



Bixby Knolls Offices Lease

4202 Atlantic Ave Long Beach, CA 90807



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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



Crjx
COMMERCIAL REAL ESTATE

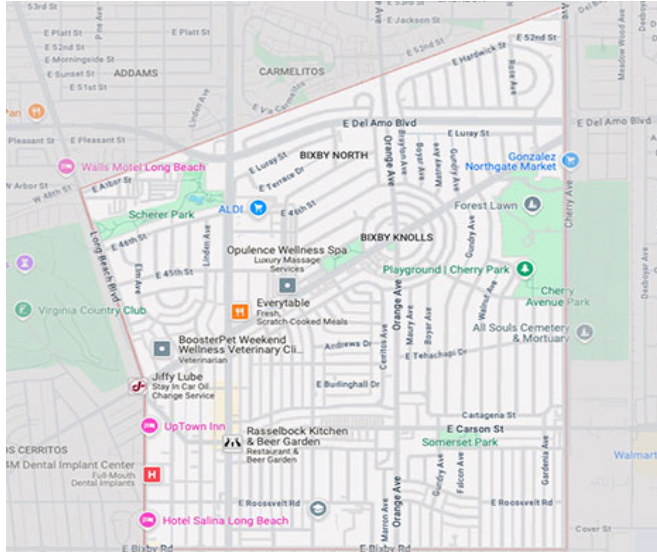
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\$2.50 / Sft MG



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

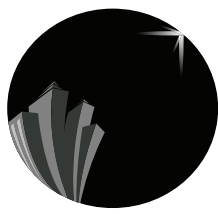


DEMOGRAPHICS

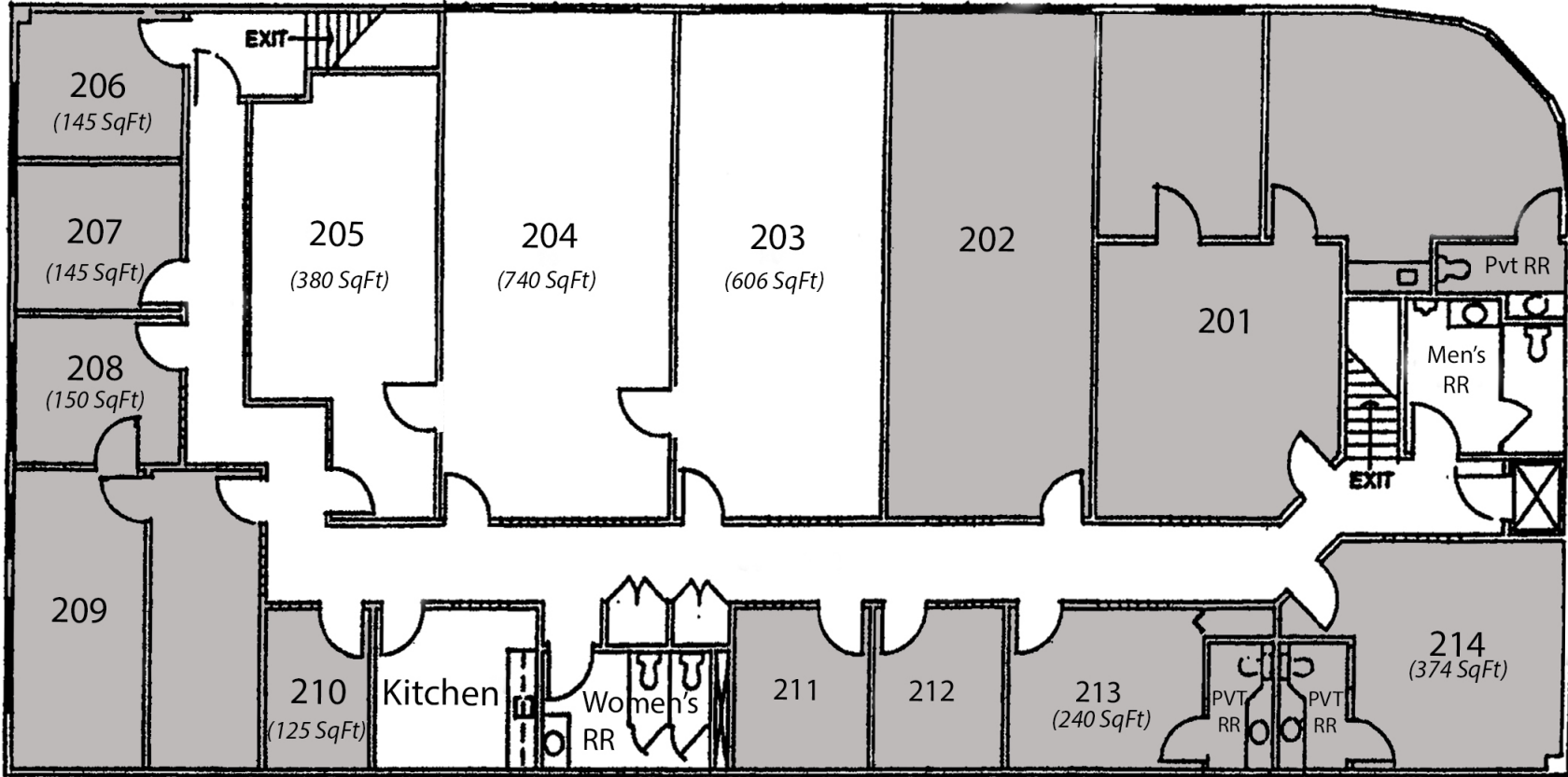
- 198,216 - 2024 3-Mile Population
- 67,598 - 2024 3-Mile Households
- \$72,767 - 2024 3-Mile Median HH Inc.
- \$24,256 - 2024 3-Mile Median Per Capita Inc.
- 30,328 - CPD on Atlantic Ave
- 19,583 - CPD on Carson Street

