

3732

LONG BEACH BLVD.

FOR LEASE
1,000 SF (APPROX.) RETAIL SPACE



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HIGHLIGHTS

- In the Heart of Bixby Knolls
- The property is zoned LBCCA which permits retail and service uses
- Footsteps from the wildly popular community urban eatery, Steelcraft
- Open area space
- One ADA restroom
- On site designated parking



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LONG BEACH, CA 90807

Available: 1,000 SF
Lease Rate: \$3.10/PSF
Lease Type: Modified Gross
Building SF: 2,436 SF
Lot SF: 12,381 SF
Zoning: LBCCA
APN: 7145-008-007
Year Built: 1933

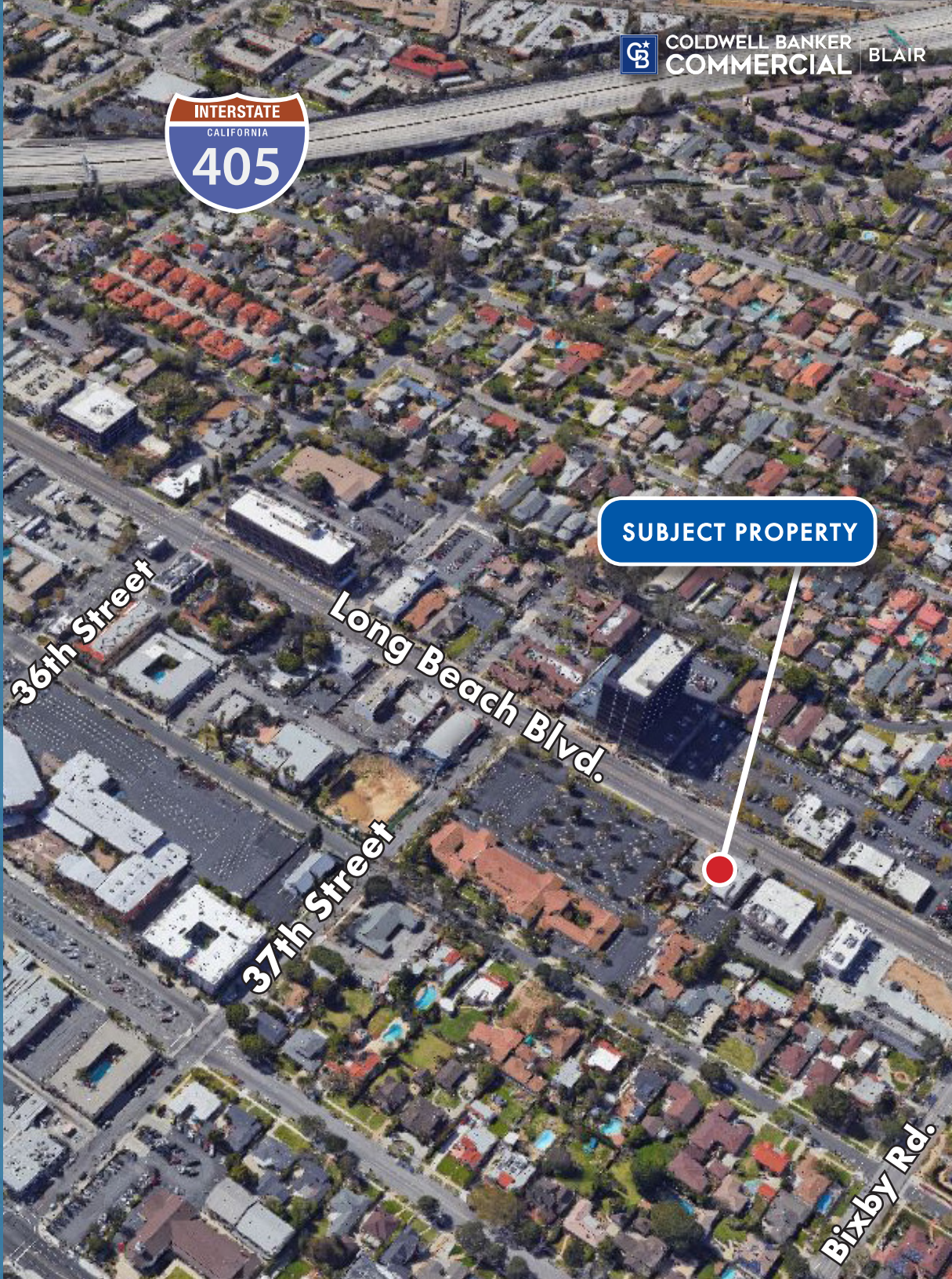
DESCRIPTION:

