

MULTI-TENANT RETAIL & OFFICE **INVESTMENT OPPORTUNITY**

Two-Story Retail & Office Asset in Bixby Knolls



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PROPERTY OVERVIEW

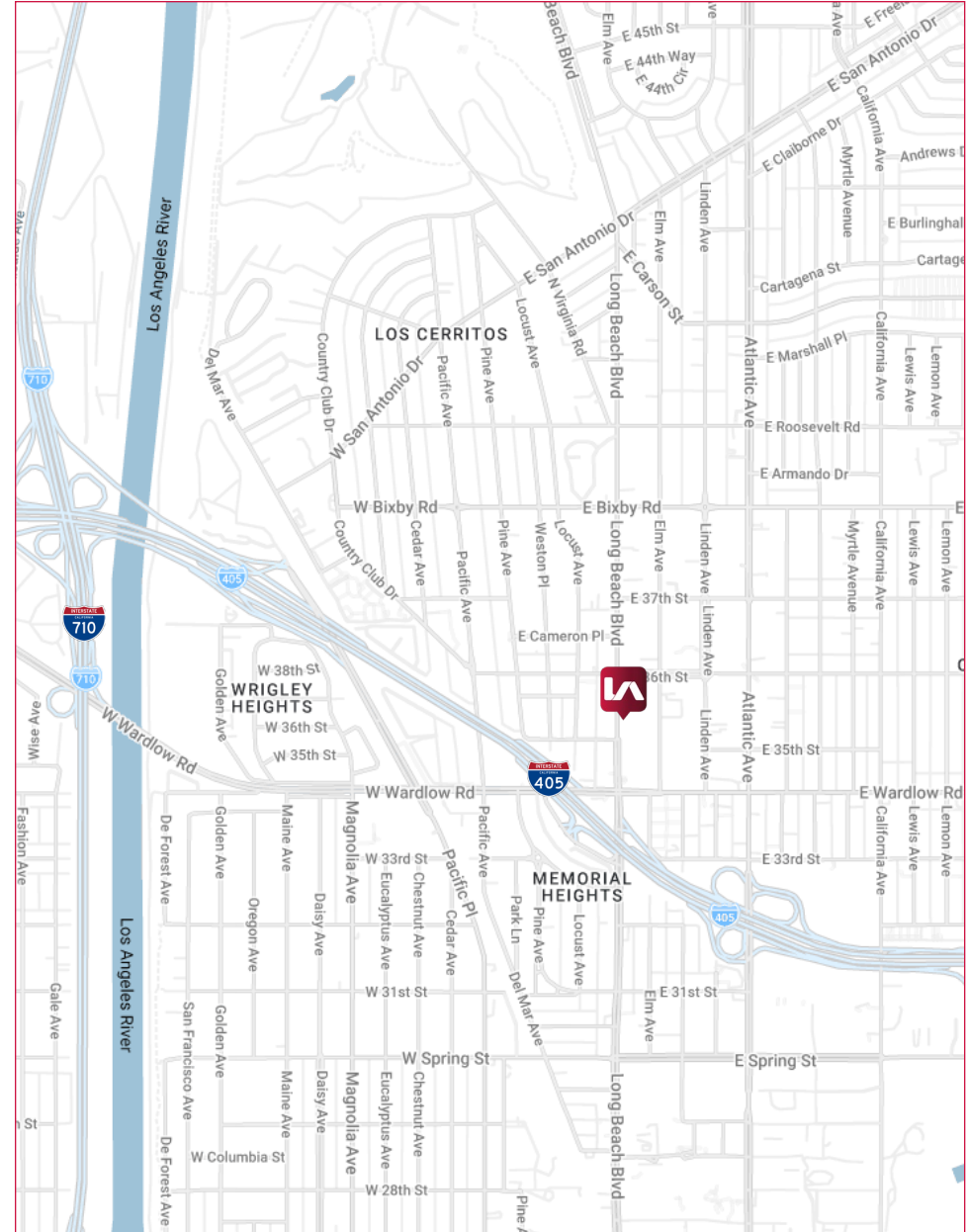
Lee & Associates and GM Properties, Inc. is proud to present 3520 Long Beach Blvd, a two-story retail and office property located at 3646 Long Beach Boulevard in the heart of Bixby Knolls, one of Long Beach’s most established and community-driven neighborhoods.

The building consists of approximately ±12,342 square feet situated on ±24,717 square feet (±0.28 acres) of CCA-zoned land and features 41 on-site parking spaces. The property is well suited for both owner-users and investors. Positioned along Long Beach Boulevard, one of Bixby Knolls’ primary commercial corridors, the property benefits from excellent street visibility, convenient access, and strong surrounding amenities.

