

FOR LEASE

BIXBY KNOLLS MEDICAL OFFICE/RETAIL
3575 ATLANTIC AVE | LONG BEACH, CA 90807



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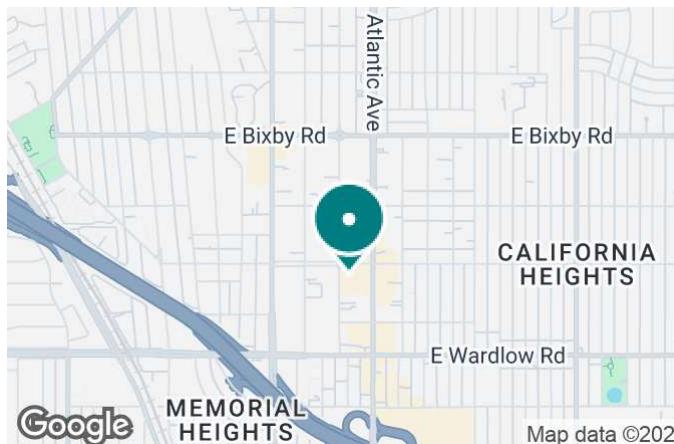
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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ATLANTIC + 36TH | PAGE 2



NEIGHBORING RETAILERS

CVS**STAPLES****Walgreens**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,290	73,066	211,008
Total Population	23,994	224,388	610,588
Average HH Income	\$126,992	\$95,635	\$105,670

FEATURES & AMENITIES

- APPROX. 1,000 SF BUILT OUT MEDICAL OFFICE SPACE
- WELL MAINTAINED CVS CENTER
- SEEKING RESTAURANT, RETAIL + MEDICAL OFFICE USERS
- AMPLE PARKING
- JOIN CVS, BASKIN ROBBINS + UPS STORE
- PRIME LONG BEACH LOCATION
- BUS STOP DIRECTLY IN FRONT
- STRONG TRAFFIC COUNTS
- EXCELLENT AREA DEMOGRAPHICS
- COUNTLESS NATIONAL RETAILERS IN THE SURROUNDING AREA

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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ATLANTIC + 36TH | PAGE 3



PROPERTY DESCRIPTION

1,000 SF BUILT OUT MEDICAL OFFICE SPACE FOR LEASE ON ATLANTIC AVENUE IN PRIME LONG BEACH. CVS anchored center. Seeking retail, restaurant or medical office tenants. Property features high street visibility, convenient access, and ample parking in sizable onsite lot. Additional A+ tenants include CVS, UPS Store, and Baskin Robbins.

LOCATION DESCRIPTION

Situated at Atlantic Avenue + 36th Street in prime Long Beach. Just off the 405 FWY in the Bixby Knolls area of Long Beach. Surrounded countless national tenants in the immediate area.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,000 SF
Building Size:	31,175 SF

SPACES	LEASE RATE	SPACE SIZE
3553	Negotiable	1,000 SF

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ANNUAL REPORT

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ATLANTIC + 36TH | PAGE 4



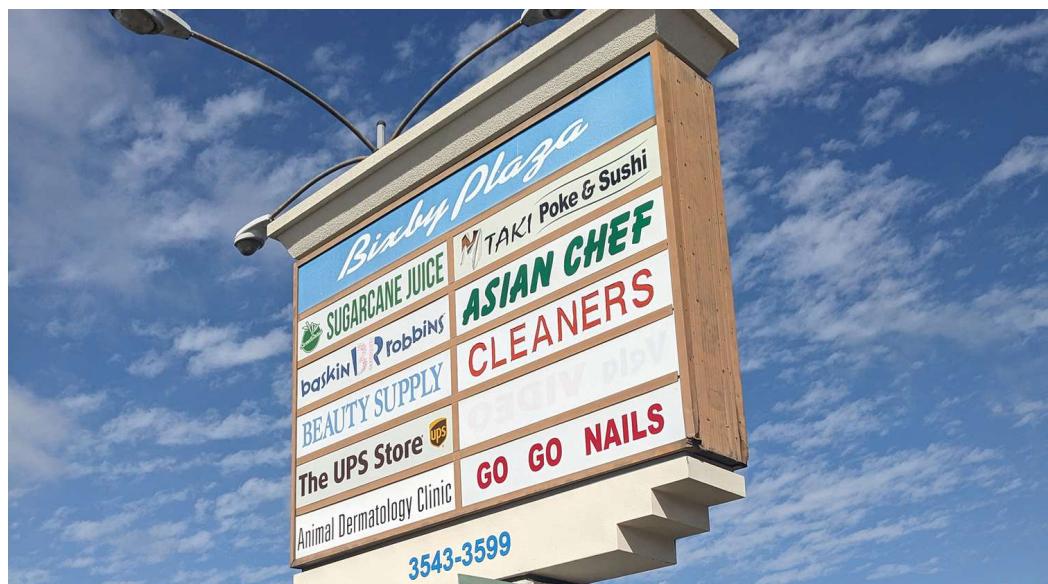
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ADDITIONAL PHOTOS

