

# Clean Modern Office Space in the California Heights/Bixby Knolls Neighborhood of Long Beach, CA - **FOR LEASE**







# 3431 CHERRY AVE. LONG BEACH, CA

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## Property Highlights

- **Prime Location & Visibility** - Frontage on Cherry Ave, near major retail & residential areas.
- **Excellent Freeway Access** - Minutes from I-405 & I-710
- **Recently Renovated** - Modern finishes with sound-proofed windows & doors
- **Built-to-Suit Quality** - High-end office features, including a private rear patio
- **Convenient Parking** - Tandem parking in the rear possible & ample street parking
- **Flexible Zoning** - CUP-approved office space in an R-1-N zone





## Property Details

Address	3431 Cherry Ave. Long Beach, CA 90807
Size	±2,500 SF + 500 SF rear private patio
Lease Rate	\$1.90 PSF NNN (\$4,750/month)
Estimated NNNs	\$0.25 PSF (\$625/month) / Below Market NNN
Traffic	±49,623 CPD
Zoning	R-1-N (Administrative Use Permit for Office)

## Why Lease at 3431 Cherry Ave.?

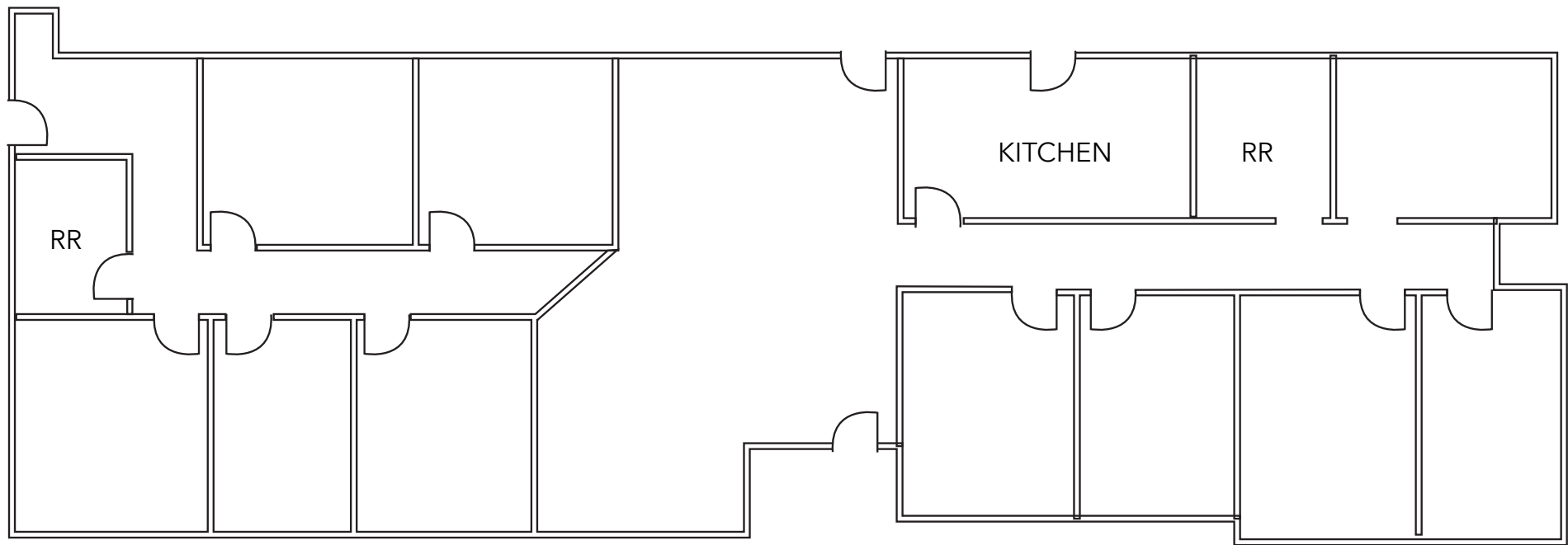
Strategic Location	High-visibility office near Long Beach's business hubs
New Modern Finishes:	Move-in ready with contemporary up-grades
Great Accesibility	Near 405 & 710 Freeways for easy commutes
Exclusive Outdoor Space	A private rear patio for relaxation or business use
Ideal For Professional Services	Law firms, creative agencies, startups, and more