The building’s layout and location make it an attractive opportunity for owner or investors seeking a well-located office asset within one of Long Beach’s most desirable neighborhoods.

OFFERING SUMMARY

Offering Price	\$2,725,000
Price / SF	\$220.79
Building Size	±12,342 SF
Land Area	±24,717 SF (±0.57 AC)
Parking	41 surface spaces (3.3/1,000 SF)
Zoning	CCA
Property Type	Two-story retail & office



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BIXBY KNOLLS OVERVIEW

Bixby Knolls is one of Long Beach's most recognizable and identity-driven neighborhoods. Centered along Atlantic Avenue and Long Beach Boulevard, the district is supported by a strong local business community, walkable retail environment, and consistent neighborhood engagement.

The area is known for:

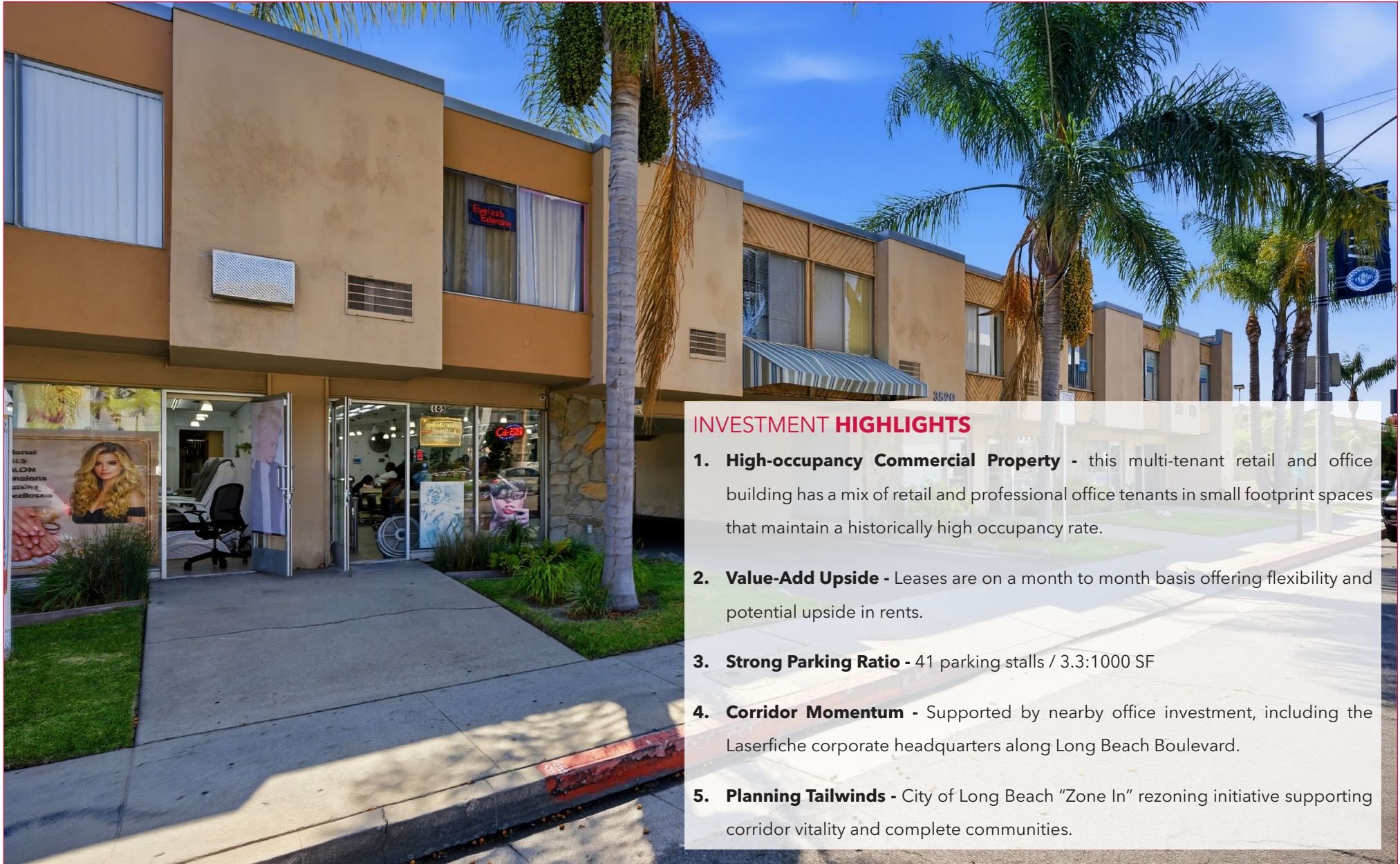
- First Fridays community events
- Strong small-business culture
- High residential density
- Boutique retail and dining
- Professional office demand from local operators

Unlike larger corporate office nodes, Bixby Knolls supports smaller professional users – attorneys, accountants, consultants, designers, and service providers – who value proximity to home, convenience, and a neighborhood presence.



