



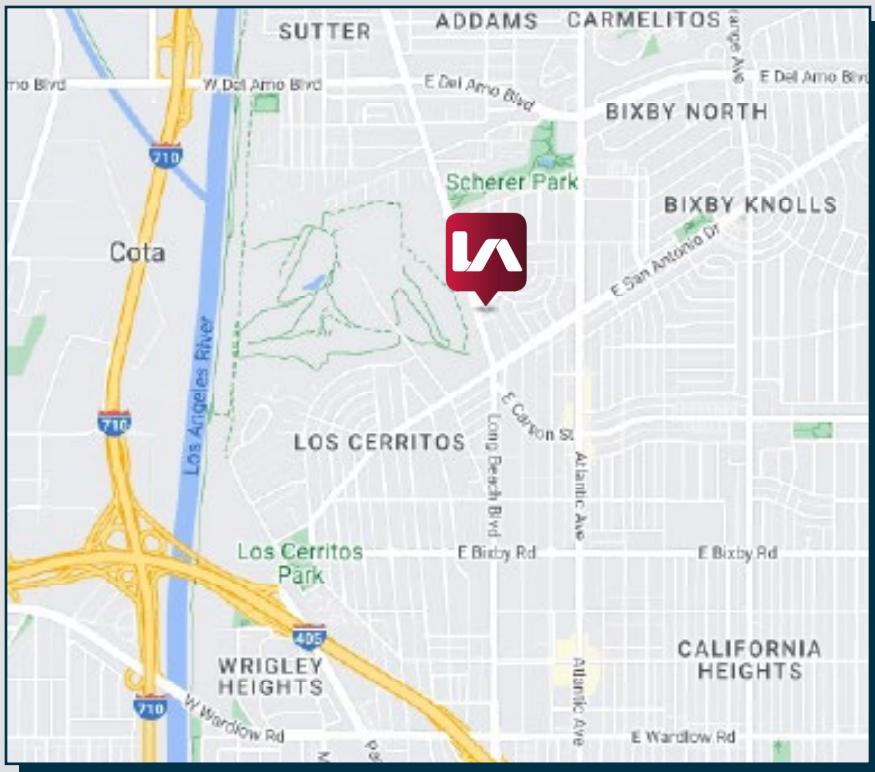
Property Highlights

- Estimated Completion Q4 2024
- Highly improved & extensively remodeled medical building
- Brand new systems, elevator, HVAC units
- Shell Condition



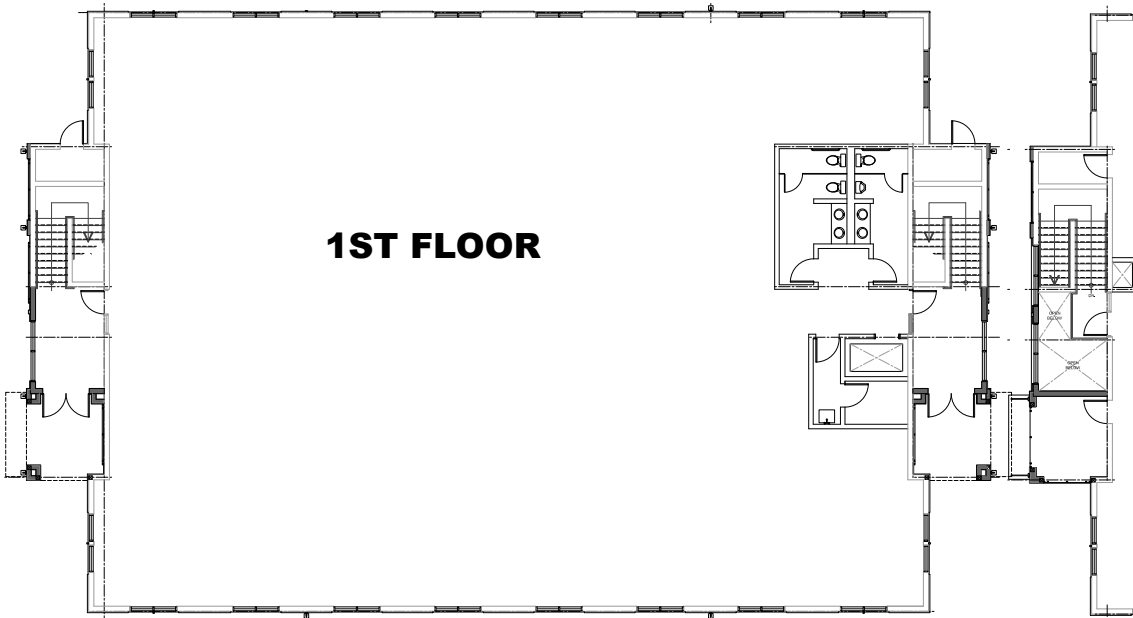
Property Overview

Address	4310 Long Beach Blvd, Long Beach CA 90807
Building	Two (2) Story Medical Office Building
Zoning	LBCCA
Year Built	Built in 1979 – Newly constructed 2024
Building Size	±17,581 SF
Parcel No.	7134-016-900
Parking	62 parking stalls (54 in parking garage + 8 surface stalls)

