

BIXBY VILLAGE PLAZA

5760 East 7th Street | Long Beach



FOR LEASING, PLEASE CONTACT:

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HIGHLIGHTS

- + A 76,883 square foot neighborhood shopping center
- + Corners two major intersections including 7th Street & Bellflower Boulevard and Pacific Coast Highway & Bellflower Boulevard
- + Located in the affluent area of Long Beach adjacent to California State University, Long Beach (± 40,000 students), the VA Medical Center (± 2,200 employees servicing over 50,000 Veterans), and Belmont Shore

Join these major tenants at Bixby Village Plaza



WELCOME TO LONG BEACH



TARGET



TRAFFIC COUNTS (PLACER.AI)

- + ± 95,000 average cars per day on East 7th Street / Highway 22 at North Bellflower Boulevard, and ± 60,000 average cars per day on PCH at North Bellflower Boulevard
- + ± 44,800 customer visits per week

2023 DEMOGRAPHICS (COSTAR)

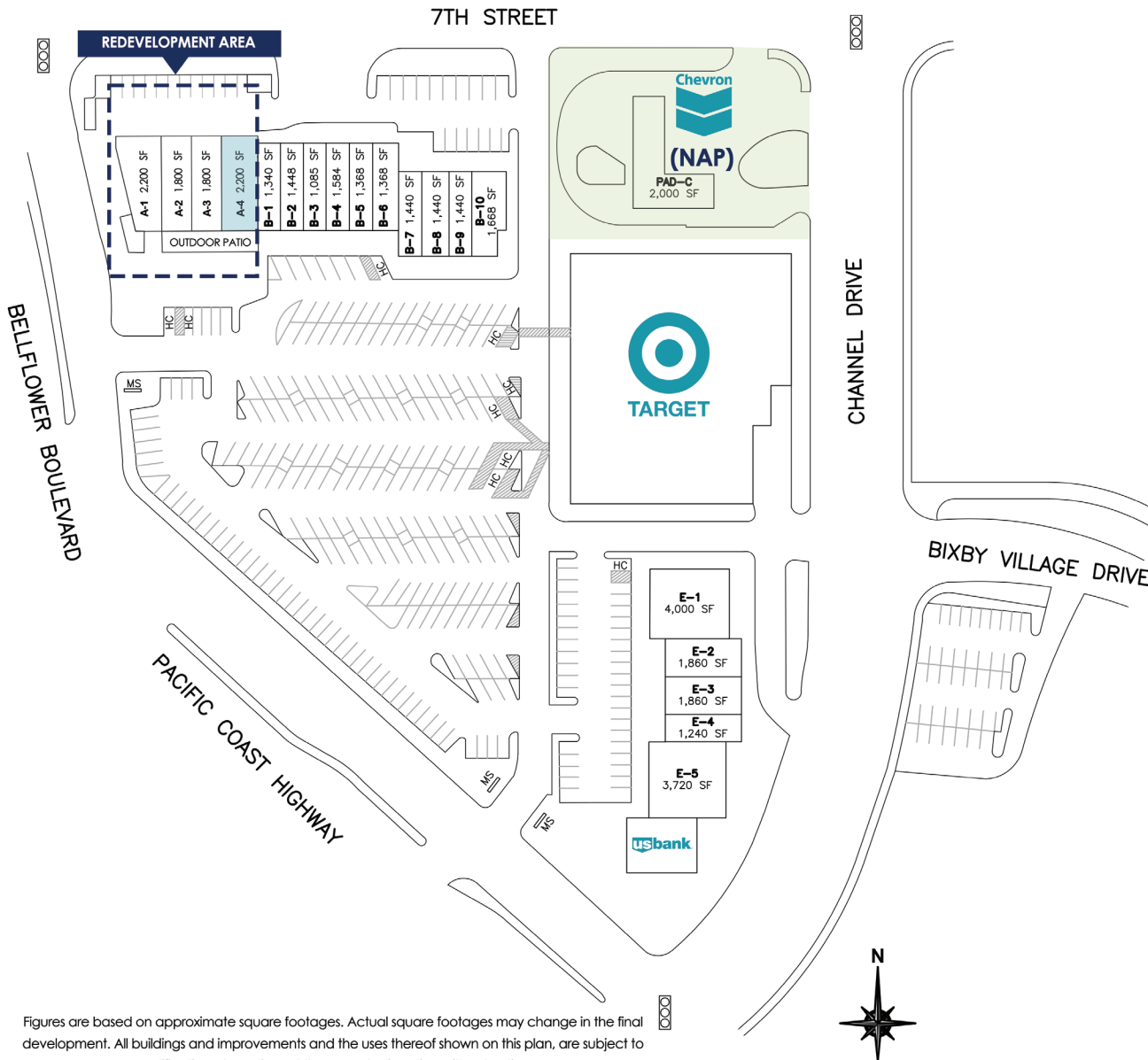
	1 Mile	3 Mile	5 Mile
Population:	12,880	180,342	423,826
Average Household Income:	\$134,701	\$111,203	\$107,420
Employee Population:	10,563	69,534	188,560



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Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



