

JUST LISTED!



# 425 ATLANTIC AVENUE

## LONG BEACH, CA 90802

+/-2,893 SF OFFICE SPACE IN DOWNTOWN LONG BEACH'S EAST VILLAGE

425 Atlantic Avenue  
Long Beach, CA 90802



# 425 ATLANTIC AVENUE

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

<b>Available:</b>	2,893 SF
<b>Lease Rate/SF:</b>	Negotiable
<b>APN:</b>	7281-007-020
<b>Year Built:</b>	1947
<b>Parking Available:</b>	10 (Parking Ratio 3.5:1)
<b>Zoning:</b>	LBPD30
<b># of Floors:</b>	One (1)

## PROPERTY DESCRIPTION:

Coldwell Banker Commercial Blair is pleased to present an upgraded and well maintained standalone office building available for lease in the East Village Arts District of Downtown Long Beach. The property has been beautifully updated with hardwood laminate flooring, new kitchenettes, ADA restrooms and a reception area. 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 18,259 and a Walk Score of 98 (Walker's Paradise). Perfect for professional service use, including financial services, chiropractor, non-profit or government agency. Landlord motivated and will consider all offers!

# 425 ATLANTIC AVENUE, LONG BEACH, CA

## INTERIOR PHOTOS



Disclaimer - photos reflect original layout which is currently occupied by Tenant until 9/30/2024

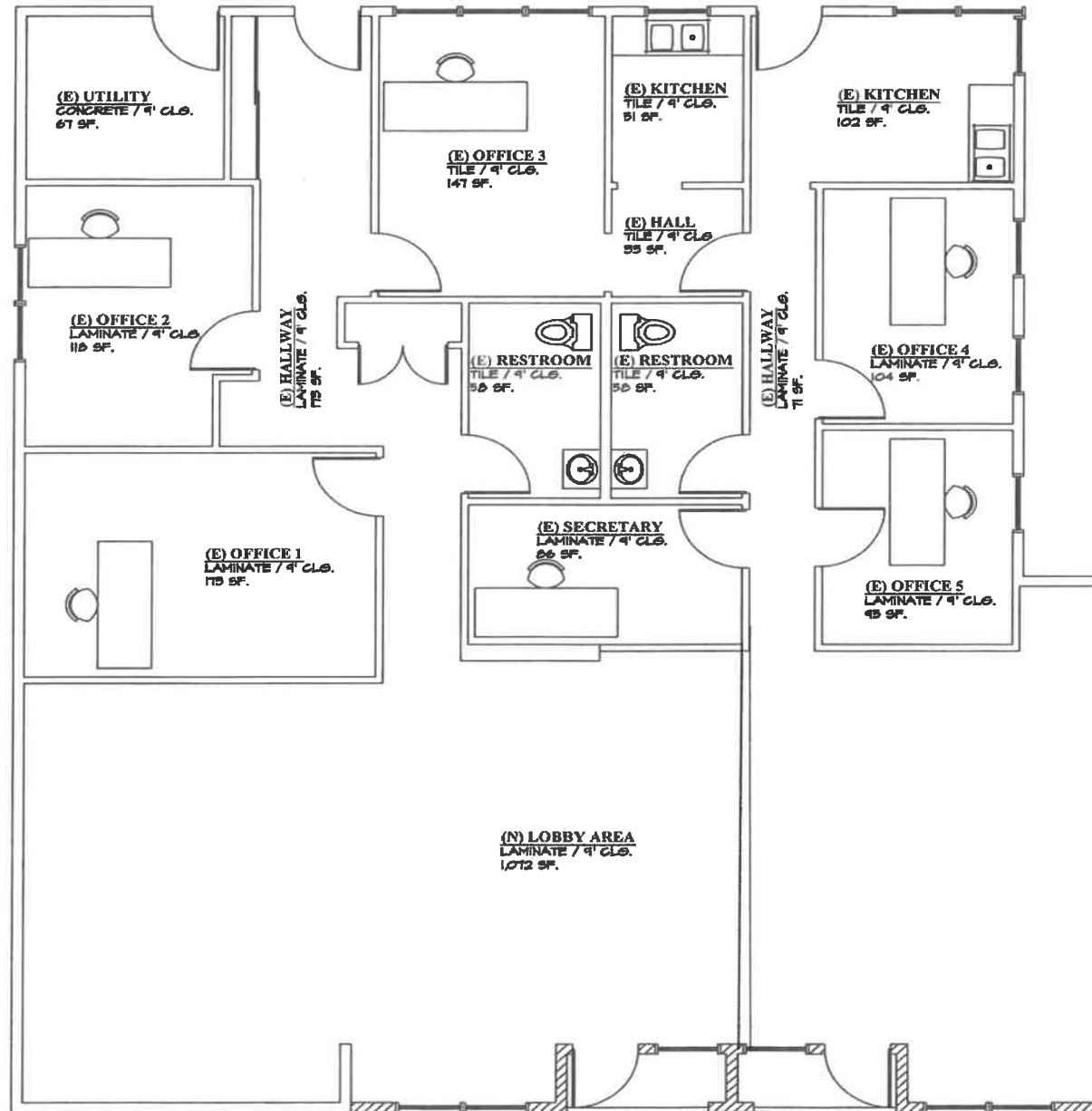
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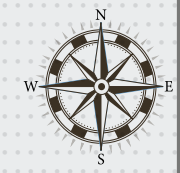
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# 425 ATLANTIC AVENUE, LONG BEACH, CA FLOORPLAN



