

3918 Long Beach Blvd

+ MEDICAL OFFICE FOR LEASE



Lease with Confidence, Choose MedWest

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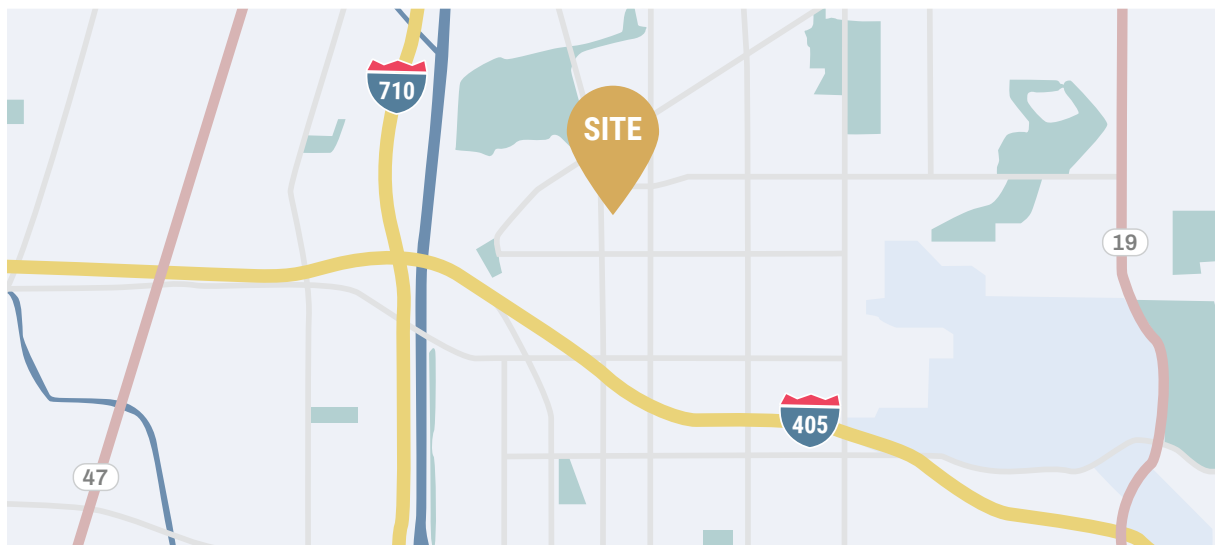
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**3918 Long Beach Blvd
Long Beach, CA**

3918 LONG BEACH BLVD

3918 Long Beach Blvd., is a 19,642-square-foot, two-story medical office building, ideally located within the Bixby Knolls community. This high image building is conveniently located close to the 405 and 710 freeways offering outstanding patient accessibility. The site benefits from being located in a thriving community while still offering proximity to multiple hospitals including Long Beach Memorial Medical Center and UCI Health Lakewood.



- ✚ 19,642 SF BUILDING, BUILT IN 2006
- ✚ TWO-STORY MEDICAL/DENTAL BUILDING
- ✚ ELEVATOR SERVED
- ✚ FREE SURFACE PARKING
- ✚ HIGH VISIBILITY LOCATION
- ✚ CLOSE PROXIMITY TO 405 & 710 FREEWAYS