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# Floor Plan

(Not Drawn to scale)







## About Long Beach

Long Beach is the 7th most populous city in California with over 470,000 residents. Spanning over 51 square miles with 11 miles of coastline, it is the second largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 30 minute drive of Downtown Los Angeles and Orange County business centers.

The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and noted arts and cultural resources. Long Beach has been named by USA Today as the ***most diverse city in the United States*** - one of the City's strongest assets.

LBUSD now educates 81,000 students in 84 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the third largest in California and employs more than 8,000 people, making it the largest employer in Long Beach.

The Port of Long Beach is one of the world's busiest seaports, a hub for one-third of all the trade moving through West Coast ports. Port related trade supports more than 30,000 Long Beach jobs and more than 300,000 jobs throughout Southern California. Trade valued annually at more than \$140 billion moves through Long Beach, making it the second busiest seaport in the United States.



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## About Bixby Knolls

Bixby Knolls has seen a major renaissance for more than a decade now. Young families have moved into the neighborhoods and appreciate the walkability to the business districts where they can find restaurants, breweries, boutiques and services of all types. This is a very active neighborhood with the monthly First Fridays event, walking clubs, running clubs, kids bike rides, and other events to bring the community together. The neighborhood is very proud and very loyal. Connected through social media, the community often brags about favorite locations in the district or the fun get-togethers and events in the neighborhood. With great schools, a historic rancho, parks, and beautiful architecture, the Bixby Knolls/Cal Heights area is one of the most special parts of Long Beach—no denying it.

For more information, please visit:

<https://bixbyknollsinfo.com/>

*\*credit: Blair Cohn, Bixby Knolls Business Improvement Association*



## Regional Map & Drive Times

### Metro

If you've encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you've already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens, expect a faster, safer, and more reliable ride. The overall commute time between terminus is expected to decrease by 10 minutes.