Approximately 1,000 SF commercial unit available in the heart of Bixby Knolls. The unit's current layout is a large open area with one ADA restroom. The property is situated in the Heart of Bixby Knolls, located directly on Long Beach Blvd. in between Bixby Knolls Rd. and East 37th St. Small shops and restaurants dot a strip of Long Beach Blvd. as well as on the streets surrounding this main thoroughfare. Bixby Knolls has an active local community. The property is zoned LBCCA which permits retail and service uses for an entire community including convenience and comparison shopping goods and associated services.

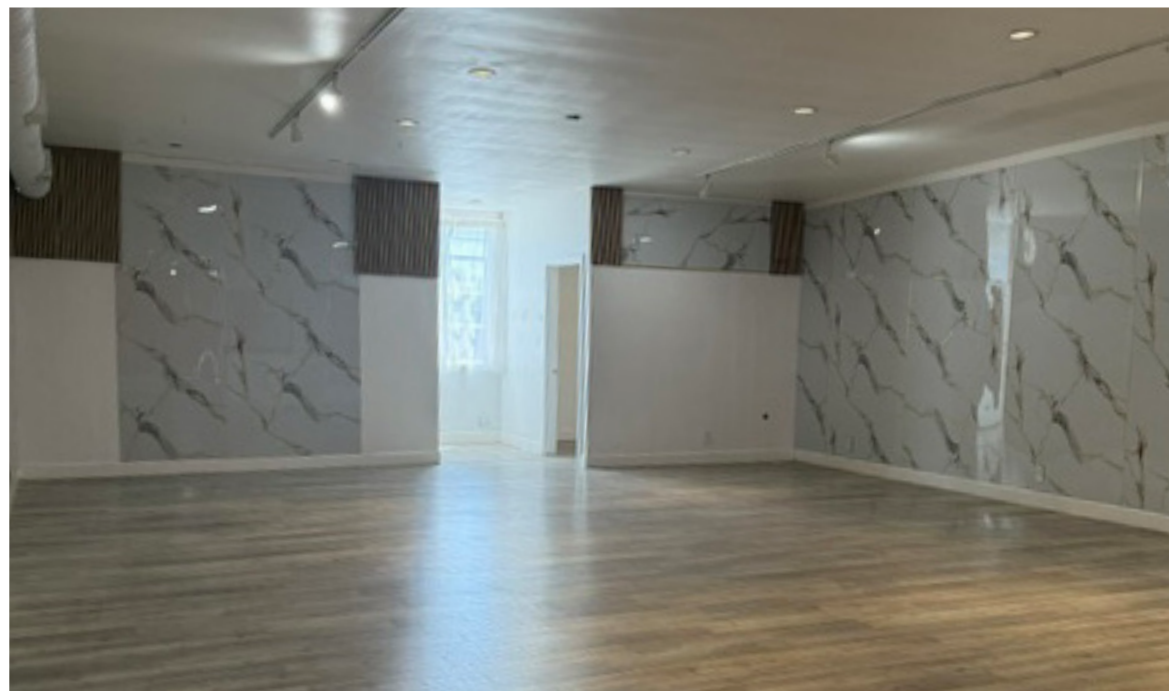
Bixby Knolls is an area of Long Beach adjoining North Long Beach to the north, California Heights on the southeast, Wrigley on the southwest. Its approximate boundaries are the 405 Freeway to the south (or Wardlow Avenue), Del Amo Blvd to the north (or the Southern Pacific railroad tracks), the Los Angeles River and the Lakewood city boundary to the west of Atlantic Avenue, south of Bixby Road. Atlantic Avenue and Long Beach Boulevard are the main north-south arteries through the neighborhood. The neighborhood includes the Los Cerritos - Virginia Country Club and the original Los Cerritos Ranch House historic site. Previous use was Luan's Girls Dresses; Luan's Dress shop was founded in 1952 and has been located at 3732 Long Beach Blvd since 1954.

