

FOR LEASE

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



JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

CBM1.COM

CBM1

LEASING

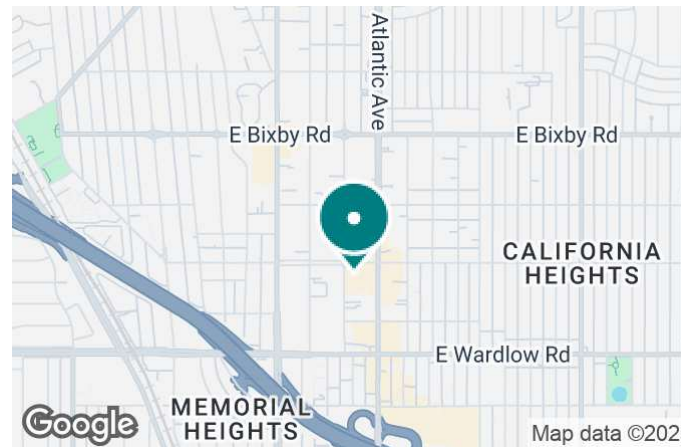
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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

ATLANTIC + 36TH | PAGE 2



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

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

EXCLUSIVELY REPRESENTED BY

JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

PROPERTY SUMMARY

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

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

JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

AERIAL OVERVIEW

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

ATLANTIC + 36TH | PAGE 4



JASON EHRENPREIS

CALDRE #1741961

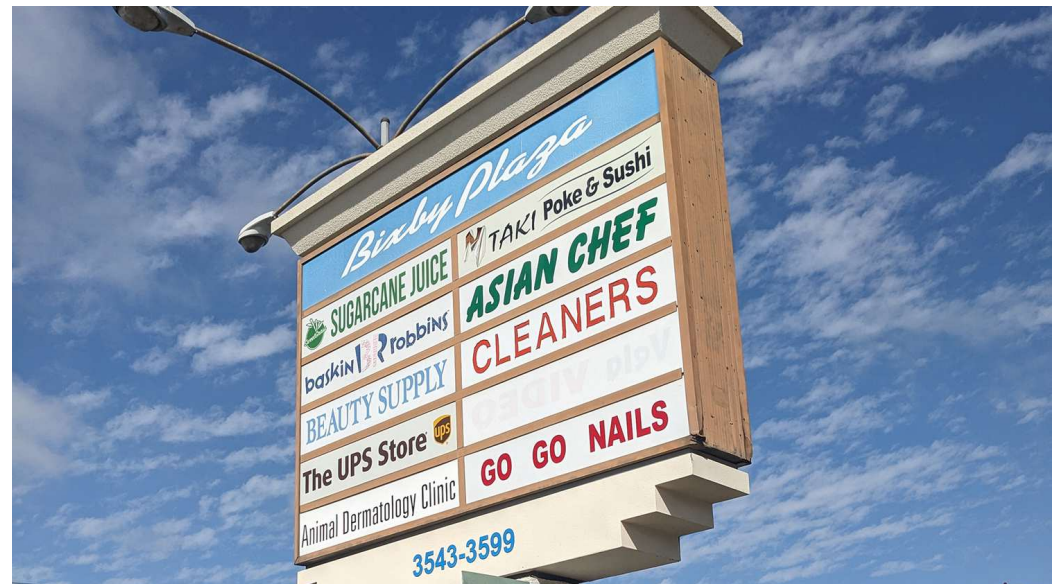
310.231.5213

JASON@CBM1.COM

ADDITIONAL PHOTOS

