

BOUTIQUE CREATIVE OFFICE INVESTMENT OPPORTUNITY

Mid-Century Modern Two-Story Office Asset in Bixby Knolls



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NOËL AGUIRRE

DRE Lic # 01263417

e || naguirre@leelalb.com

p || 562.895.0317

SEAN LIEPPMAN CCIM

DRE Lic # 01905266

e || slieppman@leelalb.com

p || 562.354.2528

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 @LeeAssociatesLA

 www.lee-associates.com

PROPERTY OVERVIEW

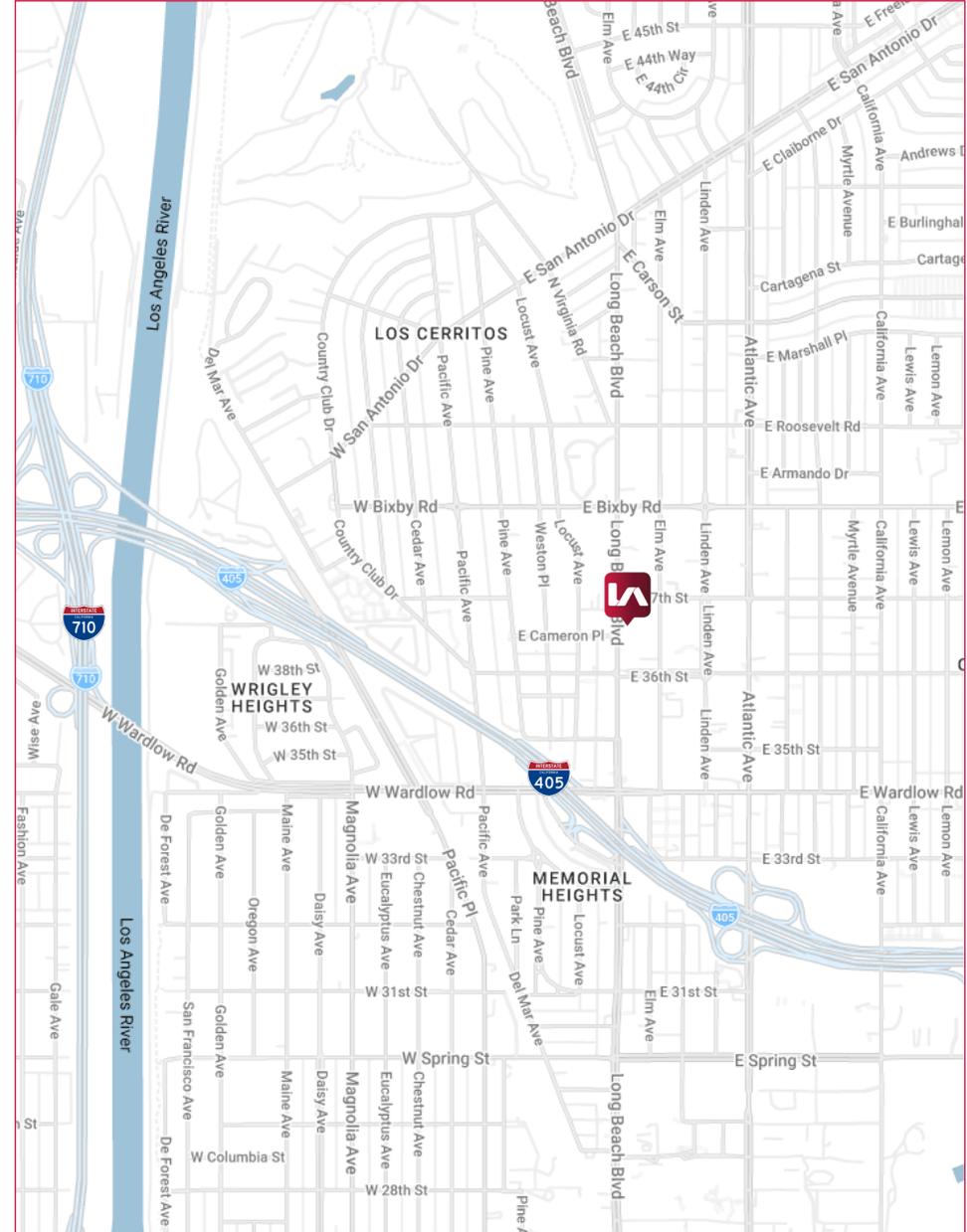
Lee & Associates is proud to present The Bixby Terrace, a boutique two-story creative office property located at 3646 Long Beach Boulevard in the heart of Bixby Knolls, one of Long Beach’s most established and community-driven neighborhoods.