Estimate 15 Min Drive

POPULATION ESTIMATES

1,750,252

>17 400,580

18-44 677,363

45-64 440,712

65+ 231,597

AVERAGE HOUSEHOLD INCOME

\$102,702.11

Data Source:  Placer.ai

PAYOR MIX Within 5 Mile Radius

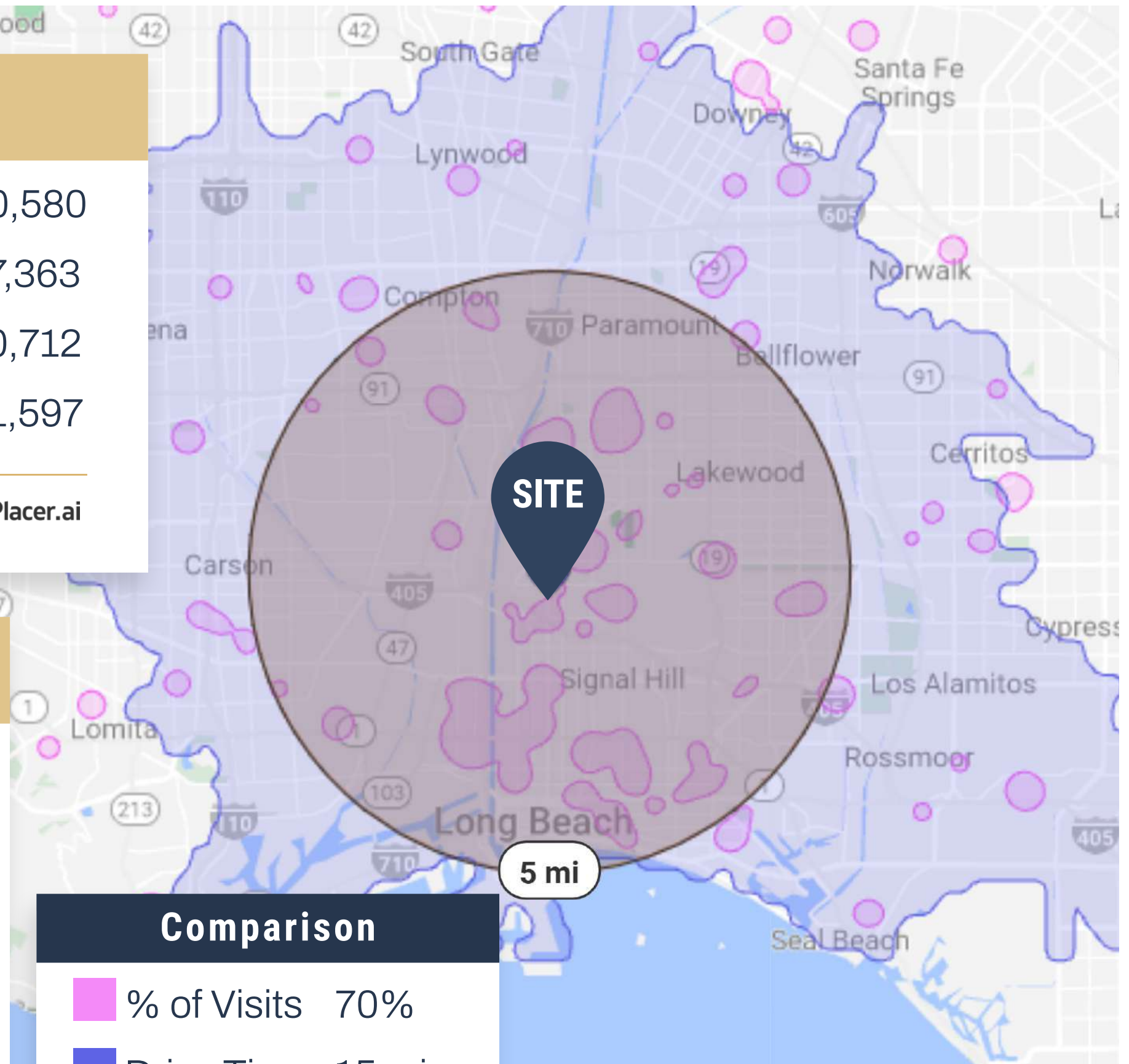
COMMERCIAL 13.7%

EMPLOYER BASED 55.8%

GOVERNMENT 16.3%

MULTIPLE 14.3%

Data Source:  revista med



Comparison

 % of Visits 70%

 Drive Time 15 min