**EXISTING FLOOR PLAN (2,893 S.F. TOTAL)**

SCALE : 1/4"=1'-0"



	1 Mile		3 Miles		5 Miles	
<b>Population</b>						
2023 Population	73,514	---	235,990	---	390,402	---
2028 Projected Population	75,229	---	239,278	---	394,664	---
2028 Projected Population (High Estimate)	78,194	---	245,841	---	403,615	---
2028 Projected Population (Low Estimate)	71,237	---	231,306	---	381,887	---
% Projected Annual Change (2023 - 2028)	0.5%	---	0.3%	---	0.2%	---
% Projected Annual Change (High Estimate)	1.3%	---	0.8%	---	0.7%	---
% Projected Annual Change (Low Estimate)	-0.6%	---	-0.4%	---	-0.4%	---
2000 Census Population	76,427	---	241,384	---	391,435	---
2010 Census Population	73,870	---	237,636	---	393,997	---
% Annual Change (2010 - 2023)	0.0%	---	-0.1%	---	-0.1%	---
Population Density	25,550		11,268		7,266	
Land Area (Square Miles)	2.88		20.94		53.73	
<b>Households</b>						
2023 Households	32,262	---	92,329	---	146,701	---
2028 Projected Households	33,107	---	93,710	---	148,411	---
% Projected Annual Change (2023 - 2028)	0.5%	---	0.3%	---	0.2%	---
2000 Households	28,633	---	86,528	---	140,163	---
2010 Households	32,286	---	92,813	---	147,947	---
% Annual Change (2010 - 2023)	1.0%	---	0.6%	---	0.4%	---
Growth Stability Indicator (-1 to +1)	-0.0572	---	0.1739	---	0.1183	---
<b>Daytime Population</b>						
Daytime Population	80,781	---	234,821	---	442,397	---
Children at Home	3,560	---	11,062	---	16,931	---
Students	13,332	---	44,036	---	116,051	---
Work at Home	5,306	---	15,445	---	24,607	---
Homemakers	9,763	---	30,609	---	48,645	---
Retired/Disabled Population	7,432	---	26,485	---	52,607	---
Unemployed	3,013	---	7,882	---	11,958	---

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LONG BEACH, CA 90802**

C O N T A C T

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**COLDWELL BANKER  
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