

**FOR LEASE**



**COLDWELL BANKER  
COMMERCIAL  
BLAIR**



**ACROSS THE STREET FROM LONG  
BEACH MEMORIAL HOSPITAL**

# 2790 ATLANTIC AVENUE

L O N G B E A C H C A L I F O R N I A 9 0 8 0 6

**LISTING AGENT:** Linda Treffry DRE#: 01991392 | LTreffry@cbcbclair.com | Mobile: (562) 541-5627





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## HIGHLIGHTS

**AVAILABLE SF:** 4,137 SF  
**ZONING:** LBCCA  
**APN:** 7207-023-019  
**YEAR BUILT:** 1958  
**LEASE RATE:** \$3.25 PSF (Modified Gross)

- Recently remodeled medical space
- Across the street from Long Beach Memorial Medical Center
- High visibility from Atlantic Ave. with over 30K vehicles per day (VPD)
- Thirteen (13) onsite parking spaces in front of building
- Additional shared parking in rear of building
- Adjacent to Memorial Orthopaedic Surgical Group



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## PROPERTY DESCRIPTION

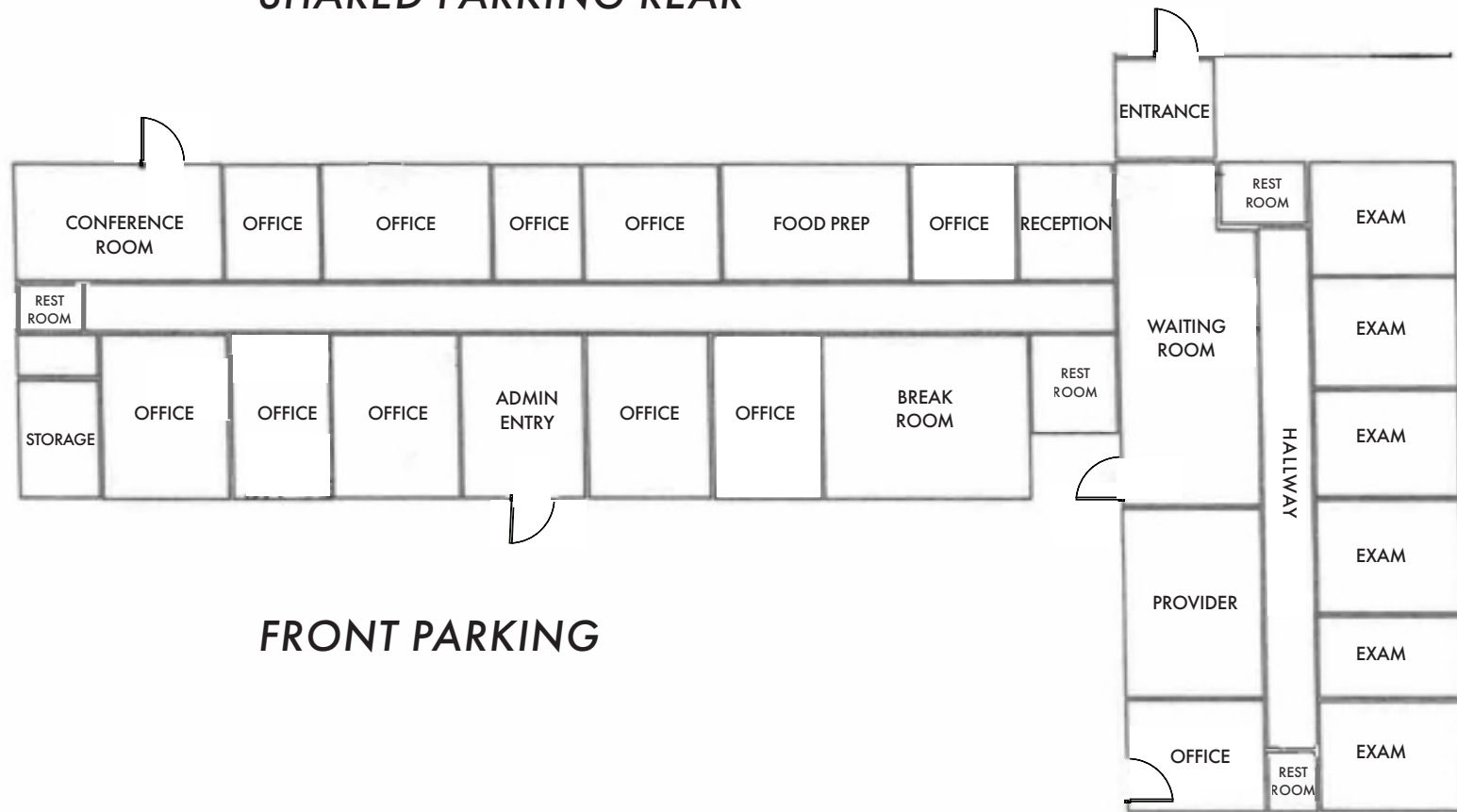
The property is located in the center of commercial activity along the busy business corridor of Atlantic Avenue. The property is within two blocks of Signal Hill to the east and the Bixby Knolls area of Long Beach to the north. With easy access to the 405 freeway and the Long Beach metro station this location offers great visibility and convenience. Nearby businesses include Memorial Medical Group and Memorial Orthopedic Surgical Group. The surrounding residential area serving the community is known as Wrigley.



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SHARED PARKING REAR



FRONT PARKING

## SITE PLAN



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## DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
<b>Population</b>						
2023 Population	30,810	---	279,703	---	568,005	---
2028 Projected Population	31,091	---	283,512	---	575,194	---
2028 Projected Population (High Estimate)	31,399	---	292,553	---	588,319	---
2028 Projected Population (Low Estimate)	30,314	---	272,210	---	559,588	---
% Projected Annual Change (2023 - 2028)	0.2%	---	0.3%	---	0.3%	---
% Projected Annual Change (High Estimate)	0.4%	---	0.9%	---	0.7%	---
% Projected Annual Change (Low Estimate)	-0.3%	---	-0.5%	---	-0.3%	---
2000 Census Population	30,682	---	285,528	---	558,790	---
2010 Census Population	30,997	---	282,857	---	571,435	---
% Annual Change (2010 - 2023)	0.0%	---	-0.1%	---	0.0%	---
Population Density	9,777		9,762		8,052	
Land Area (Square Miles)	3.15		28.65		70.54	
<b>Households</b>						
2023 Households	9,720	---	101,088	---	200,835	---
2028 Projected Households	9,814	---	102,580	---	203,444	---
% Projected Annual Change (2023 - 2028)	0.2%	---	0.3%	---	0.3%	---
2000 Households	9,116	---	94,804	---	191,460	---
2010 Households	9,782	---	102,106	---	201,953	---
% Annual Change (2010 - 2023)	0.6%	---	0.6%	---	0.4%	---
Growth Stability Indicator (-1 to +1)	0.4131	---	0.2077	---	0.2539	---
<b>Daytime Population</b>						
Daytime Population	38,300	---	287,926	---	634,260	---
Children at Home	1,318	---	12,774	---	24,335	---
Students	4,616	---	50,516	---	191,016	---
Work at Home	1,658	---	16,261	---	31,230	---
Homemakers	4,783	---	37,384	---	68,718	---
Retired/Disabled Population	4,009	---	33,539	---	76,339	---
Unemployed	1,091	---	9,182	---	17,394	---



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For more information contact:

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