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ATLANTIC + 36TH | PAGE 5

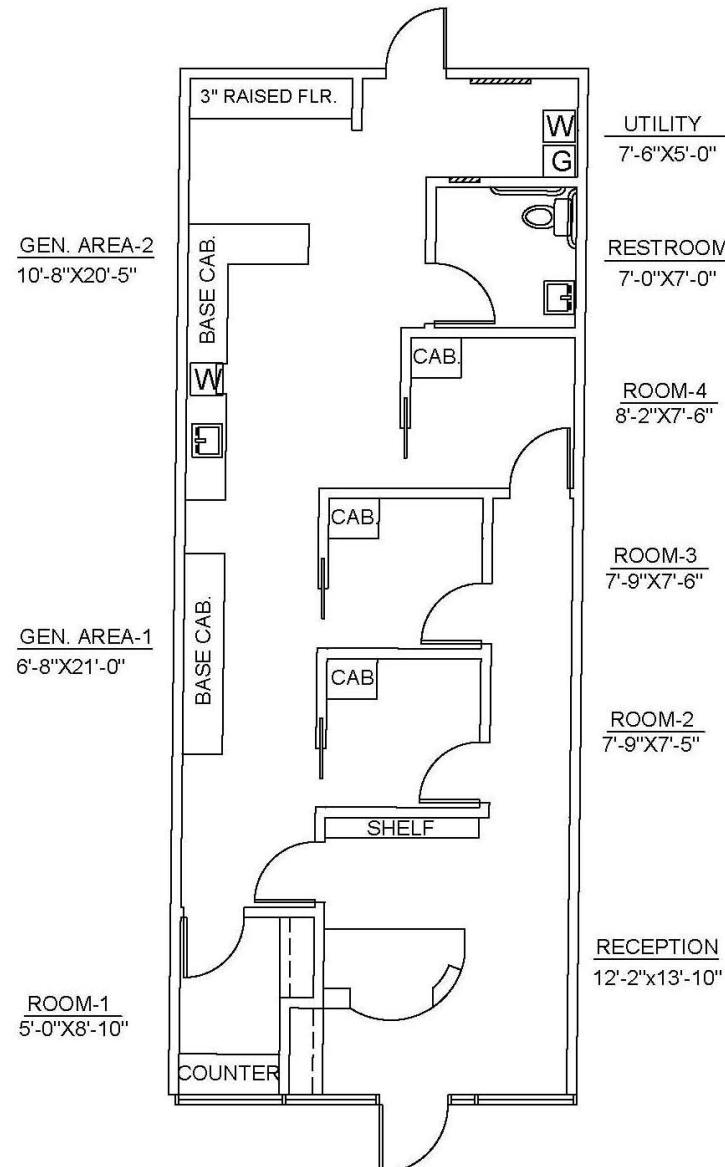


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