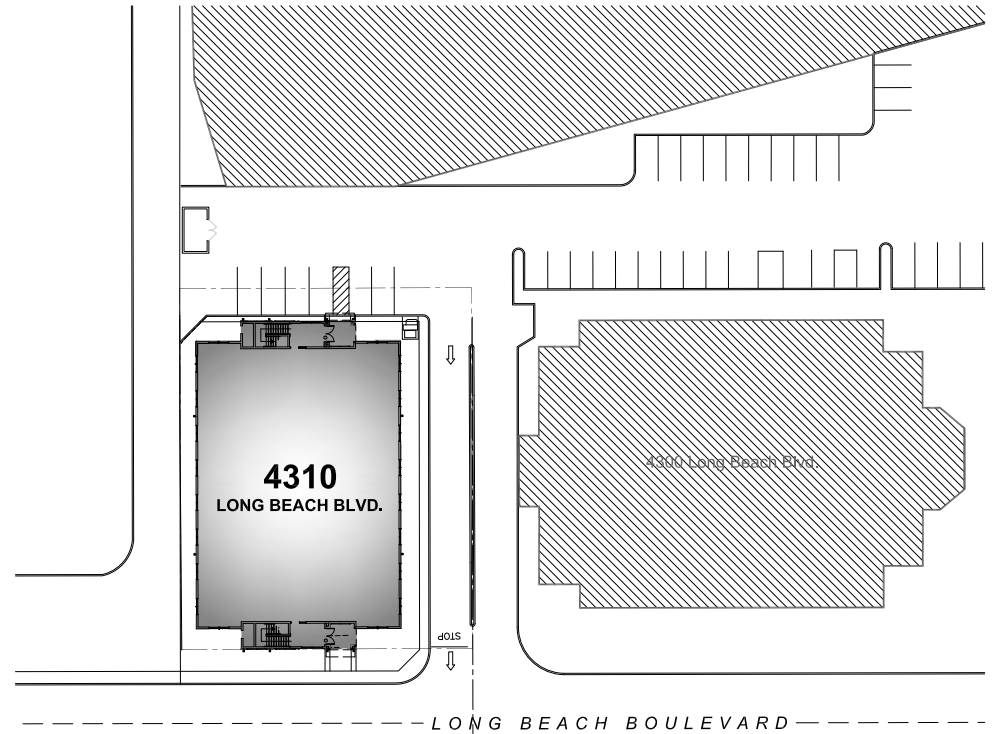
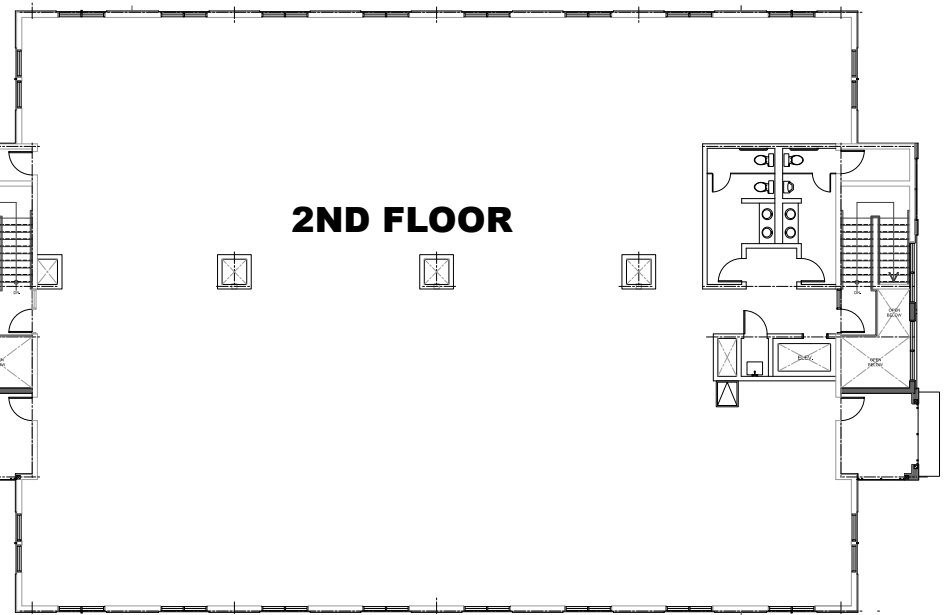


Floor Plans & Site Plans

1ST FLOOR



2ND FLOOR



About Bixby Knolls

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.