### Freeways

The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

### Airport

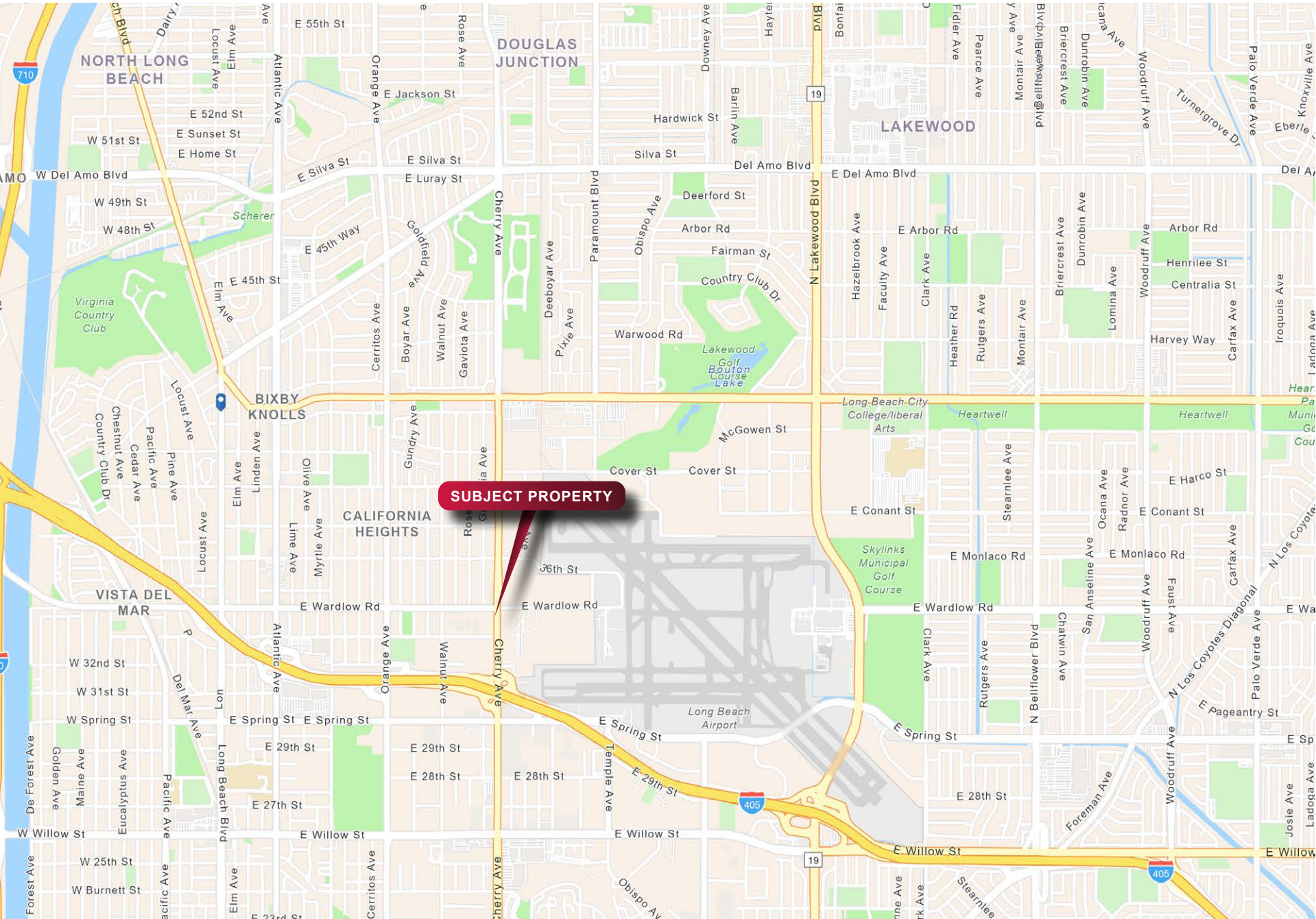
Long Beach Airport has served over 3.8 million passengers last year. The airport features nonstop service to 17 destinations on American, Delta, Hawaiian, JetBlue and Southwest Airlines. The airport is in the process of undergoing its \$65 million Phase II Terminal Area Improvement Project, expected to be completed by 2021.