Bixby Knolls has seen a major renaissance for more than a decade now. Young families have moved into the neighborhoods and appreciate the walkability to the business districts where they can find restaurants, breweries, boutiques and services of all types. This is a very active neighborhood with the monthly First Fridays event, walking clubs, running clubs, kids bike rides, and other events to bring the community together.

The neighborhood is very proud and very loyal. Connected through social media, the community often brags about favorite locations in the district or the fun get-togethers and events in the neighborhood. With great schools, a historic rancho, parks, and beautiful architecture, the Bixby Knolls/Cal Heights area is one of the most special parts of Long Beach—no denying it.



INVESTMENT HIGHLIGHTS

- 1. High-occupancy Commercial Property** - this multi-tenant retail and office building has a mix of retail and professional office tenants in small footprint spaces that maintain a historically high occupancy rate.
- 2. Value-Add Upside** - Leases are on a month to month basis offering flexibility and potential upside in rents.
- 3. Strong Parking Ratio** - 41 parking stalls / 3.3:1000 SF
- 4. Corridor Momentum** - Supported by nearby office investment, including the Laserfiche corporate headquarters along Long Beach Boulevard.
- 5. Planning Tailwinds** - City of Long Beach "Zone In" rezoning initiative supporting corridor vitality and complete communities.



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PROPERTY **DEMOGRAPHICS**



		1 mile	3 miles	5 miles
Population	2020 Population	23,636	232,061	625,053
	2025 Population	22,764	220,583	599,060
	2030 Population Projection	22,540	217,715	592,468
	Annual Growth 2025-2030	-0.2%	-0.3%	-0.2%
Households		1 mile	3 miles	5 miles
	2020 Households	8,760	74,248	212,075
	2025 Households	8,345	69,900	202,731
	2030 Household Projection	8,240	68,813	200,360
	Annual Growth 2025-2030	-0.3%	-0.3%	-0.2%

		1 mile	3 miles	5 miles
Income	Avg Household Income	\$123,724	\$101,285	\$110,193
	Median Household Income	\$94,391	\$75,722	\$86,056
	\$25,000 - 50,000	984	11,794	30,304
	\$50,000 - 75,000	1,217	11,017	30,283
	\$75,000 - 100,000	1,110	8,950	25,917
	\$100,000 - 125,000	917	7,037	22,900
	\$125,000 - 150,000	646	4,890	16,186
	\$150,000 - 200,000	863	6,701	22,051
\$200,000+	1,498	7,630	25,773	

PROPERTY AMENITIES MAP



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ABOUT LONG BEACH

Long Beach is the 7th most populous city in California with an estimated population of 466,000 residents and is one of the most diverse cities in the United States. Spanning over 51 square miles with miles of coastline, it is the second-largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 40-minute drive of Downtown L.A. and Orange County business centers. The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and arts and cultural resources. Long Beach also boasts a vibrant small business community and is the fastest growing aerospace ecosystem in the country.

Long Beach Unified School District educates more than 61,000 students across 83 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the fifth largest in California and employs more than 10,000 people, making it the largest employer in Long Beach.

As the premier U.S. gateway for trans-Pacific trade, the Port of Long Beach handles trade valued at more than \$300 billion annually and supports 2.7 million jobs across the U.S., including 691,000 in Southern California. Industry leaders named Long Beach "The Best West Coast Seaport in North America" for a seventh consecutive year and "The Best Green Seaport" in 2025.

Officially trademarked as "America's coolest airport™, Long Beach Airport (LGB) provides a distinctively stress-free travel experience and first-class service, conveniently located between L.A. and Orange counties. Ranked second in the nation by The Washington Post, LGB is a favorite among travelers for its easygoing atmosphere. The Airport currently offers nonstop service to 21 destinations and one-stop connections to more than 400 cities worldwide. Nearby, you can also easily connect to Los Angeles International Airport (LAX) and Santa Ana's John Wayne Airport (SNA).

Long Beach also boasts a strong network of multi-modal transit options to move people around the city and beyond, from Metro's A Line train and Long Beach Transit's bus and water taxi options to bicycle infrastructure, bike share, electric scooter program and micro-transit service.

Long Beach is quiet but connected. It is a city that is abundant in culture, community and opportunities. It is perfectly located on the coast and provides easy access to the entire region. It's all this and so much more - it's a vibe.





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