FLOOR PLAN

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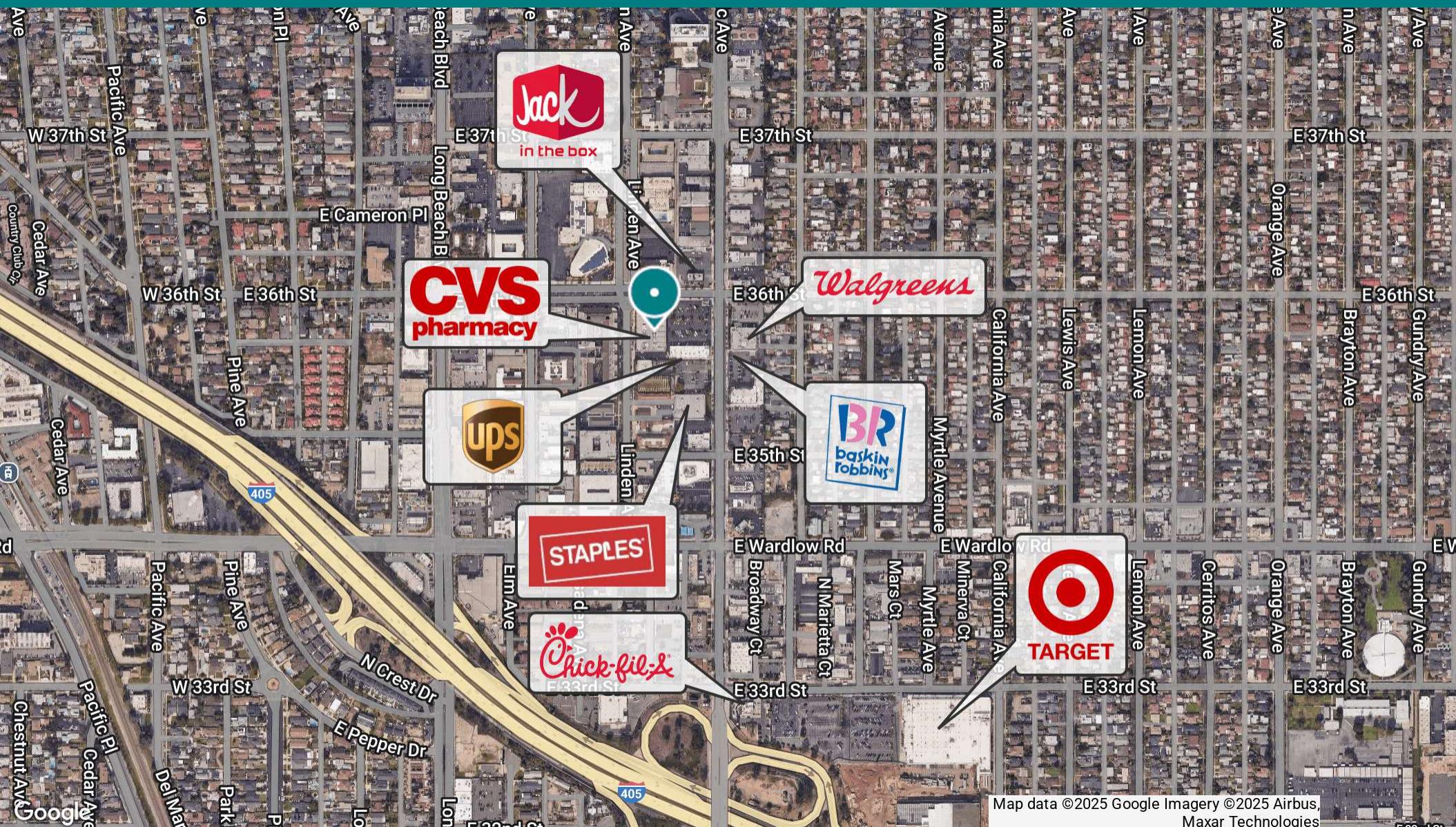
ATLANTIC + 36TH | PAGE 6

