

ANCHOR SPACE IN THE
HEART OF BIXBY KNOLLS,
LONG BEACH, CA

FOR LEASE

4570 ATLANTIC AVE



CLICK HERE
FOR VIDEO

±14,800 SF Available



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CBRE

WELCOME TO LONG BEACH

Discover Long Beach, a vibrant waterfront city with a rich history as a leading harbor on the West Coast. Strategically located between Los Angeles County and Orange County, this bustling hub offers an abundance of amenities and world-class entertainment that attract both residents and tourists.

With ongoing development and a thriving Downtown area, Long Beach is experiencing a renaissance. Thousands of multifamily units are planned for the future, further enhancing the community. As the second largest city in Los Angeles County and the seventh largest in California, Long Beach is home to over 460,000 people residing in 165,000 households.

Situated between the major employment centers of Los Angeles and Orange County, Long Beach is a commuter's paradise. It offers various transportation options, including the Metro Blue Line connecting to Downtown LA and easy access to four interstate freeways: I-405, I-710, I-110, and I-605.

Long Beach's globally renowned trade ports, prestigious university, diverse business market, centralized location, and unmatched local attractions make it one of Southern California's most sought-after and versatile markets. Come and experience the excitement of Long Beach for yourself.

Source: Esri



EXECUTIVE SUMMARY



PRIME BIXBY KNOLLS LOCATION

Located on the prominent Atlantic Ave in Bixby Knolls, this property offers excellent exposure as an end-cap unit shared with Pacific Dental and Aldi Grocers. Recently remodeled, it boasts a modern appearance. Adjacent to the bustling Bixby Knolls Shopping Center, featuring Vons, Smart & Final, and Marshalls, the property benefits from a robust consumer base. With over 690,000 people residing within a three-mile radius and total consumer spending exceeding \$1.7 billion, this location presents a prime opportunity. Additionally, it conveniently serves visitors from the Long Beach Airport and students from California State University Long Beach, making it an ideal setting for businesses seeking a desirable and vibrant community.

Source: Esri



**PROMINENT END-CAP
ON ATLANTIC AVE,
THE CITY'S MAIN
THOROUGHFARE.**



**CONVENIENTLY
ACCESSIBLE TO MAJOR
FREEWAYS INCLUDING
THE 405, 710, AND 91.**



**EASY ACCESS TO
LONG BEACH AIRPORT,
SERVING OVER 4 MILLION
PASSENGERS ANNUALLY.**



**ENJOY THE BENEFITS
OF AN ESTABLISHED
MARKET AND HIGH
VISIBILITY STOREFRONT.**

PROPERTY DETAILS

AVAILABLE FOR LEASE

Ground Floor: ±14,800 SF
Second Floor: ±2,542 SF

4570 ATLANTIC AVE



HIGHLY VISIBLE END-CAP SPACE, FORMERLY OCCUPIED BY CVS



HIGHLY VISIBLE PYLON SIGNAGE, OFFERING TOP VISIBILITY TO BOTH NORTH AND SOUTHBOUND TRAFFIC ON THE MAIN THROUGHFARE THROUGH LONG BEACH