The property consists of approximately ±6,982 square feet situated on ±12,169 square feet (±0.28 acres) of land and features 30 on-site parking spaces. Originally constructed with mid-century modern character, the building offers strong architectural identity, abundant natural light, and flexible suite configurations well suited for professional office users.

Positioned along Long Beach Boulevard, one of Bixby Knolls’ primary commercial corridors, the property benefits from excellent street visibility, convenient access, and strong surrounding amenities. The building’s layout and location make it an attractive opportunity for owner-users, professional service firms, or investors seeking a well-located office asset within one of Long Beach’s most desirable neighborhoods.

OFFERING SUMMARY

Offering Price	\$2,325,000
Price / SF	\$333.00
Building Size	±6,982 SF
Land Area	±12,169 SF (±0.28 AC)
Parking	30 On-Site Spaces
Zoning	PD30
Property Type	Two-Story Creative Office





BIXBY KNOLLS OVERVIEW

Bixby Knolls is one of Long Beach's most recognizable and identity-driven neighborhoods. Centered along Atlantic Avenue and Long Beach Boulevard, the district is supported by a strong local business community, walkable retail environment, and consistent neighborhood engagement.

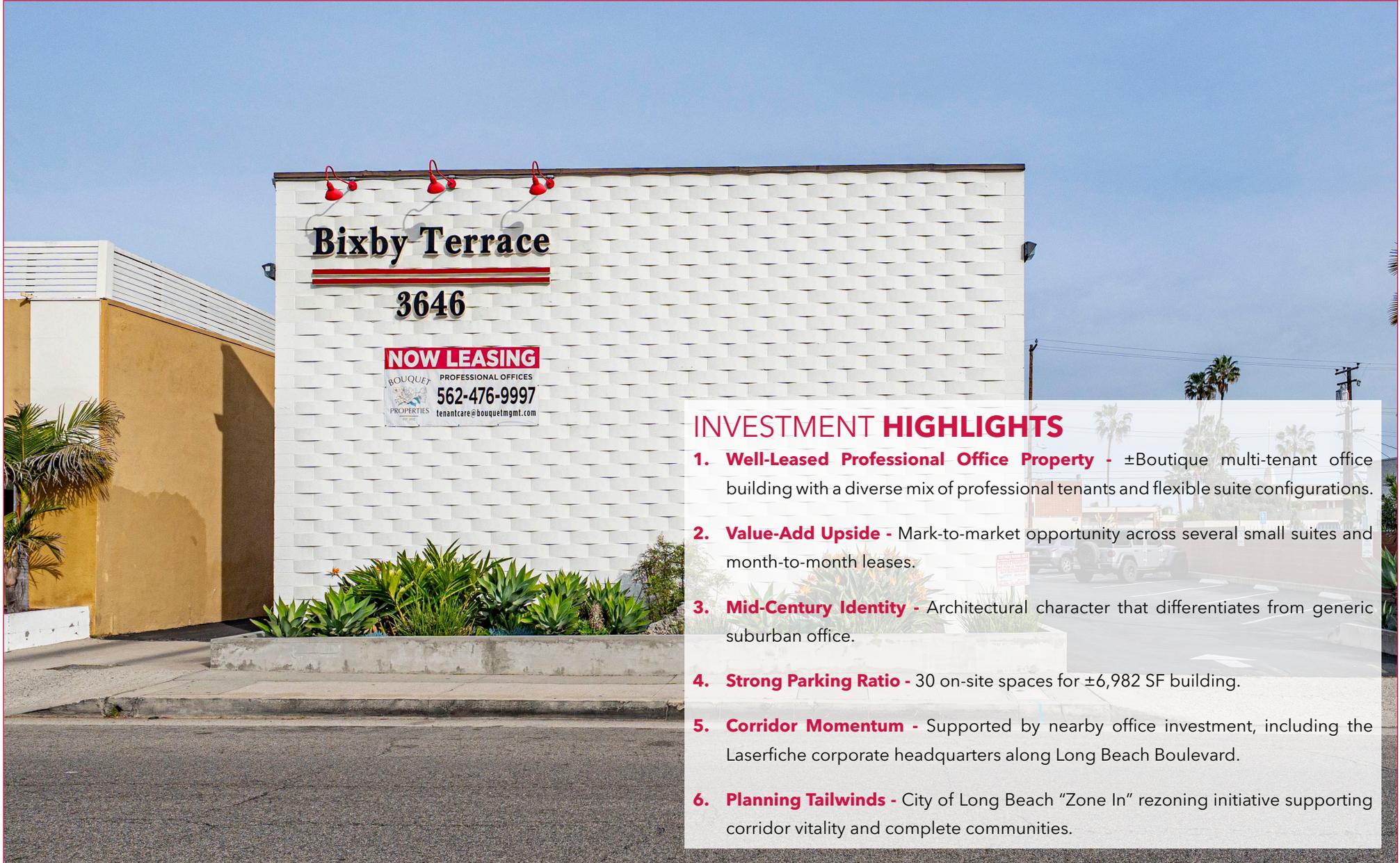
The area is known for:

- First Fridays community events
- Strong small-business culture
- High residential density
- Boutique retail and dining
- Professional office demand from local operators

Unlike larger corporate office nodes, Bixby Knolls supports smaller professional users – attorneys, accountants, consultants, designers, and service providers – who value proximity to home, convenience, and a neighborhood presence.

Bixby Knolls has seen a major renaissance for more than a decade now. Young families have moved into the neighborhoods and appreciate the walkability to the business districts where they can find restaurants, breweries, boutiques and services of all types. This is a very active neighborhood with the monthly First Fridays event, walking clubs, running clubs, kids bike rides, and other events to bring the community together.

The neighborhood is very proud and very loyal. Connected through social media, the community often brags about favorite locations in the district or the fun get-togethers and events in the neighborhood. With great schools, a historic rancho, parks, and beautiful architecture, the Bixby Knolls/Cal Heights area is one of the most special parts of Long Beach—no denying it.



INVESTMENT HIGHLIGHTS

- 1. Well-Leased Professional Office Property** - ±Boutique multi-tenant office building with a diverse mix of professional tenants and flexible suite configurations.
- 2. Value-Add Upside** - Mark-to-market opportunity across several small suites and month-to-month leases.
- 3. Mid-Century Identity** - Architectural character that differentiates from generic suburban office.
- 4. Strong Parking Ratio** - 30 on-site spaces for ±6,982 SF building.
- 5. Corridor Momentum** - Supported by nearby office investment, including the Laserfiche corporate headquarters along Long Beach Boulevard.
- 6. Planning Tailwinds** - City of Long Beach "Zone In" rezoning initiative supporting corridor vitality and complete communities.





PROPERTY **DEMOGRAPHICS**

	1 mile	3 miles	5 miles	
Population	2020 Population	24,722	226,224	635,946
	2024 Population	23,694	212,679	606,113
	2029 Population Projection	22,917	204,866	585,606
	Annual Growth 2024-2029	-0.7%	-0.7%	-0.7%
Households	2020 Households	9,273	72,094	214,301
	2024 Households	8,795	67,152	203,724
	2029 Household Projection	8,483	64,515	196,591
	Annual Growth 2024-2029	-0.7%	-0.8%	-0.7%
Income		1 mile	3 miles	5 miles
	Avg Household Income	\$114,149	\$88,904	\$95,401
	Median Household Income	\$88,627	\$66,553	\$73,063
	\$50,000 - 75,000	1,318	11,800	33,970
	\$75,000 - 100,000	1,220	8,684	27,762
	\$100,000 - 125,000	1,094	6,789	21,043
	\$125,000 - 150,000	504	4,260	14,760
	\$150,000 - 200,000	958	5,172	17,830
\$200,000+	1,286	5,101	18,068	

PROPERTY AMENITIES MAP



ABOUT LONG BEACH

Long Beach is the 7th most populous city in California with an estimated population of 466,000 residents and is one of the most diverse cities in the United States. Spanning over 51 square miles with miles of coastline, it is the second-largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 40-minute drive of Downtown L.A. and Orange County business centers. The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and arts and cultural resources. Long Beach also boasts a vibrant small business community and is the fastest growing aerospace ecosystem in the country.