For more information, please visit:

<https://bixbyknollsinfo.com/>

**credit: Blair Cohn, Bixby Knolls Business Improvement Association*



Regional Map & Drive Times

Metro

If you've encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you've already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens, expect a faster, safer, and more reliable ride. The overall commute time between terminus is expected to decrease by 10 minutes.

Freeways

The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

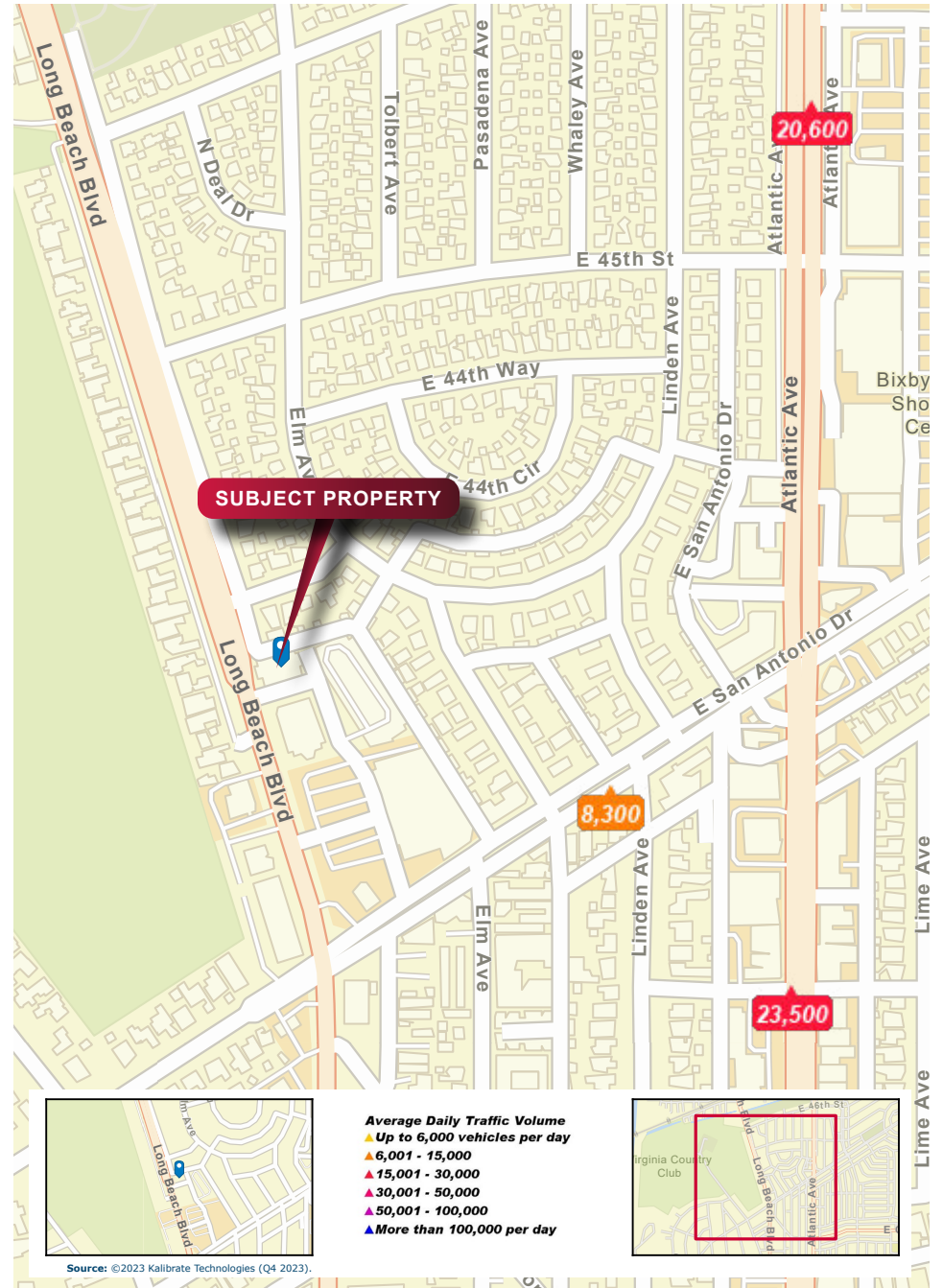
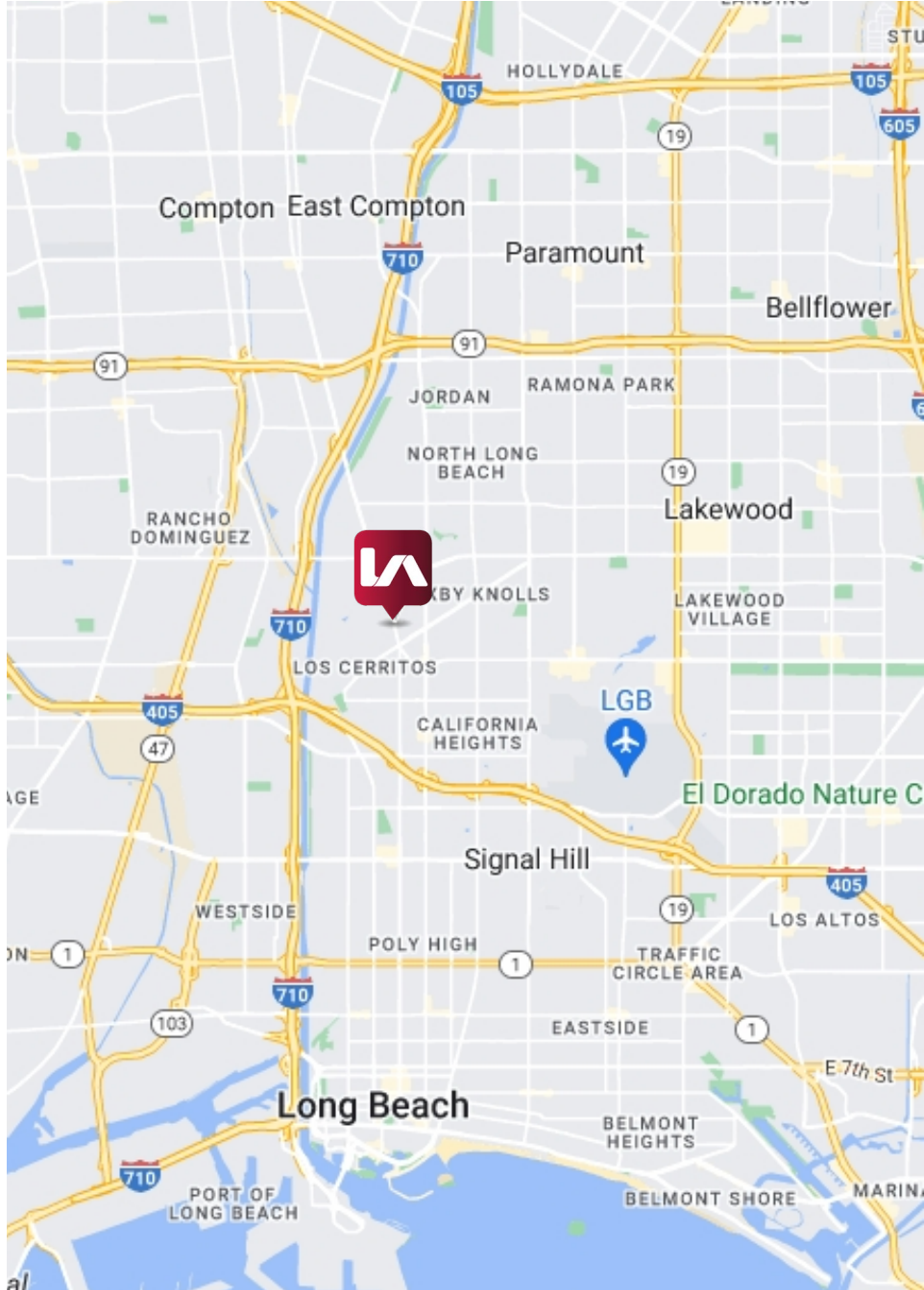
Airport

Long Beach Airport has served over 3.8 million passengers last year. The airport features nonstop service to 17 destinations on American, Delta, Hawaiian, JetBlue and Southwest Airlines. The airport is in the process of undergoing its \$65 million Phase II Terminal Area Improvement Project, expected to be completed by 2021.

Source: DLBA Economic Profile 2019



Neighborhood Map / Traffic Count



Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	27,304	205,404	681,944
2028 Population	26,961	201,679	673,528
Average Age	39.1	36.40	36.10
2023 Households	9,543	64,305	215,258
2028 Estimated Households	9,543	64,305	215,258
2023 Average Household Size	2.63	3.10	3.01
2023 Average Household Income \$114,605 \$101,677 \$99,058	\$114,605	\$101,677	\$99,058
2023 Median Household Income	\$73,477	\$75,960	\$72,757
2023 Owner Occupied	4,857	32,962	98,497
2023 Renter Occupied	5,423	32,183	123,713



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