CONVENIENT LOADING DOCK WITH SIGNALIZED ACCESS AND DOCK HIGH CEILINGS



ANCHORED BY POPULAR RETAILERS ALDI GROCER AND PACIFIC DENTAL



192 SURFACE PARKING STALLS, OFFERING AMPLE PARKING



SHADOW ANCHORED BY THE BIXBY KNOLLS SHOPPING CENTER, ANCHORS INCLUDING VONS, SMART & FINAL EXTRA!, AND MARSHALLS



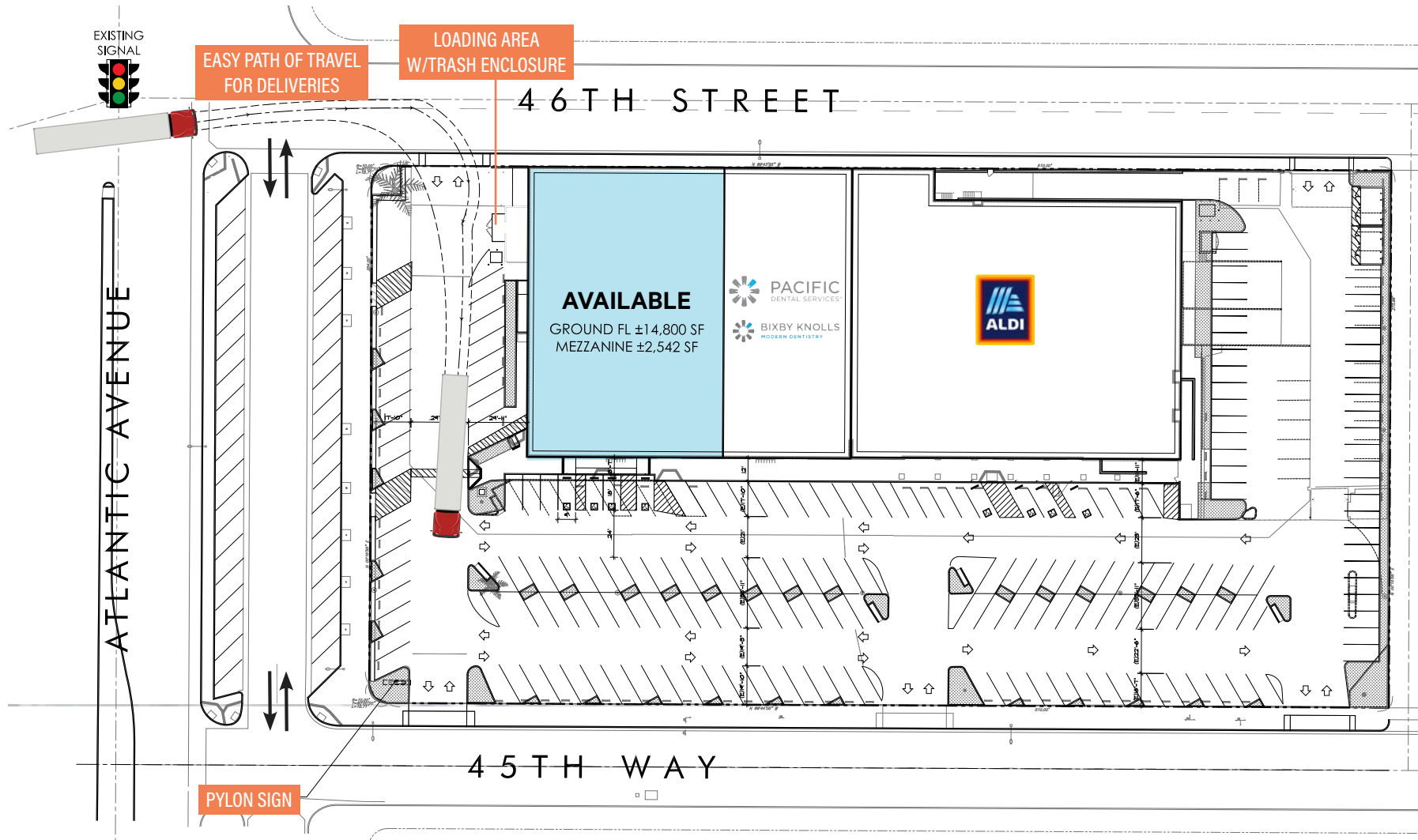
SIGNALIZED INTERSECTION, WITH MULTIPLE INGRESS/EGRESS POINTS, OFFERING CONVENIENT ENTRY AND EXIT OPTIONS

