

# Bixby Knolls Offices Lease

4202 Atlantic Ave Long Beach, CA 90807





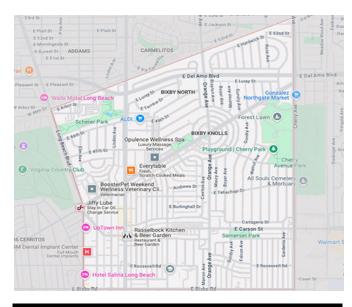
C. ROGER JEFFRIES III, EdM, CCIM / #02064346 roger@crjcre.com / (562) 476-1906

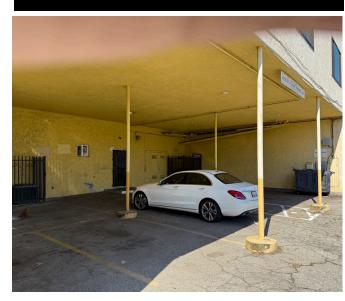


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#### \$2.00 / SfFt MG







#### PROPERTY FEATURES

- Recently Renovated
- Abundant Natural Light
- Highly Visable Location
- Centrally Located In Bixby Knolls
- Kitchen Access
- Star Ups Welcome
- 18% Load Factor

### NEIGHBORHOOD FEATURES

- Easy Access To The 405, 710 & 605
- Historic Long BEach Neighborhood
- Walking Community
- Close Knit Loyal Community
- Great Mix of Residential & Commercial
- Numerous Community Events

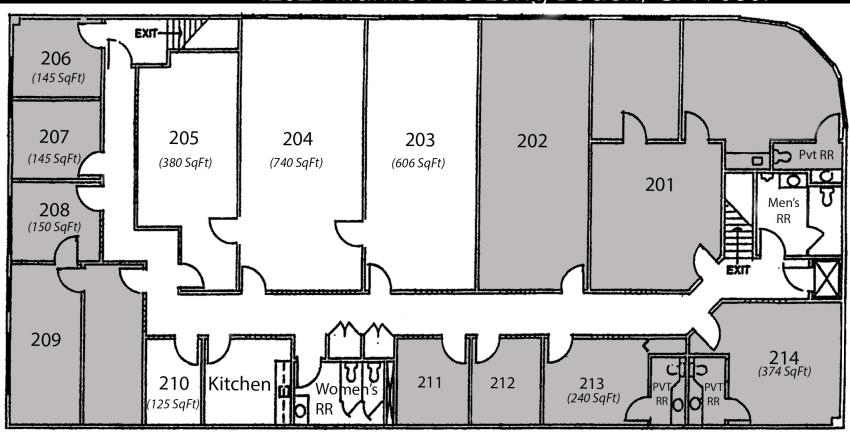
#### **DEMOGRAPHICS**

- 198,216 2024 3-Mile Population
- 67,598 2024 3-Mile Households
- \$72,767 2024 3-Mile Median HH Inc.
- \$24,256 2024 3-Mile Median Per Capita Inc.
- 30,328 CPD on Atlantic Ave
- 19,583 CPD on Carson Street

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#### 4202 Atlantic Ave Long Beach, CA 90807



Suite 203 - 606 SqFt

Suite 204 - 740 SqFt

Suite 205 - 380 SqFt

Suite 203, 204 & 205 1,726 SqFt

Suite 210 - 125 SqFt

Occupied

Second Floor

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