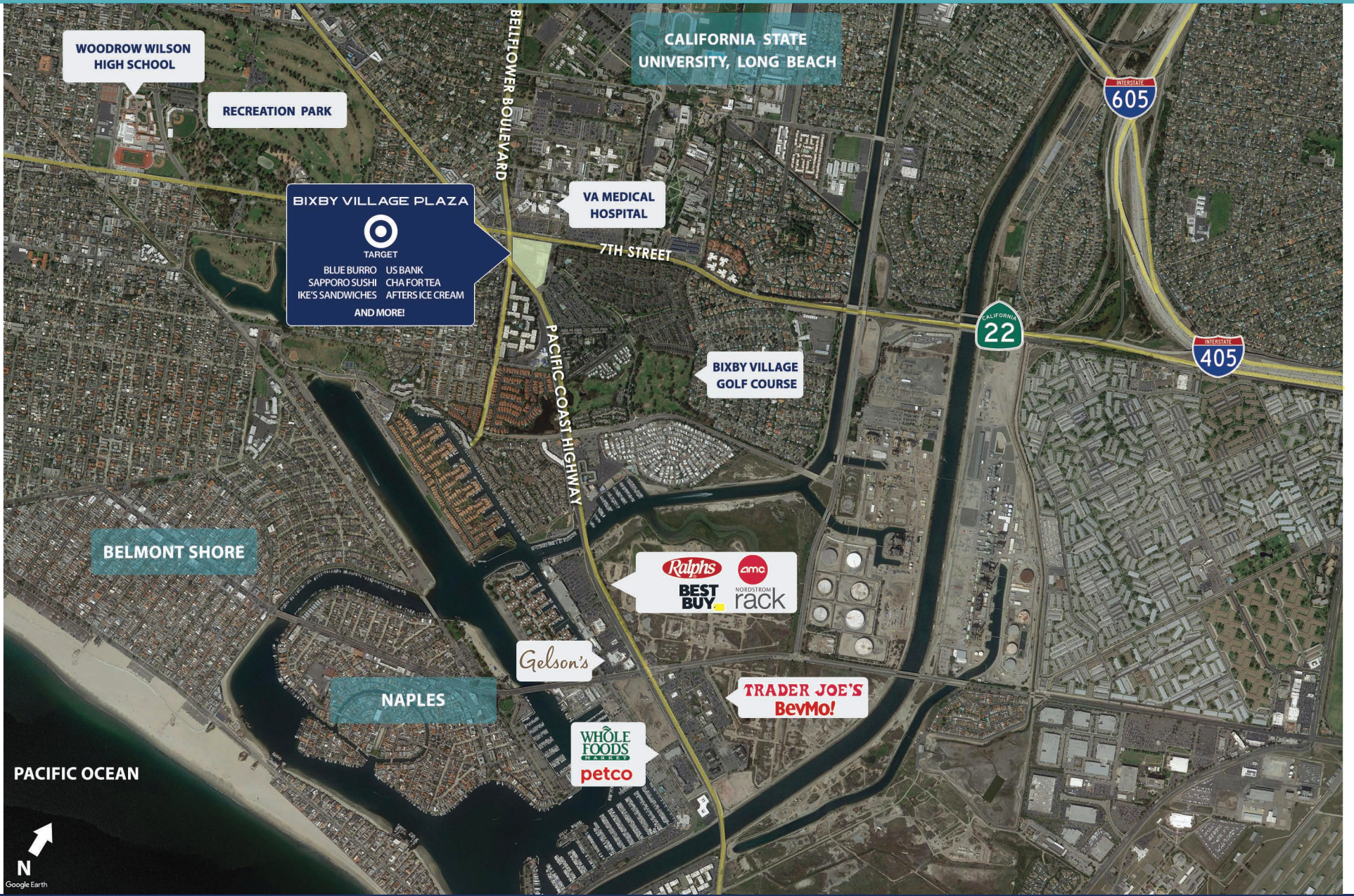
UNIT	TENANT	SQ. FT.
A-1	California Fish Grill	2,200sf
A-2	Urbane Café	1,800sf
A-3	Korean BBQ	1,800sf
A-4	AVAILABLE	2,200sf
BLDG-D	Target	33,382sf
PAD-C	Chevron Gas Station (NAP)	2,000sf
B-1	After's Ice Cream	1,340sf
B-2	Trung Nguyen E-Coffee	1,448sf
B-3	Finest Nails	1,085sf
B-4	J's Cleaners	1,584sf
B-5	Uncle Fung Borneo Eatery	1,368sf
B-6	LB Hawaiian BBQ	1,368sf
B-7	Mad Dumplings	1,440sf
B-8	Cha For Tea	1,440sf
B-9	Optometry Store	1,440sf
B-10	Blue Burro	1,668sf
E-1	Sapporo Sushi	4,000sf
E-2	Ike's Love & Sandwiches	1,860sf
E-3	Hiccups – Asian Kitchen & Coffee	1,860sf
E-4	East Coast Bagels	1,240sf
E-5	562 Pacific Grill	3,720sf
E-6	US Bank	2,640sf



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