AVAILABLE FOR LEASE



4570 ATLANTIC AVE, LONG BEACH, CA

SITE PLAN



SITE AREA ±3.26 AC

BUILDING DATA

ALDI 21,101 SF
AVAILABLE 17,342 SF
PACIFIC DENTAL 9,615 SF

ON-SITE SURFACE PARKING

192 STALLS

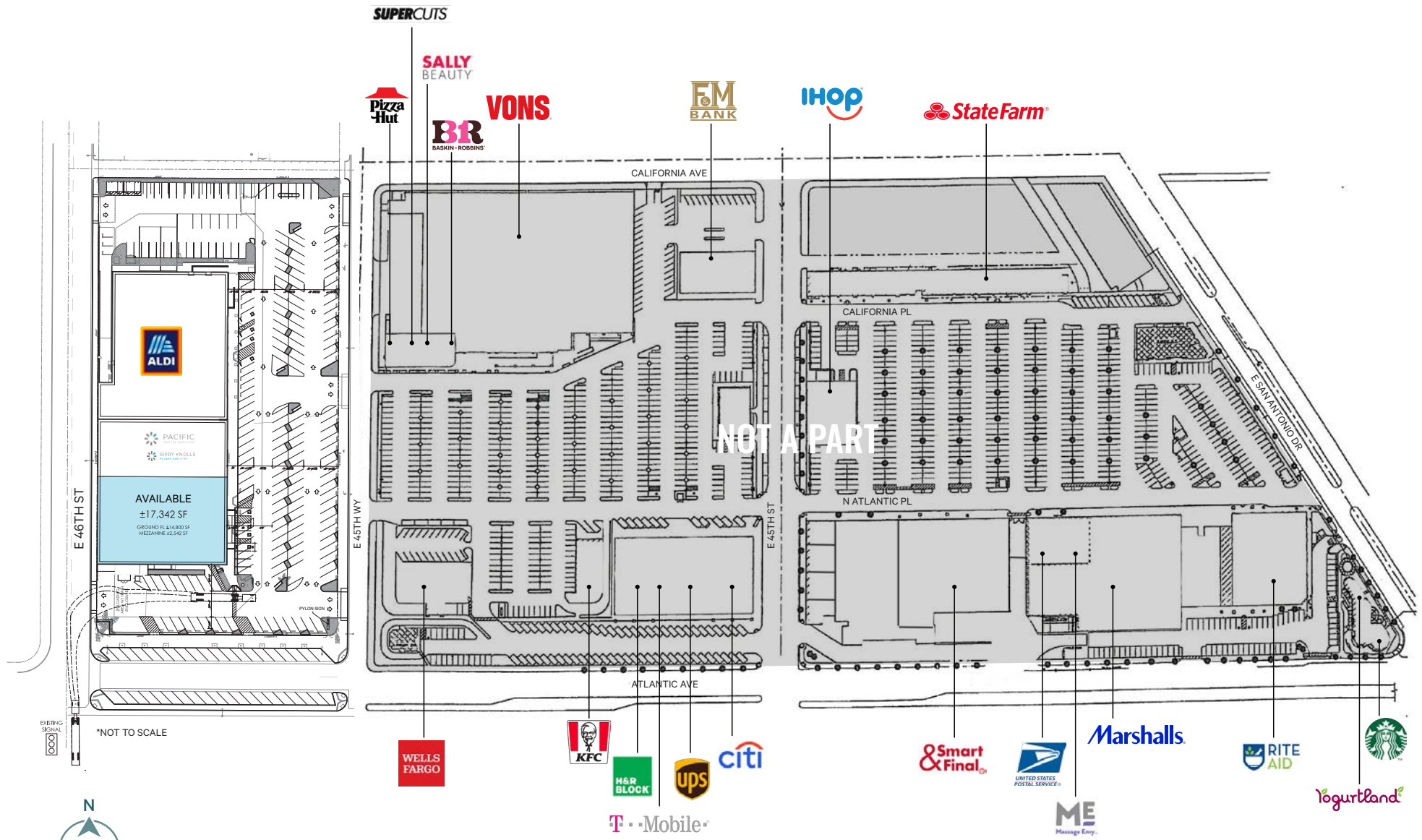
MINIMUM DRIVE AISLE WIDTH

24'-0"

STANDARD PARKING STALL

9'-0" X 18'-0"