Source: DLBA Economic Profile 2019



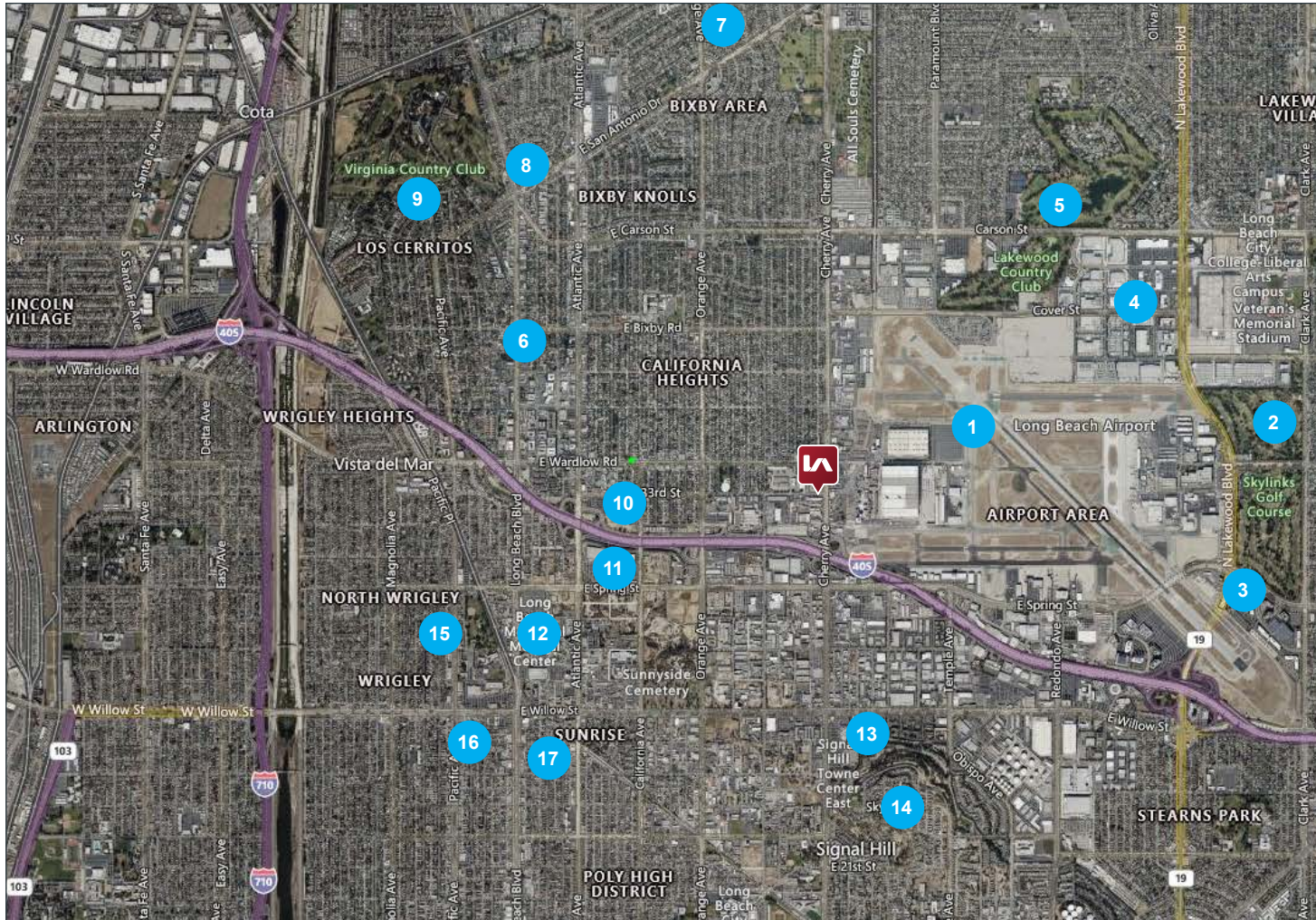


# Neighborhood Map





# Local Amenities



1. Long Beach Airport
2. Skylinks Golf Course
3. Long Beach Marriott
4. Long Beach Exchange
5. Lakewood Country Club
6. Steelcraft
7. Starbucks / Yourgurtland / Rite Aid
8. Trader Joe's / Crunch Fitness
9. Virginia Country Club
10. Target
11. Home Depot / In-N-Out / Starbucks / Applebee's Grill + Bar / Chipotle
12. Long Beach Memorial Medical Center / Todd Cancer Center
13. Costco
14. Skyline
15. Starbucks / Jamba Juice / Carl's Jr / Atlberson's / CVS
16. McDonald's / Taco Bell / Church's Chicken
17. Gus's World Famous Fried Chicken



## Demographics

	1 Mile	3 Miles	5 Miles
2024 Average Income	\$112,745		\$85,875
2024 Residents	10,524		615,075
2019 Estimated Population	23,492	209,707	675,941
2024 Projected Population	24,051	211,171	682,818
Average Age	41.90	36.40	36.10
2019 Estimated Households	9,543	64,305	215,258
2019 Average Household Size	2.40	3.20	3.00
2019 Average Household Income	\$102,632	\$79,586	\$77,223
2019 Median Household Income	\$74,942	\$60,867	\$58,717
2019 Median Home Value	\$678,099	#445,371	\$454,773
2019 Owner Occupied	5,279	31,615	96,546
2019 Renter Occupied	4,264	32,690	118,713



# Property Photos





# Property Photos







**Local Expertise. International Reach. World Class.**

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