

MEDICAL OFFICE FOR LEASE



ACROSS THE STREET FROM LONG
BEACH MEMORIAL HOSPITAL



Virtual Landscaped Image*

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

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HIGHLIGHTS

AVAILABLE SF: 4,137 SF
ZONING: LBCCA
APN: 7207-023-019
YEAR BUILT: 1958
LEASE RATE: ~~\$3.25~~ PSF (Single Tenant Gross)
\$2.85

- 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

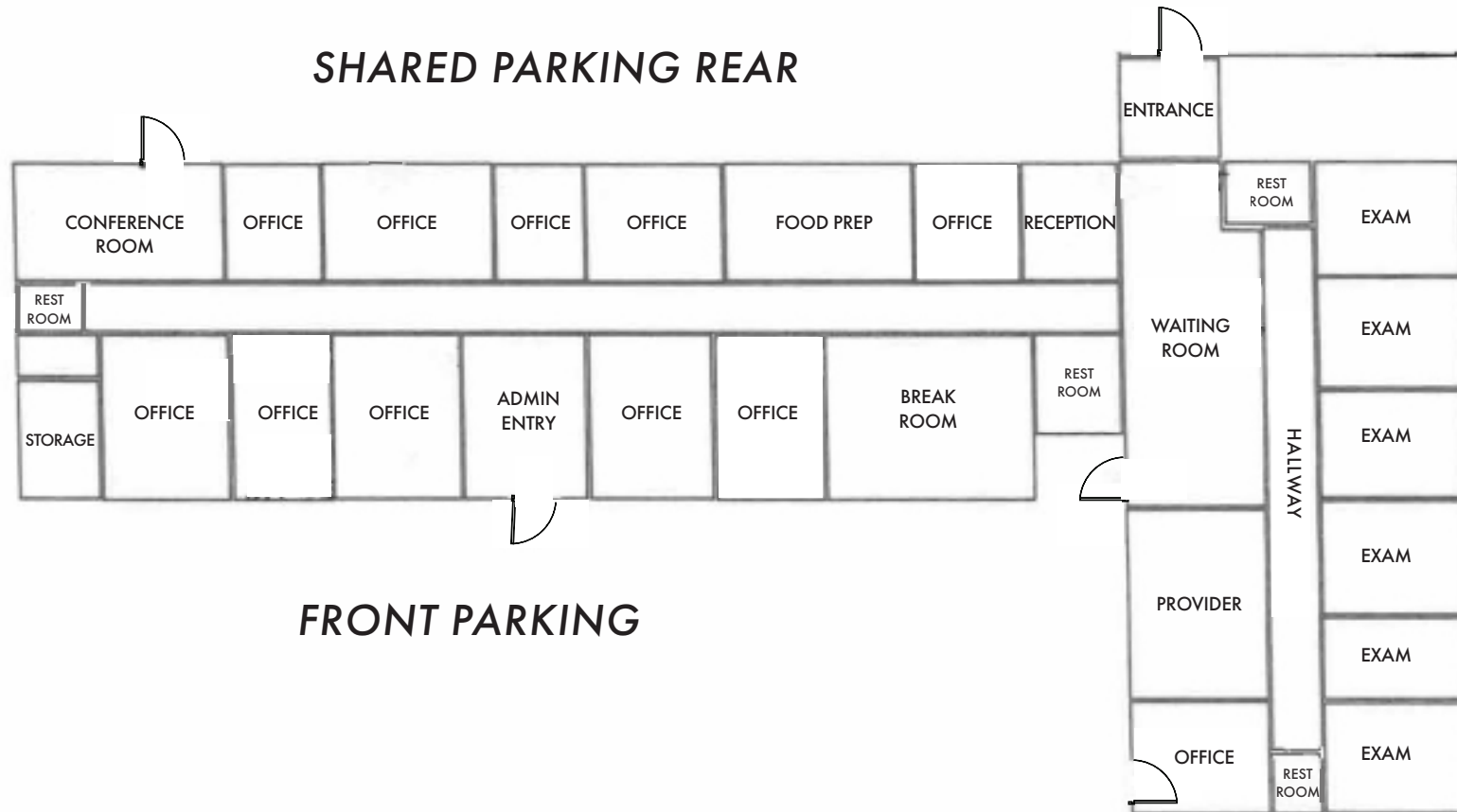
This standalone medical office building is located on the busy Atlantic Ave. corridor and offers strong visibility and access. Directly across from Memorial Medical Center, the property is ideal for medical practices, clinics, specialty healthcare services and is located within a cluster of medical and office uses. Easy access to the 405 freeway and Pacific Coast Highway with ingress and egress from Atlantic Ave. to dedicated parking in front of the property and additional access to shared parking at the rear.

Property is vacant and ready for a new tenant. Landscaping has been removed and can be designed and placed by tenant in exchange for free rent.



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SITE PLAN

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DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Population						
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	
Households						
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	---
Daytime Population						
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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