



427 ATLANTIC AVENUE

LONG BEACH, CA 90802

± 900 SF OFFICE SPACE IN DOWNTOWN LONG BEACH'S EAST VILLAGE

425-427 Atlantic Avenue
Long Beach, CA 90802



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L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

Available: ± 900 SF
Lease Rate/SF: \$2.25 PSF
Plus Utilities
APN: 7281-007-020
Year Built: 1947
Parking Available: 4 Spaces
Zoning: LBPD30
of Floors: One (1)

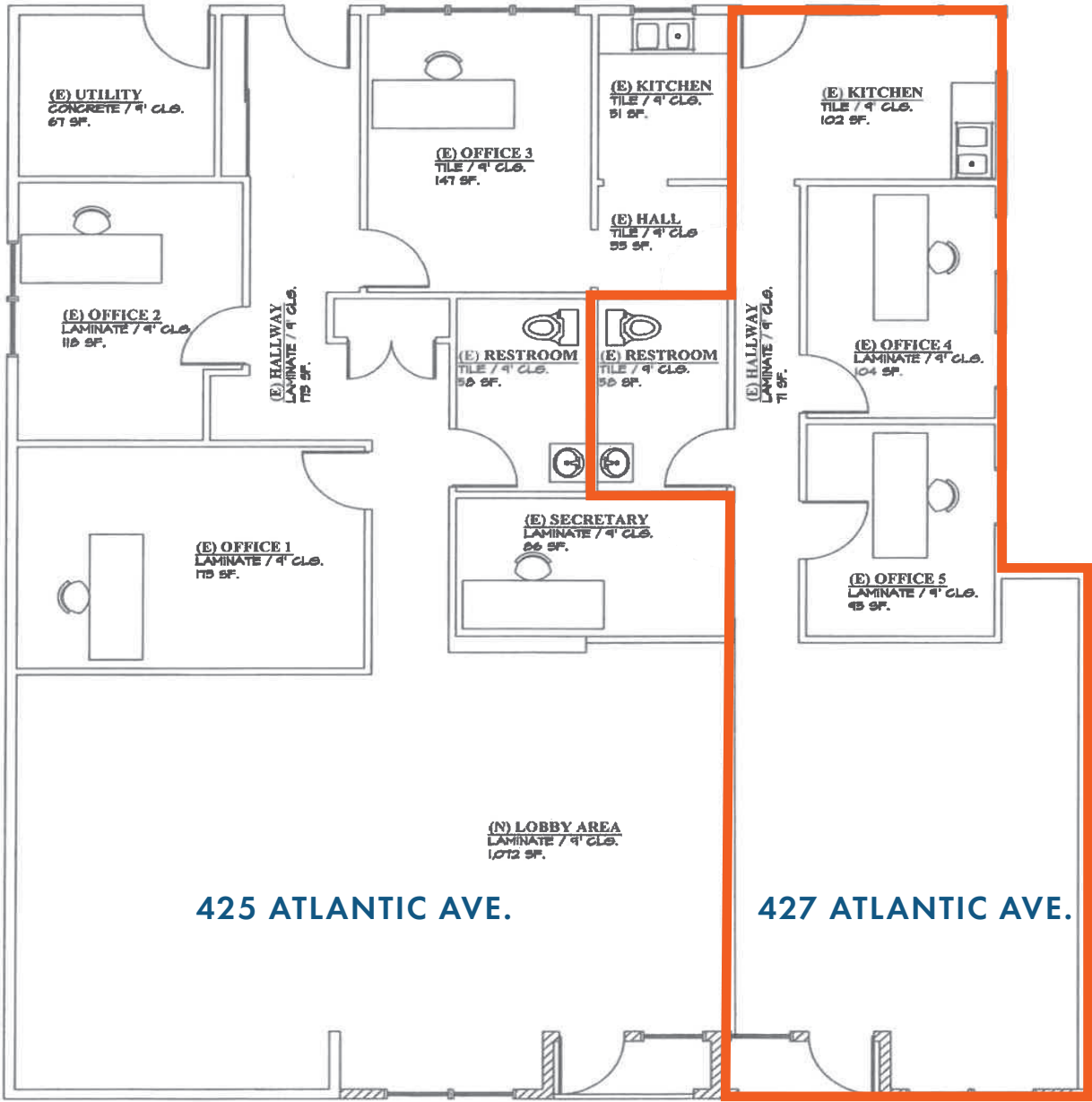
PROPERTY DESCRIPTION:

