow anchored by the Bixby Knolls Shopping Center, Anchors including Vons, Smart & Final Extra!, and Marshalls



Signalized intersection, with multiple ingress/egress points, offering convenient entry and exit options

LOCATION OVERVIEW

AVAILABLE **FOR LEASE**



4570 ATLANTIC AVE, LONG BEACH, CA

SITE PLAN



SITE AREA ±3.26 AC

ON-SITE SURFACE PARKING 192 STALLS

BUILDING DATA
ALDI 21,101 SF

MINIMUM DRIVE AISLE WIDTH 24'-0"

AVAILABLE 17,342 SF
AVAILABLE ±9,000 SF

STANDARD PARKING STALL 9'-0" X 18'-0"

Architectural floor plan of the ground floor of a building. The plan shows a large central area labeled "AVAILABLE" with a total area of ±17,342 SF, consisting of a ground floor (±9,000 SF) and a mezzanine (±8,342 SF). To the left of this area is a smaller section labeled "AVAILABLE" with an area of ±9,000 SF. The plan also shows a parking lot with several cars, a loading dock area, and a "PILON SIGN" on the right side. The street "E 46TH ST" is labeled on the left. A north arrow is located in the top right corner. A scale bar at the bottom indicates "NOT TO SCALE".





PROPERTY
PHOTOS

4570 ATLANTIC AVENUE

RETAIL LANDSCAPE

- 1 Lakewood Center
- 2 Summerwood Shopping Center
- 3 Long Beach Towne Center
- 4 Los Cerritos Center
- 5 Plaza 183
- 6 Los Altos Market Center
- 7 Cerritos Towne Center
- 8 The Shops at Rossmoor
- 9 Marina Pacifica
- 10 2nd & PCH
- 11 Long Beach Town Square
- 12 LBX
- 13 Bixby Knolls Center

Mall
Power Center
Grocery - Anchored
Lifestyle



Bixby Knolls Center

Marshalls VONS WELLS FARGO
citi Starbucks Smart & Final

Lakewood Center

Target COSTCO WHOLESALE
HOME DEPOT Albertsons

Summerwood Shopping Center

SPROUTS FARMERS MARKET HomeGoods
Smart & Final Marshalls

Plaza 183

OLD NAVY Burlington
24 hours rack OFF 5TH

Los Cerritos Center

NORDSTROM FOREVER 21
Apple DICK'S SPORTING GOODS

Cerritos Towne Center

KOHL'S Walmart
TRADER JOE'S HomeGoods
ROSS DRESS FOR LESS ULTA

Long Beach Towne Center

Walmart REGAL
sam's club LOWE'S
WELLS FARGO

The Shops at Rossmoor

KOHL'S Marshalls
SPROUTS FARMERS MARKET HomeGoods
PETSMART ULTA

Marina Pacifica

NORDSTROM rack Ralphs
amc ULTA

2nd & PCH

SEPHORA lululemon athletica
WHOLE FOODS MARKET BARRY'S

Los Altos Market Center

TJ-maxx CVS pharmacy
LAIFITNESS LAZY ACRES

Long Beach Town Square

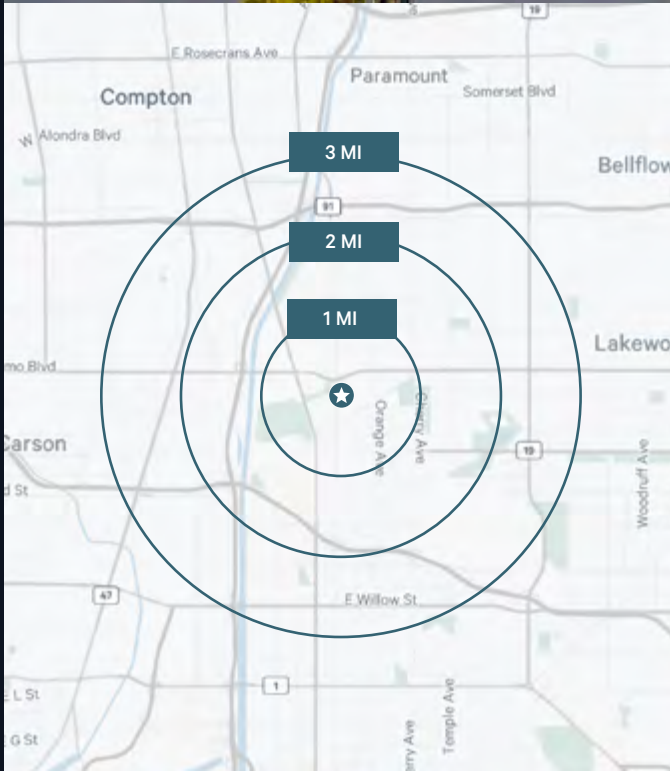
Ralphs LAIFITNESS

LBX

OLD NAVY TJ-maxx ULTA
rack

PLACEHOLDER

DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION			
2023 Population - Current Year Estimate	36,674	206,666	690,652
2028 Population - Five Year Projection	36,146	202,671	680,847
2020 Population - Census	37,631	210,299	699,730
2010 Population - Census	36,820	204,016	693,402
2020-2023 Annual Population Growth Rate	-0.79%	-0.53%	-0.40%
2023-2028 Annual Population Growth Rate	-0.29%	-0.39%	-0.29%
HOUSEHOLDS			
2023 Households - Current Year Estimate	12,647	65,403	219,118
2028 Households - Five Year Projection	12,552	64,636	218,008
2010 Households - Census	12,220	63,119	209,829
2020 Households - Census	12,755	66,208	220,616
2020-2023 Compound Annual Household Growth Rate	-0.26%	-0.38%	-0.21%
2023-2028 Annual Household Growth Rate	-0.15%	-0.24%	-0.10%
2023 Average Household Size	2.87	3.11	3.09
HOUSEHOLD INCOME			
2023 Average Household Income	\$102,437	\$101,762	\$98,562
2028 Average Household Income	\$119,947	\$118,073	\$114,231
2023 Median Household Income	\$68,779	\$76,541	\$72,458
2028 Median Household Income	\$81,426	\$86,474	\$82,528
2023 Per Capita Income	\$35,333	\$32,362	\$31,381
2028 Per Capita Income	\$41,657	\$37,808	\$36,694
HOUSING UNITS			
2023 Housing Units	13,109	67,727	227,699

Source: Esri

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CBRE

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