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RETAILER MAP

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ATLANTIC + 36TH | PAGE 7



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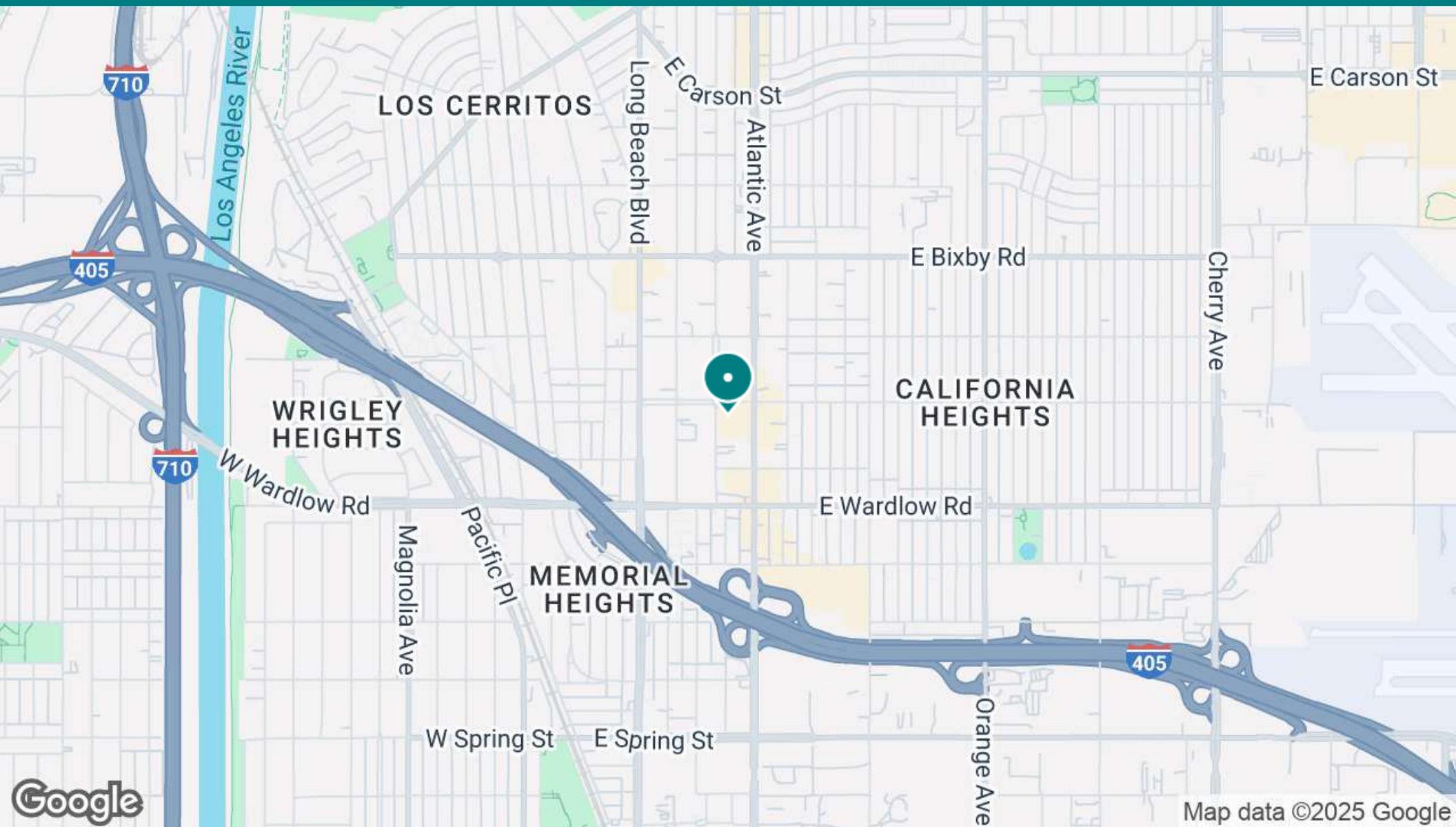
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LOCATION MAP

