

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

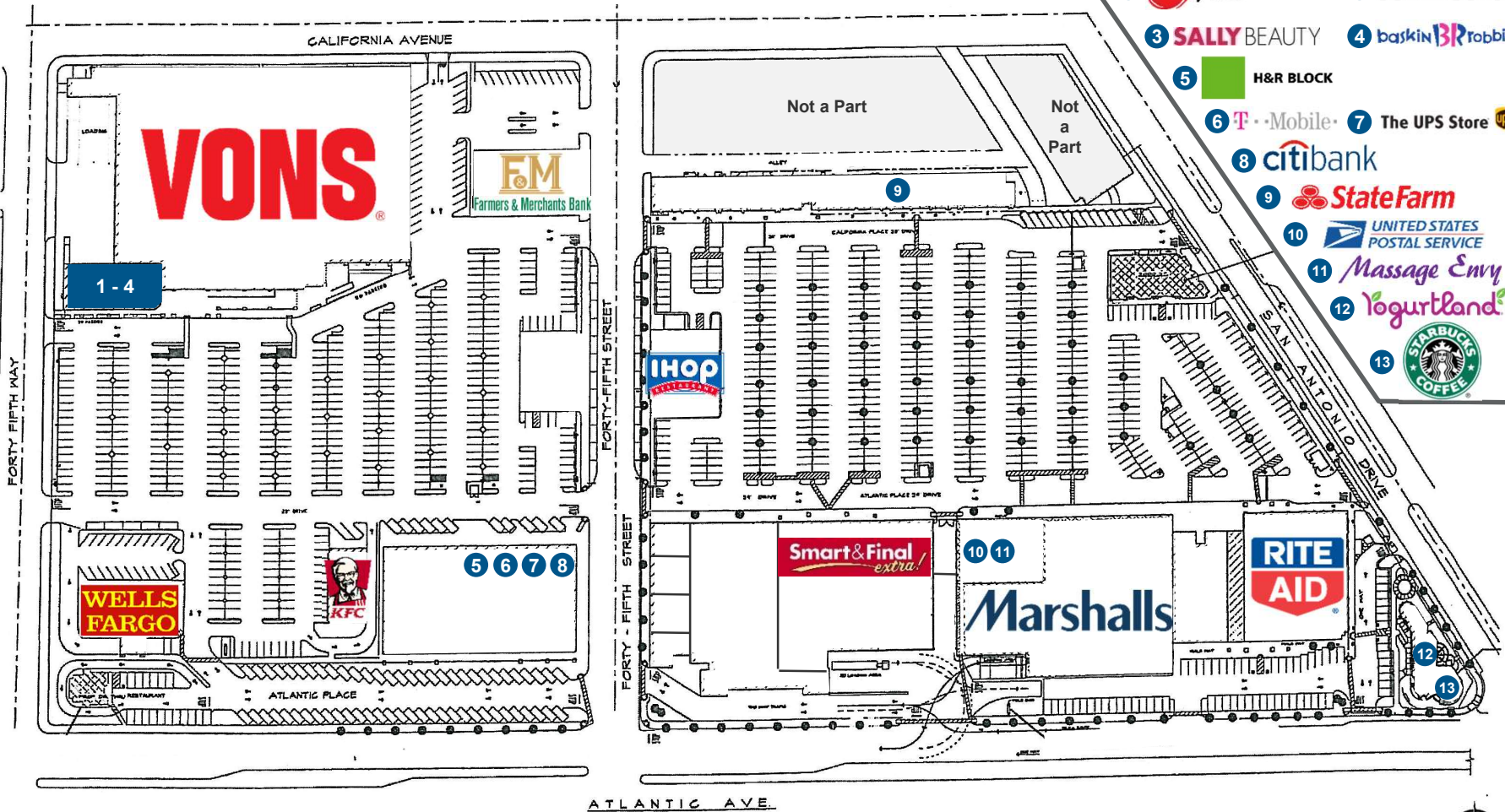


Property Site Plan



Key Tenant Legend

- 1 Pizza Hut
- 2 SUPERCUTS
- 3 SALLY BEAUTY
- 4 baskin **RR** 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 STARBUCKS COFFEE



Property Site Plan – South Parcel Available Space

Recent Remodel Photos



Property Site Plan – South Parcel Available Space

Recent Remodel Photos (Continued)



Property Site Plan – South Parcel Available Space

Recent Remodel Photos (Continued)



Property Site Plan – South Parcel Available Space

Recent Remodel Photos (Continued)



Property Site Plan – South Parcel Available Space

Recent Remodel Photos (Continued)



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.