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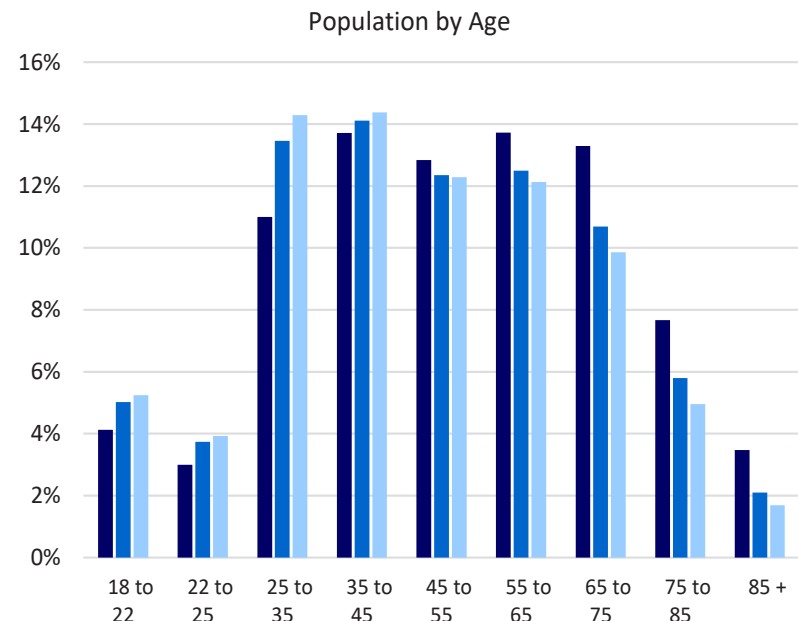
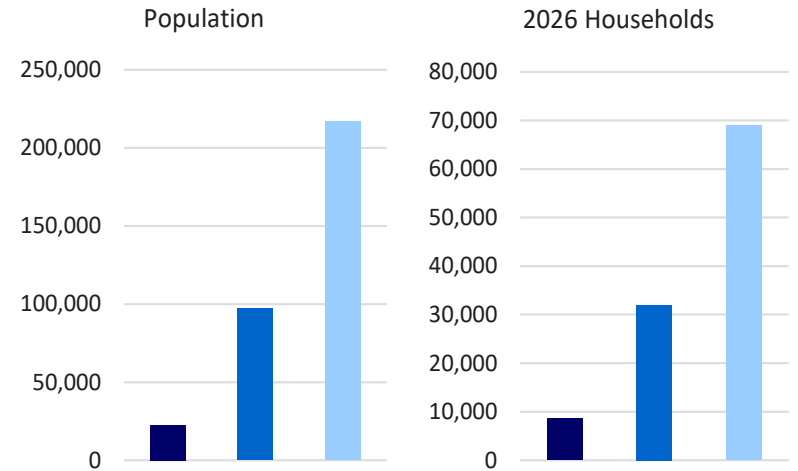