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ATLANTIC + 36TH | PAGE 8

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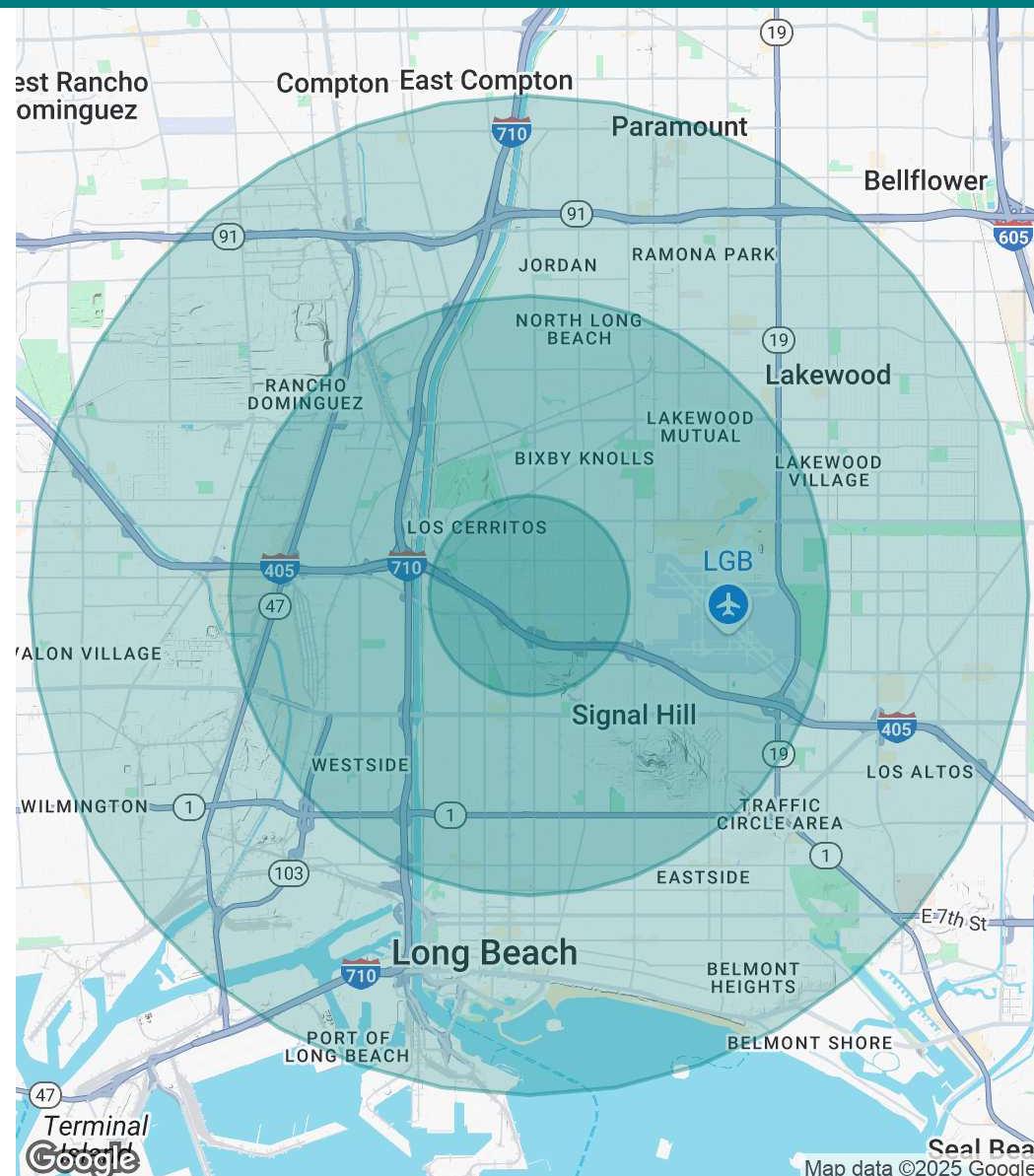
DEMOCRAPHICS MAP & REPORT

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ATLANTIC + 36TH | PAGE 9

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,994	224,388	610,588
Average Age	44	39	39
Average Age (Male)	43	38	38
Average Age (Female)	45	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,290	73,066	211,008
# of Persons per HH	2.6	3.1	2.9
Average HH Income	\$126,992	\$95,635	\$105,670
Average House Value	\$944,573	\$739,681	\$761,236
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	32.4%	51.4%	49.6%
RACE	1 MILE	3 MILES	5 MILES
% White	35.0%	18.7%	25.2%
% Black	14.5%	14.9%	13.6%
% Asian	17.3%	16.9%	13.8%
% Hawaiian	0.9%	1.1%	1.0%
% American Indian	1.1%	1.8%	1.6%
% Other	14.8%	32.1%	29.5%

* Demographic data derived from 2020 ACS - US Census



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