Coldwell Banker Commercial Blair is pleased to present an upgraded and well maintained office suite available for lease in the East Village Arts District of Downtown Long Beach.

The space has been beautifully updated with hardwood laminate flooring, kitchenette, and an ADA restroom. Secure, gated parking is available in the rear with remote control access. The front of the building faces busy Atlantic Avenue with a daily average traffic count of 6,634 and a Walk Score of 97 (Walker's Paradise).

Perfect for creative or professional service use, including financial services, chiropractor, non-profit or government agency.

PARKING



ATLANTIC AVENUE



East Village Arts District — Downtown Long Beach, CA

Anchoring the eastern edge of Downtown Long Beach, the East Village Arts District is one of the region's most distinctive live-work-shop-play neighborhoods — a walkable, transit-connected corridor roughly bounded by Long Beach Boulevard, Alamitos Avenue, Ocean Boulevard, and 10th Street. The district stretches from Ocean Blvd to 10th St, and from Long Beach Blvd to Alamitos Ave in downtown Long Beach, with direct access via the Metro A Line and the 710 Freeway.

The neighborhood pairs a dense, diverse residential base — high-rise condos, artist lofts, and small craftsman cottages serving residents across a range of cultures, income levels, and professions — with an active independent commercial corridor. It's home to one of the largest independent shopping districts in Long Beach, with vintage shops, boutiques, refill stores, record shops, and a strong focus on small and women-owned businesses.





	1 Mile		2 Miles		3 Miles	
Population						
2026 Population	73,291	---	163,806	---	233,808	---
2031 Projected Population	73,907	---	162,862	---	231,255	---
2031 Projected Population (High Estimate)	80,045	---	174,496	---	246,880	---
2031 Projected Population (Low Estimate)	72,997	---	161,420	---	228,815	---
% Projected Annual Change (2026 - 2031)	0.2%	---	-0.1%	---	-0.2%	---
% Projected Annual Change (High Estimate)	1.8%	---	1.3%	---	1.1%	---
% Projected Annual Change (Low Estimate)	-0.1%	---	-0.3%	---	-0.4%	---
2010 Census Population	74,324	---	171,064	---	238,901	---
2020 Census Population	73,726	---	166,154	---	237,772	---
% Annual Change (2020 - 2026)	-0.1%	---	-0.2%	---	-0.3%	---
Population Density	25,507		14,273		11,144	
Land Area (Square Miles)	2.87		11.48		20.98	
Households						
2026 Households	32,261	---	64,529	---	91,537	---
2031 Projected Households	32,722	---	64,382	---	90,680	---
% Projected Annual Change (2026 - 2031)	0.3%	---	0.0%	---	-0.2%	---
2010 Households	29,485	---	61,108	---	87,725	---
2020 Households	32,200	---	65,176	---	92,840	---
% Annual Change (2020 - 2026)	1.5%	---	1.1%	---	1.0%	---
Growth Stability Indicator (-1 to +1)	0.0056	---	0.0033	---	-0.0198	---
Daytime Population						
Daytime Population	79,200	---	148,211	---	231,146	---
Children at Home	3,826	---	8,293	---	11,485	---
Students	13,129	---	26,529	---	43,436	---
Work at Home	7,083	---	13,178	---	19,711	---
Homemakers	8,430	---	21,227	---	27,708	---
Retired/Disabled Population	8,137	---	18,036	---	28,500	---
Unemployed	2,313	---	4,790	---	6,528	---

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