PHOTOS



DEMOGRAPHICS - 1/3/5 MILE RADIUS

	1 Mile		2 Miles		3 Miles	
Current						
2026 Population	22,604	---	97,211	---	216,923	---
2031 Projected Population	22,051	---	95,340	---	212,925	---
Pop Growth (%)	-2.4%	---	-1.9%	---	-1.8%	---
2026 Households	8,597	---	31,997	---	68,951	---
2031 Projected Households	8,374	---	31,348	---	67,592	---
HH Growth (%)	-2.6%	---	-2.0%	---	-2.0%	---
Census Year						
2010 Population	23,357	---	98,659	---	221,457	---
2020 Population	23,708	---	101,207	---	223,762	---
Pop Growth (%)	1.5%	---	2.6%	---	1.0%	---
2010 Households	9,142	---	32,100	---	67,412	---
2020 Households	9,013	---	33,353	---	71,175	---
HH Growth (%)	-1.4%	---	3.9%	---	5.6%	---
Total Population by Age						
Average Age (2026)	45.0		41.0		39.7	
Children (2026)						
0 - 4 Years	1,074		5,372		12,436	
5 - 9 Years	1,012		5,047		12,181	
10-13 Years	869		4,491		10,294	
14-17 Years	926		4,766		11,137	
Adults (2026)						
18 to 22	932	4.1%	4,882	5.0%	11,384	5.2%
22 to 25	678	3.0%	3,634	3.7%	8,529	3.9%
25 to 35	2,487	11.0%	13,082	13.5%	30,998	14.3%
35 to 45	3,101	13.7%	13,716	14.1%	31,186	14.4%
45 to 55	2,901	12.8%	12,003	12.3%	26,638	12.3%
55 to 65	3,101	13.7%	12,142	12.5%	26,313	12.1%
65 to 75	3,005	13.3%	10,398	10.7%	21,391	9.9%
75 to 85	1,733	7.7%	5,633	5.8%	10,759	5.0%
85 +	784	3.5%	2,046	2.1%	3,677	1.7%



DEMOGRAPHICS - 1/3/5 MILE RADIUS

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3 Miles

Population by Race/Ethnicity (2026)

White, Non-Hispanic	7,524	33.3%	17,176	17.7%	30,556	14.1%
Hispanic	6,329	28.0%	43,573	44.8%	106,544	49.1%
Black	3,169	14.0%	13,697	14.1%	30,619	14.1%
Asian	3,832	17.0%	16,903	17.4%	37,877	17.5%

Language at Home (2026)

Spanish	4,111	19.1%	31,561	34.4%	79,470	38.9%
Asian Language	1,428	6.6%	5,429	5.9%	15,121	7.4%

Ancestry (2026)

American Indian (ancestry)	56	0.2%	206	0.2%	444	0.2%
Hawaiian (ancestry)	188	0.8%	1,298	1.3%	2,507	1.2%

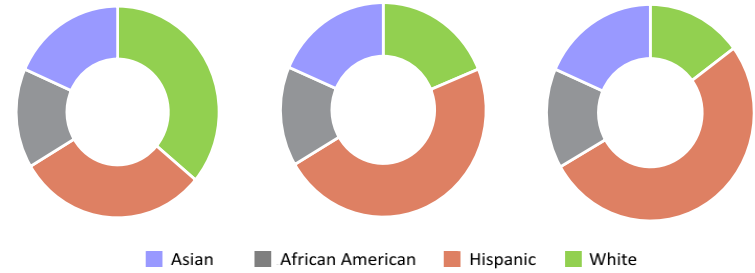
Household Income (2026)

Per Capita Income	\$58,446	---	\$41,647	---	\$37,917	---
Average HH Income	\$153,670	---	\$126,526	---	\$119,288	---
Median HH Income	\$115,469	---	\$97,319	---	\$92,001	---
Less than \$25,000	983	11.4%	4,432	13.9%	9,275	13.5%
\$25,000 - \$34,999	272	3.2%	1,465	4.6%	3,519	5.1%
\$35,000 - \$49,999	556	6.5%	2,377	7.4%	5,746	8.3%
\$50,000 - \$74,999	921	10.7%	4,099	12.8%	9,573	13.9%
\$75,000 - \$99,999	1,009	11.7%	4,048	12.7%	9,287	13.5%
\$100,000 - \$149,999	1,561	18.2%	6,022	18.8%	12,862	18.7%
\$150,000 - \$199,999	1,130	13.1%	3,951	12.3%	8,142	11.8%
\$200,000+	2,165	25.2%	5,602	17.5%	10,546	15.3%