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

ATLANTIC + 36TH | PAGE 5



JASON EHRENPREIS

CALDRE #1741961

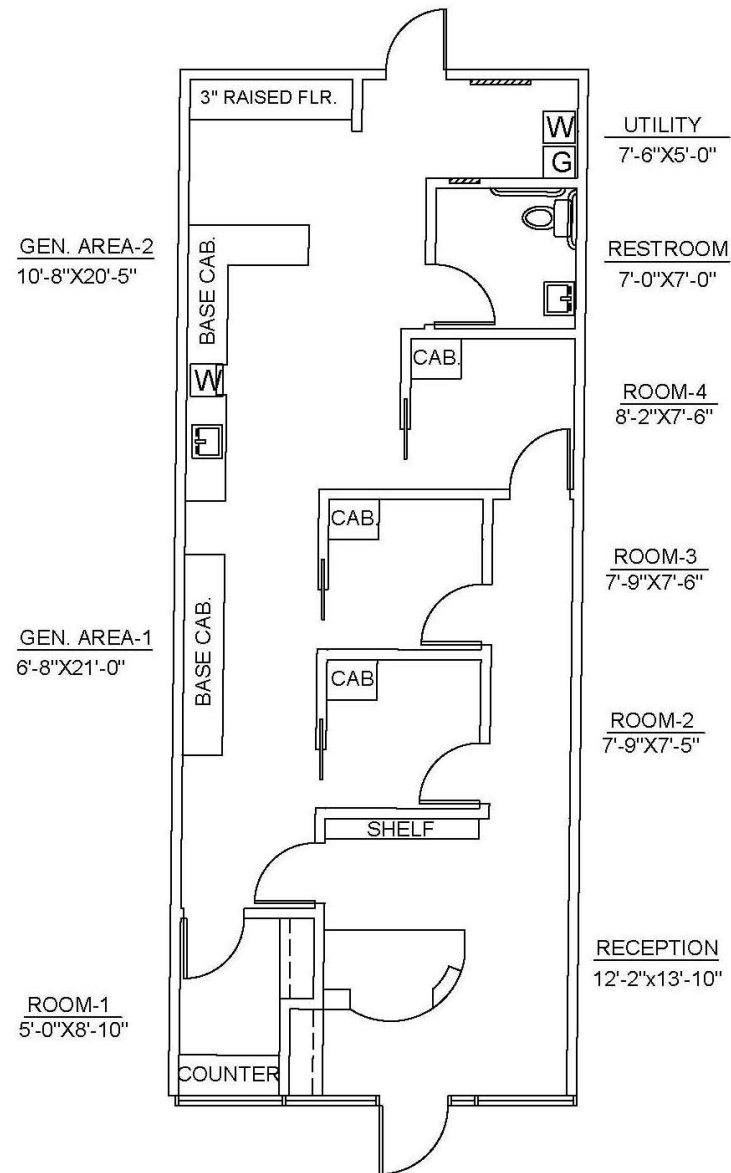
310.231.5213

JASON@CBM1.COM

FLOOR PLAN

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

ATLANTIC + 36TH | PAGE 6



JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

RETAILER MAP

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

ATLANTIC + 36TH | PAGE 7



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

JASON EHRENPREIS

CALDRE #1741961

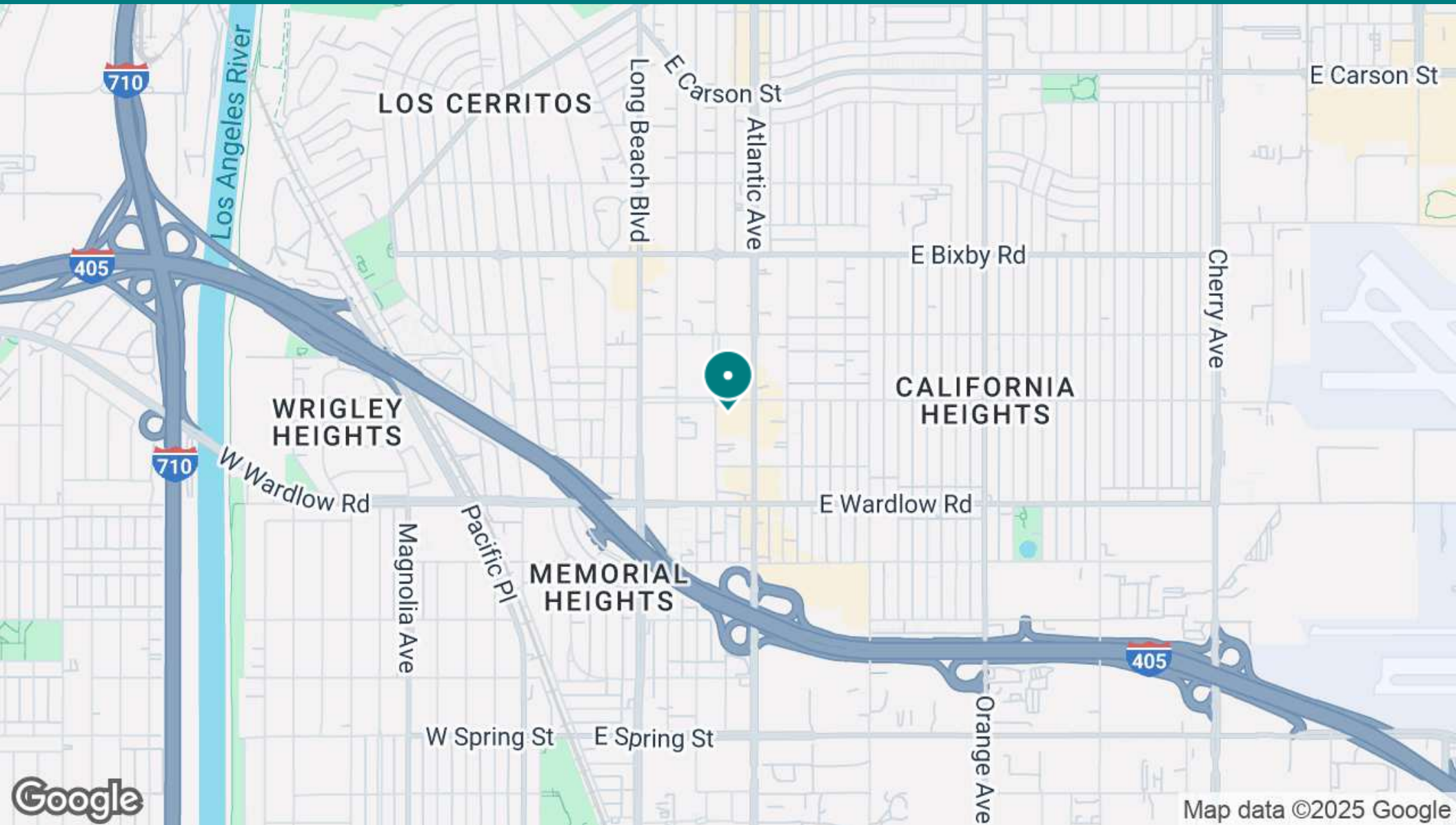
310.231.5213

JASON@CBM1.COM

LOCATION MAP

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

ATLANTIC + 36TH | PAGE 8



JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

DEMOGRAPHICS MAP & REPORT

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

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

JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

