

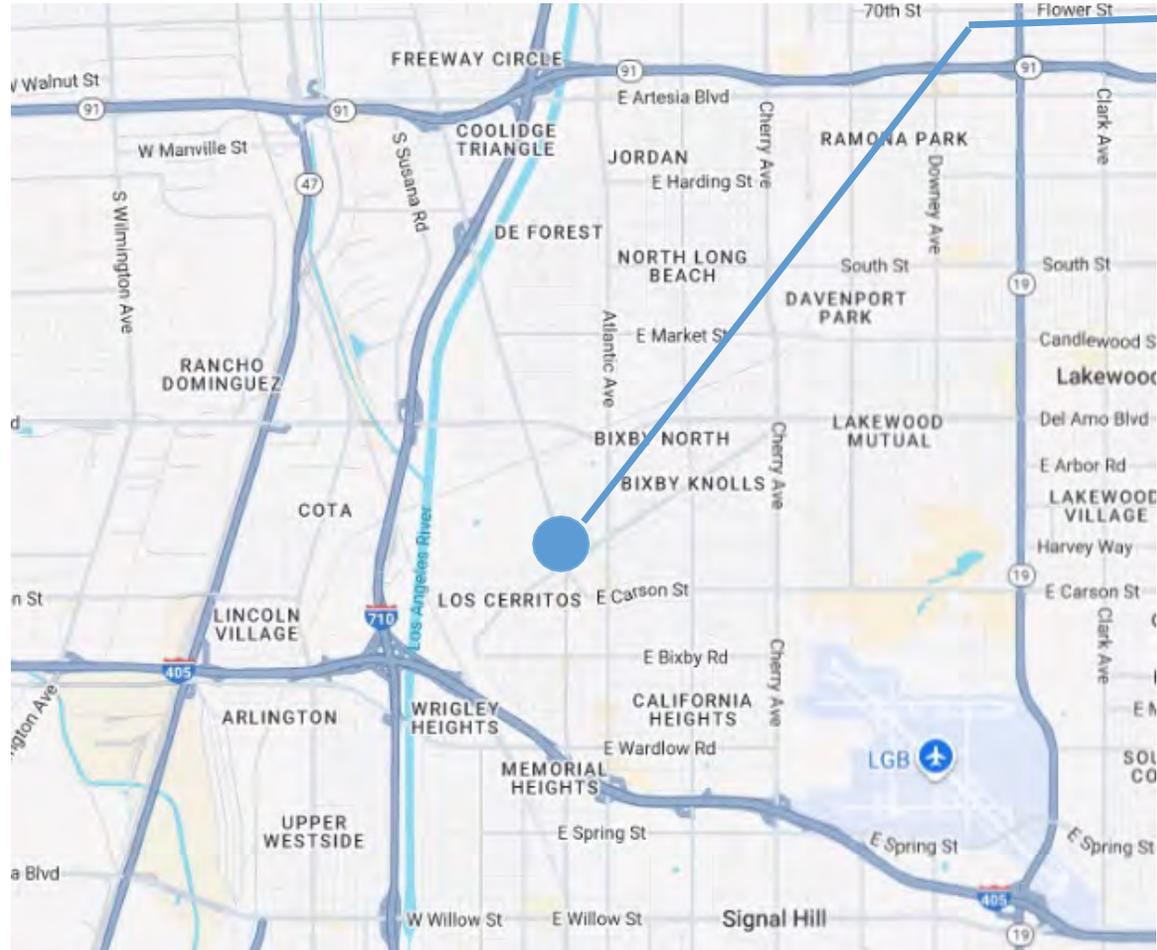
For Lease
The Knolls

4250 Long Beach Boulevard
Long Beach, CA 90807



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Property Highlights:

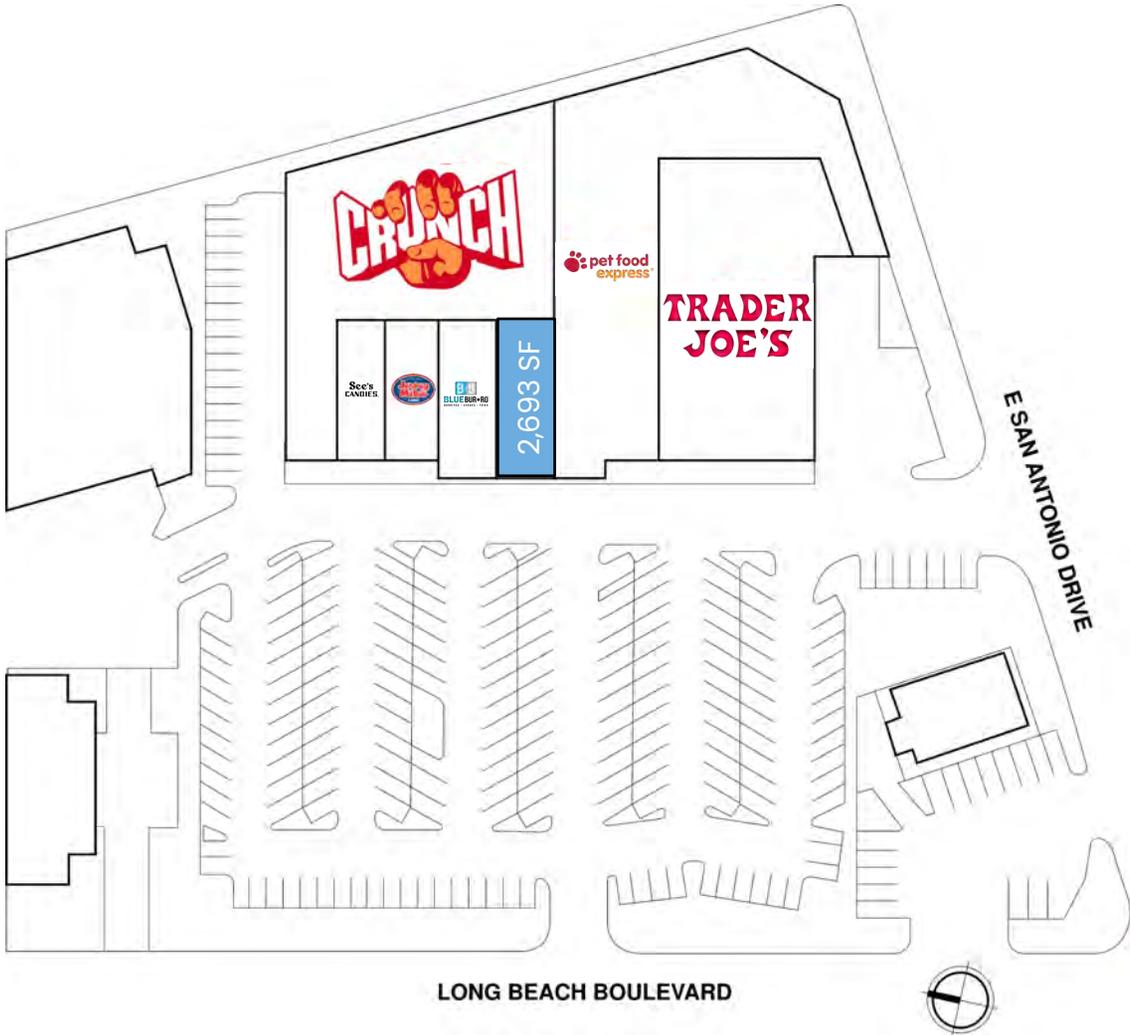
- Easily accessible to/from the 405, 710 and 91 Fwys
- Situated on Long Beach Blvd, a dominant north/south corridor in Long Beach
- Project services the affluent residential communities of Bixby Knolls, Los Cerritos and California Heights
- Anchored by a high performing Trader Joe's
- Per Placer, the center draws 2.2M visitors annually

Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	26,454	197,269	661,808
Daytime Population	17,147	161,465	456,267
AHH Income	\$134,674	\$117,990	\$114,161

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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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