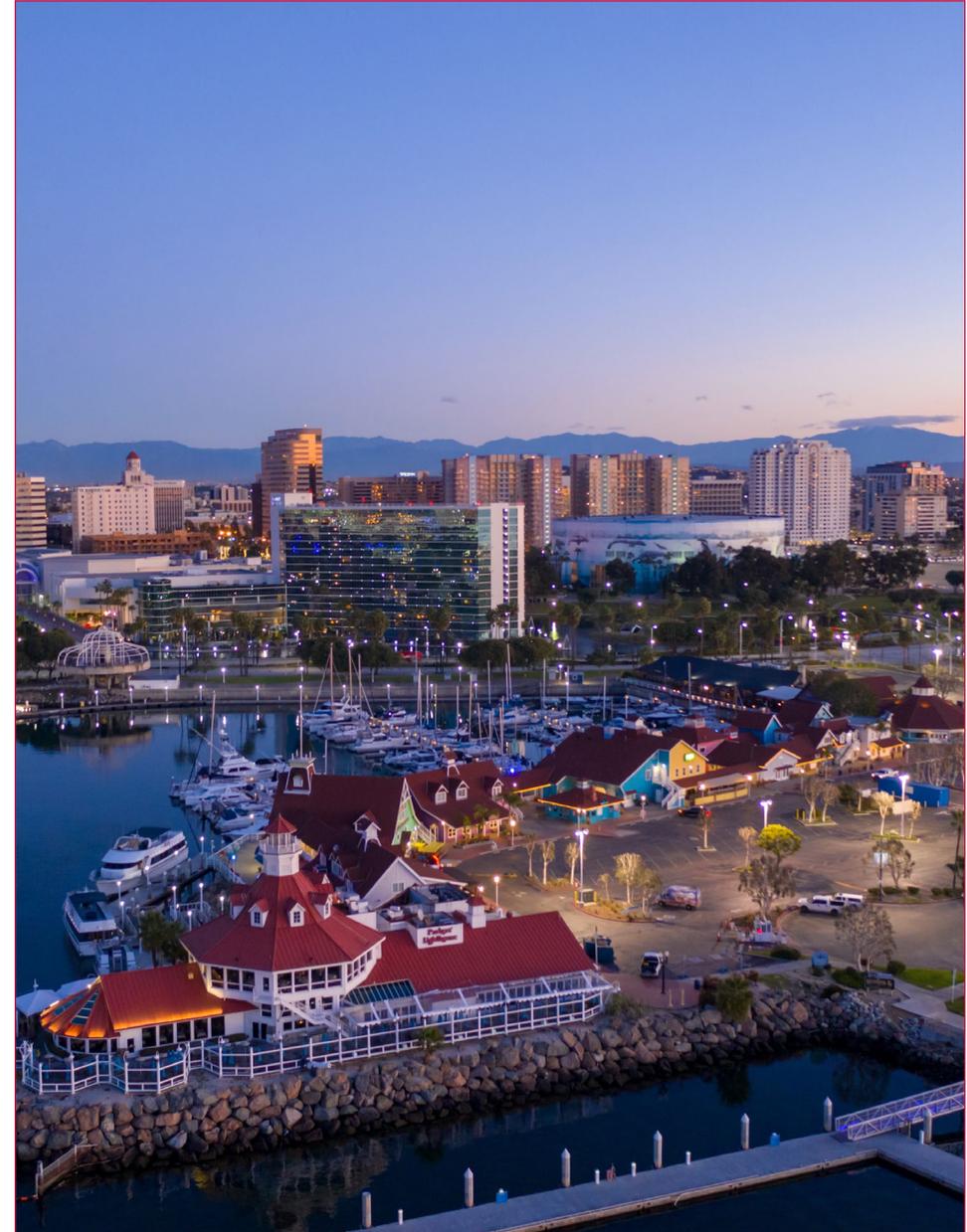
Long Beach Unified School District educates more than 61,000 students across 83 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the fifth largest in California and employs more than 10,000 people, making it the largest employer in Long Beach.

As the premier U.S. gateway for trans-Pacific trade, the Port of Long Beach handles trade valued at more than \$300 billion annually and supports 2.7 million jobs across the U.S., including 691,000 in Southern California. Industry leaders named Long Beach “The Best West Coast Seaport in North America” for a seventh consecutive year and “The Best Green Seaport” in 2025.

Officially trademarked as “America’s coolest airport™, Long Beach Airport (LGB) provides a distinctively stress-free travel experience and first-class service, conveniently located between L.A. and Orange counties. Ranked second in the nation by The Washington Post, LGB is a favorite among travelers for its easygoing atmosphere. The Airport currently offers nonstop service to 21 destinations and one-stop connections to more than 400 cities worldwide. Nearby, you can also easily connect to Los Angeles International Airport (LAX) and Santa Ana’s John Wayne Airport (SNA).

Long Beach also boasts a strong network of multi-modal transit options to move people around the city and beyond, from Metro’s A Line train and Long Beach Transit’s bus and water taxi options to bicycle infrastructure, bike share, electric scooter program and micro-transit service.

Long Beach is quiet but connected. It is a city that is abundant in culture, community and opportunities. It is perfectly located on the coast and provides easy access to the entire region. It’s all this and so much more – it’s a vibe.



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DRE Lic # 01905266

e || slieppman@leelalb.com

p || 562.354.2528

LEE & ASSOCIATES LOS ANGELES - LONG BEACH

DRE # 01069854

5000 E Spring St, Suite 600, Long Beach, CA 90815

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 www.lee-associates.com

**3646 LONG BEACH BLVD,
LONG BEACH, CA 90807**