263,000
cars/day



27,500
cars/day

120,000
cars/day



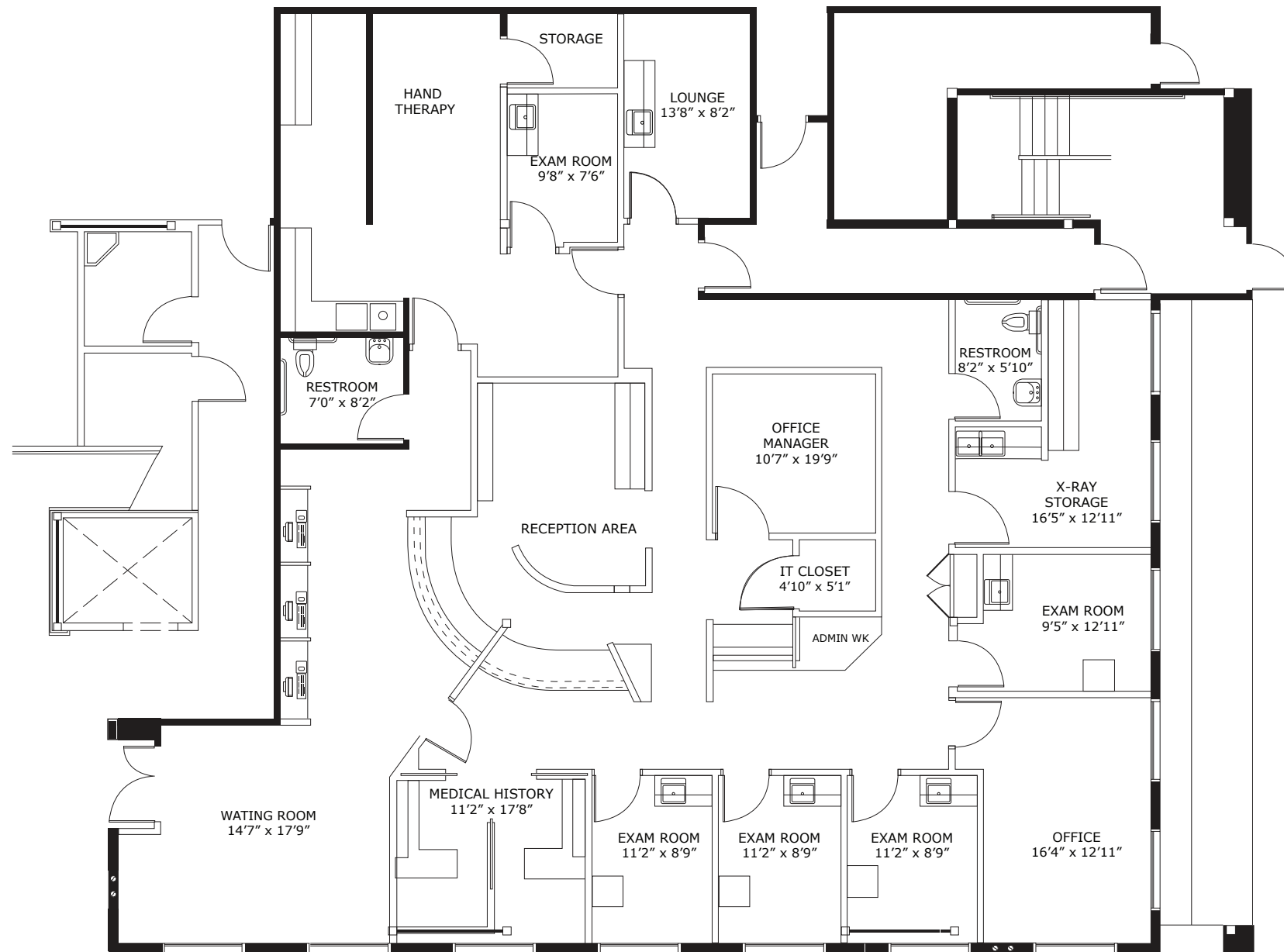
E BIXBY RD

SITE

2,700
cars/day

E ROOSEVELT RD

ORANGE AVE



CURRENT AVAILABILITIES

AVAILABLE SUITE

RSF

Suite 100

3,602

SUITE DESCRIPTION

5 Exam Rooms

2 Doctors Offices

X-Ray Room

Recep/Admin

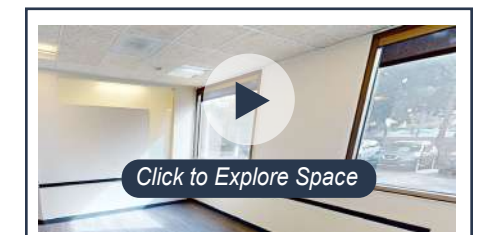
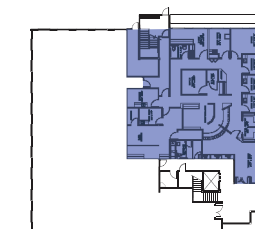
2 In-Suite Restrooms

