



GASKA

Leasing Contact:

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Bixby Knolls Shopping Center
4402 . 4558 Atlantic Ave.
Long Beach, CA 90807








Property Map

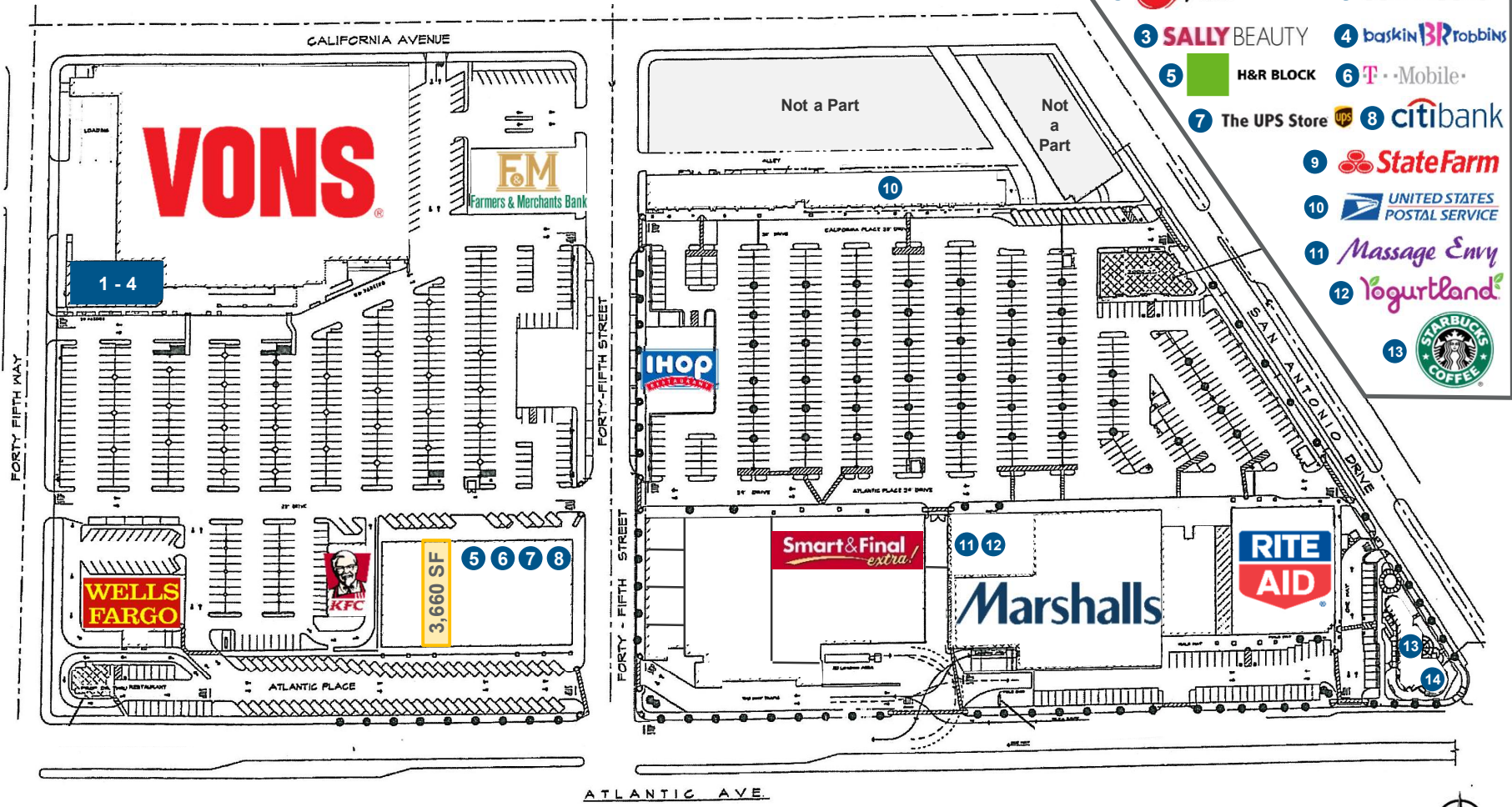
Located in Long Beach and within 4 and 11 miles of Long Beach Airport and CSULB, respectively



Property Site Plan

Key Tenant Legend

- 1  **Pizza Hut**
- 2 **SUPERCUTS**
- 3 **SALLY BEAUTY**
- 4 **baskin B R robbins**
- 5  **H&R BLOCK**
- 6  **T-Mobile**
- 7  **The UPS Store**
- 8  **citibank**
- 9  **State Farm**
- 10  **UNITED STATES POSTAL SERVICE**
- 11 **Massage Envy**
- 12 **Yogurtland**
- 13 



 Available Space



Property Overview

Demographics

The Property is located in a densely populated residential area of the city of Long Beach

Population			
Metric	1-Mile	3-Mile	5-Mile
2018 Total Population	32,244	203,124	705,447
2023 Population	32,583	205,484	716,011
Pop. Growth 2018 . 2023	1.1%	1.2%	1.5%
Average Age (in years)	37	36	36
Households			
Metric	1-Mile	3-Mile	5-Mile
2018 Total Households	10,980	62,567	215,749
HH Growth 2018 . 2023	1.0%	1.1%	1.5%
Median HH Income	\$60,080	\$63,007	\$55,815
Housing			
Metric	1-Mile	3-Mile	5-Mile
Median Home Value	\$492,442	\$434,650	\$443,950
Median Year Built	1952	1955	1958
Traffic Volume			
Metric	Atlantic x E Roosevelt	E del Amo x Lemon	
2017 Daily Traffic Volume	28,100	27,300	



Source: CoStar Group.