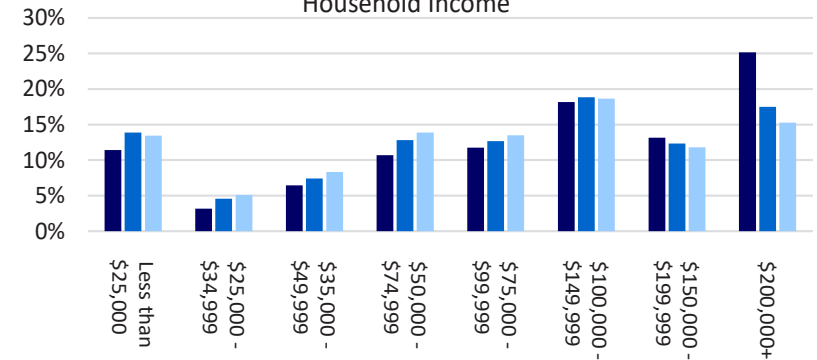
Education (2026)

Less than 9th Grade	1,032	6.0%	6,788	9.8%	19,593	13.0%
Some High School	665	3.9%	5,016	7.3%	13,190	8.7%
High School Grad	2,972	17.4%	15,245	22.1%	34,158	22.6%
Some College	3,908	22.8%	15,477	22.4%	33,189	22.0%
Associate Degree	1,086	6.3%	5,132	7.4%	11,339	7.5%
Bachelors Degree	4,107	24.0%	13,441	19.5%	26,601	17.6%
Graduate Degree	2,349	13.7%	5,797	8.4%	9,637	6.4%

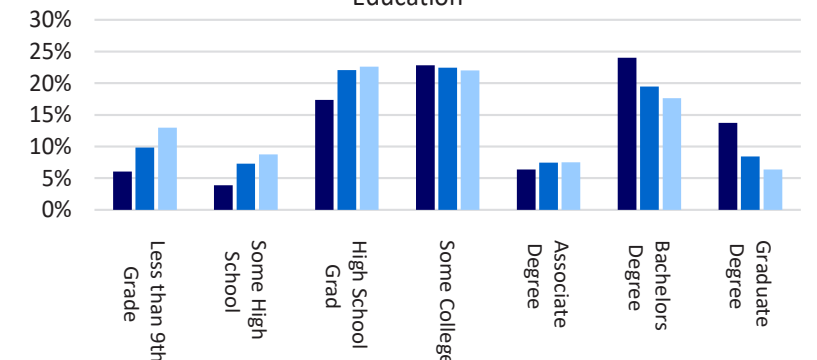
Race/Ethnicity



Household Income



Education



DEMOGRAPHICS - 1/3/5 MILE RADIUS

1 Mile

2 Miles

3 Miles

Family Structure (2026)

	5,456		22,142		48,989	
Single - Male	231	4.2%	1,214	5.5%	3,493	7.1%
Single - Female	695	12.7%	3,299	14.9%	7,783	15.9%
Single Parent - Male	252	4.6%	856	3.9%	2,117	4.3%
Single Parent - Female	477	8.7%	2,757	12.4%	6,197	12.6%
Married w/ Children	1,402	25.7%	5,499	24.8%	11,826	24.1%
Married w/out Children	2,398	44.0%	8,518	38.5%	17,573	35.9%

Household Size (2026)

1 Person	2,463	28.6%	7,445	23.3%	15,052	21.8%
2 Persons	2,669	31.0%	8,320	26.0%	17,282	25.1%
3 Persons	1,398	16.3%	5,617	17.6%	12,330	17.9%
4 Persons	1,089	12.7%	4,796	15.0%	10,853	15.7%
5+ Persons	977	11.4%	5,819	18.2%	13,432	19.5%