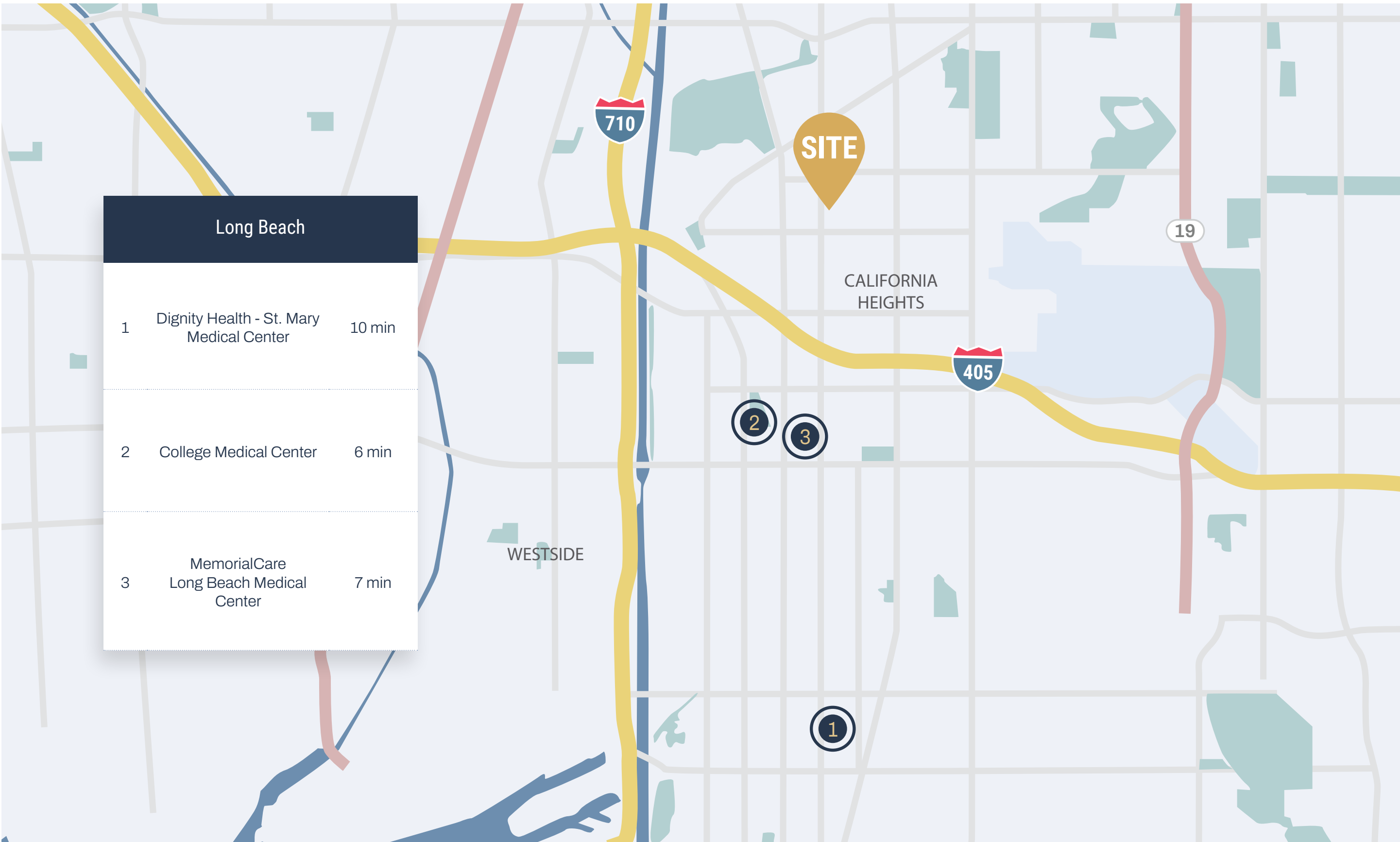
Break Room

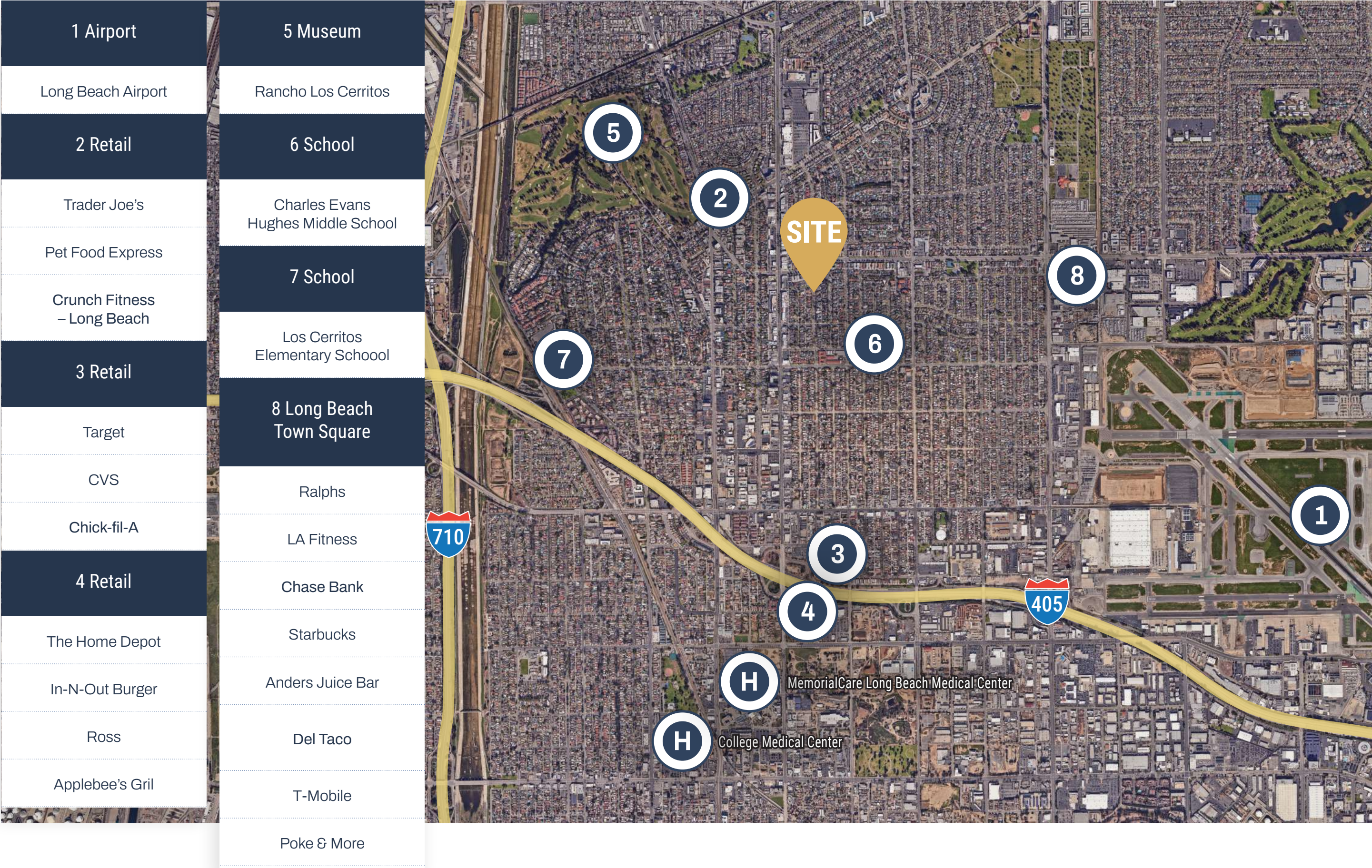
Storage

LEASE RATE

\$2.75 NNN









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