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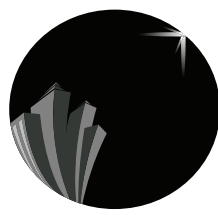


- Suite 203 - 606 SqFt
- Suite 204 - 740 SqFt
- Suite 205 - 380 SqFt
- Suite 203, 204 & 205
1,726 SqFt
- Suite 210 - 125 SqFt

Occupied

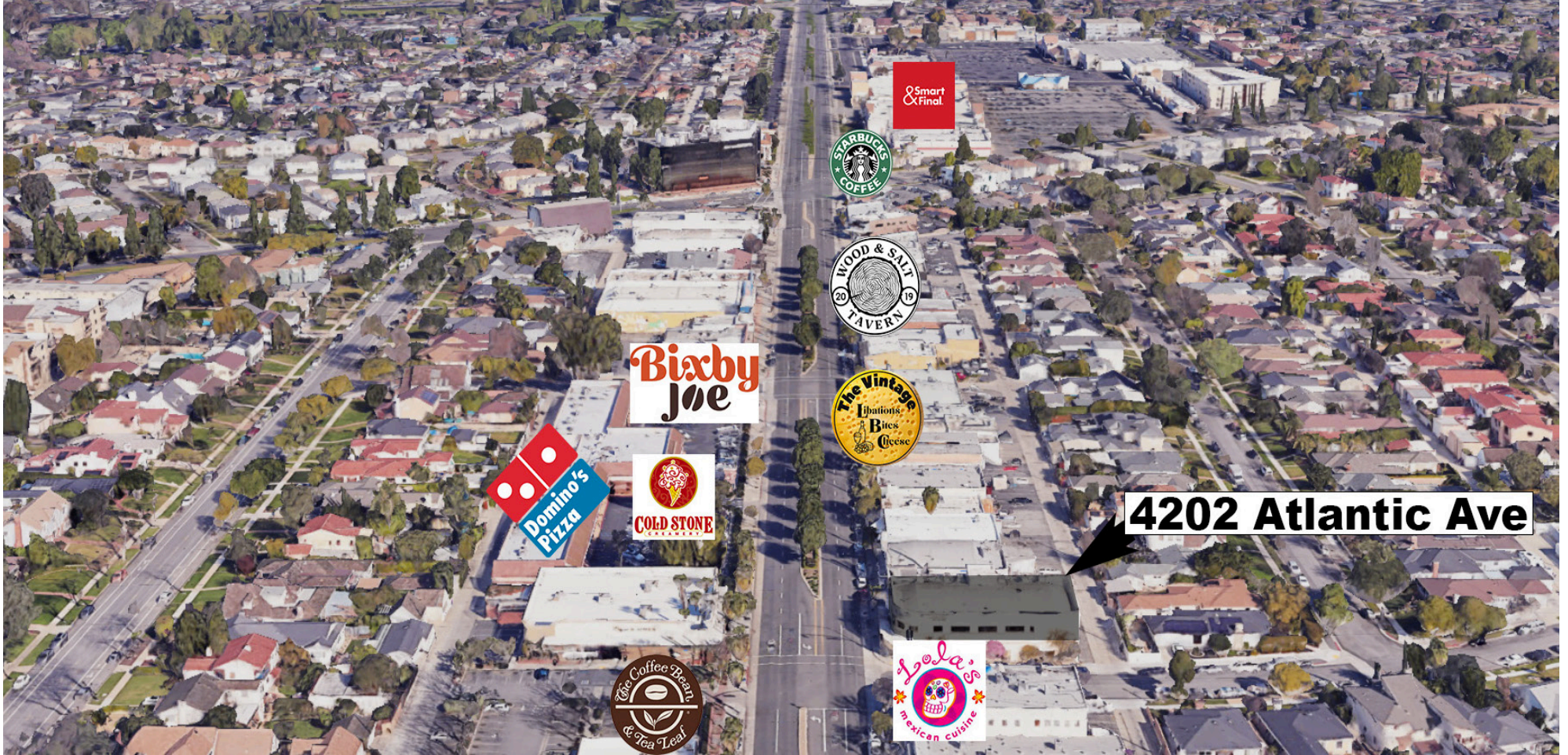
Second Floor

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