Home Ownership (2026)

Owners	4,317	50.2%	15,038	47.0%	30,452	44.2%
Renters	4,280	49.8%	16,960	53.0%	38,499	55.8%

Components of Change (2026)

Births	186	0.8%	985	1.0%	2,295	1.1%
Deaths	190	0.8%	664	0.7%	1,328	0.6%
Migration	69	0.3%	-290	-0.3%	-982	-0.5%

Unemployment Rate (2026)

4.6%	5.5%	5.1%
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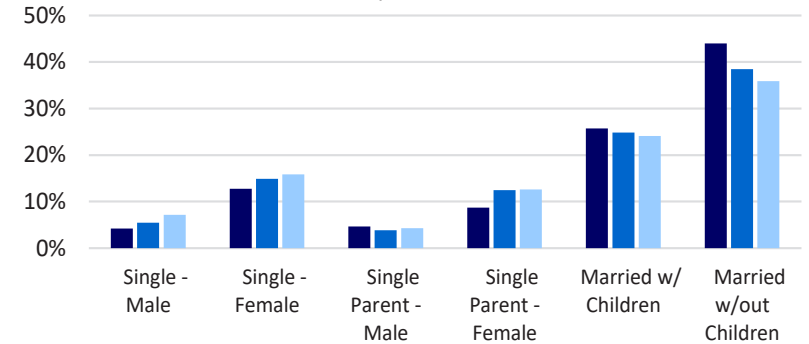
Employment, Pop 16+ (2026)

	19,182		79,891		176,497	
Armed Services	0	0.0%	37	0.0%	78	0.0%
Civilian	11,988	62.5%	50,860	63.7%	113,689	64.4%
Employed	11,467	59.8%	48,120	60.2%	108,012	61.2%
Unemployed	521	2.7%	2,740	3.4%	5,677	3.2%
Not in Labor Force	7,194	37.5%	29,031	36.3%	62,808	35.6%

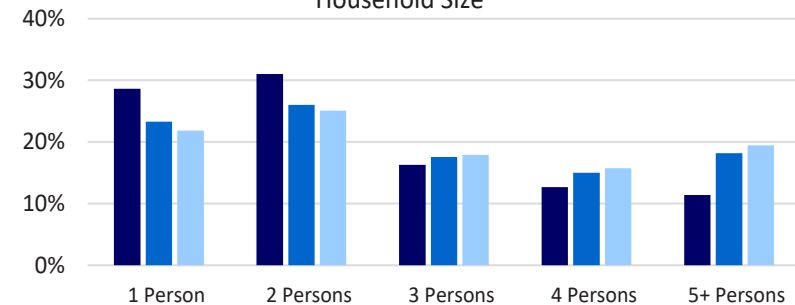
Businesses

Establishments	2,167	---	5,589	---	10,471	---
Employees (FTEs)	13,035	---	46,391	---	91,082	---

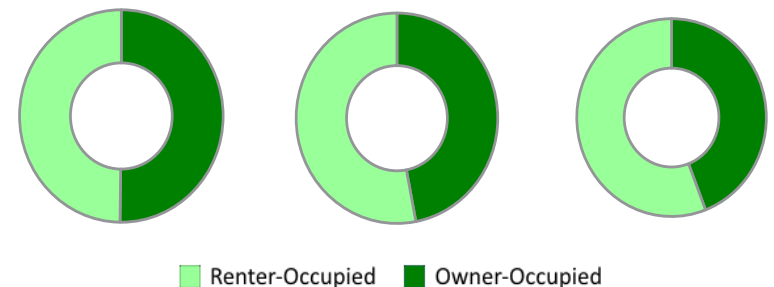
Family Structure



Household Size



Home Ownership





**4.3 miles from long
beach airport**



**6.2 Miles from
Downtown Long
Beach**



**20 miles from
Los Angeles
International
airport**



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