SHADOW ANCHOR TO BIXBY KNOLLS SHOPPING CENTER SITE PLAN





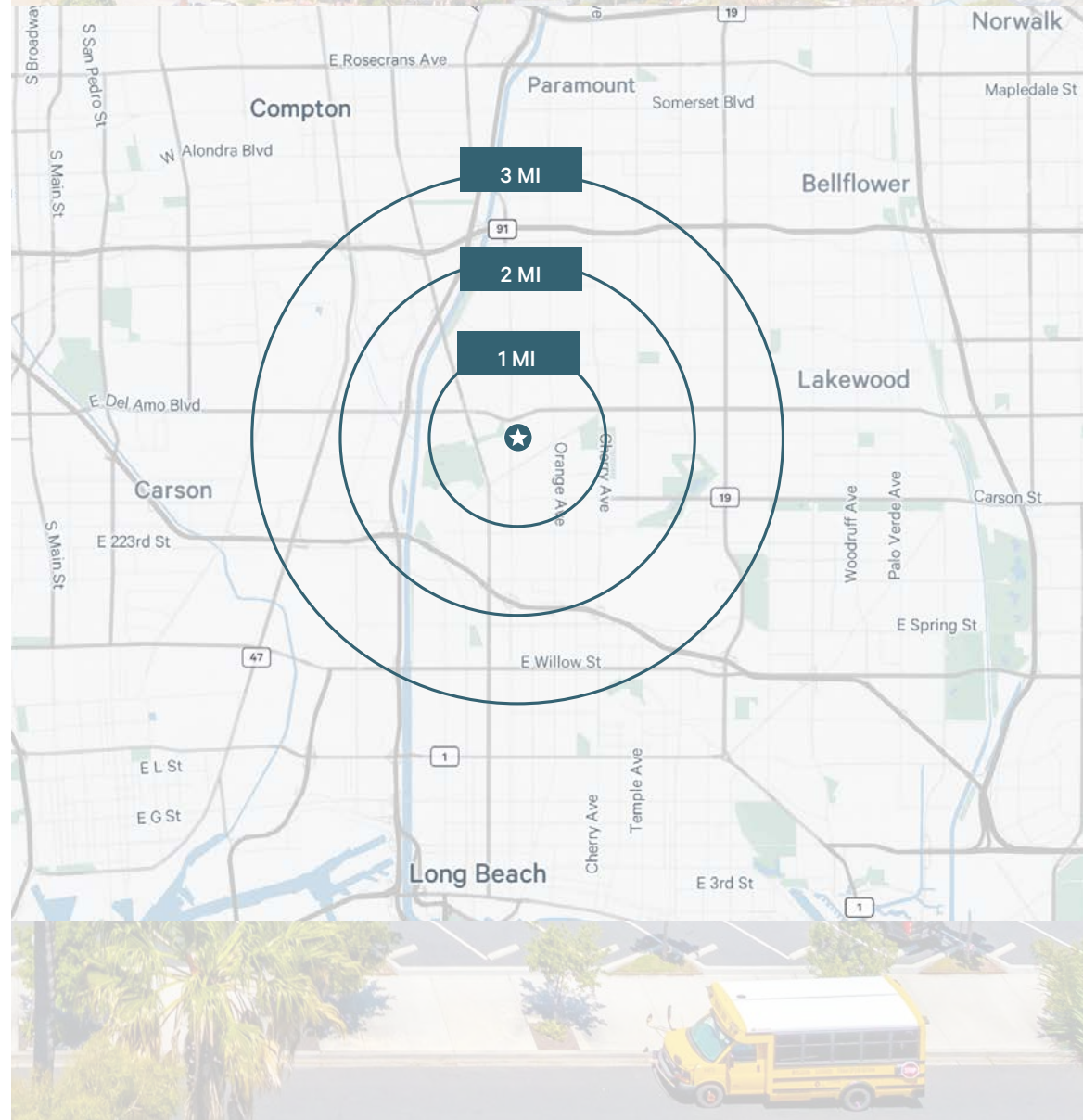
RETAIL MAP



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION			
2023 Population - Current Year Estimate	36,674	206,666	690,652
2028 Population - Five Year Projection	36,146	202,671	680,847
2020 Population - Census	37,631	210,299	699,730
2010 Population - Census	36,820	204,016	693,402
2020-2023 Annual Population Growth Rate	-0.79%	-0.53%	-0.40%
2023-2028 Annual Population Growth Rate	-0.29%	-0.39%	-0.29%
HOUSEHOLDS			
2023 Households - Current Year Estimate	12,647	65,403	219,118
2028 Households - Five Year Projection	12,552	64,636	218,008
2010 Households - Census	12,220	63,119	209,829
2020 Households - Census	12,755	66,208	220,616
2020-2023 Compound Annual Household Growth Rate	-0.26%	-0.38%	-0.21%
2023-2028 Annual Household Growth Rate	-0.15%	-0.24%	-0.10%
2023 Average Household Size	2.87	3.11	3.09
HOUSEHOLD INCOME			
2023 Average Household Income	\$102,437	\$101,762	\$98,562
2028 Average Household Income	\$119,947	\$118,073	\$114,231
2023 Median Household Income	\$68,779	\$76,541	\$72,458
2028 Median Household Income	\$81,426	\$86,474	\$82,528
2023 Per Capita Income	\$35,333	\$32,362	\$31,381
2028 Per Capita Income	\$41,657	\$37,808	\$36,694
HOUSING UNITS			
2023 Housing Units	13,109	67,727	227,699

Source: Esri



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