

AVAILABLE FOR LEASE

4570 ATLANTIC AVE
LONG BEACH, CA



PROPERTY FEATURES

- +/- 17,318 SF Available Now
- Heart of Bixby Knolls
- Proximity to 710, 405, & 91 Freeways
- Nearby Tenants include: Aldi, Bixby Knolls Modern Dentistry, Vons, Smart & Final, Marshall's, Trader Joe's, Crunch Fitness
- Highly Visible Pylon Signage from Atlantic Ave.
- Directly Adjacent to weekly Farmer's Market
- Appx. 5 miles from of Downtown Long Beach

3 MILE RADIUS DEMOS

201,719
POPULATION



\$111,391

AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

164,692

TRAFFIC COUNTS

±34,130 CPD

ON ATLANTIC AVE
& E 45TH WAY



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: November 15, 2023 1:18 PM

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4570 Atlantic Ave Long Beach, CA 90807	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	36,351	201,719	686,491
2028 Projected Population	35,730	198,014	676,710
2020 Census Population	37,120	207,234	704,171
2010 Census Population	36,787	204,112	692,827
Projected Annual Growth 2023 to 2028	-0.3%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	35.5	35.9	35.0
Households			
2023 Estimated Households	12,677	64,879	216,984
2028 Projected Households	12,664	64,614	216,708
2020 Census Households	12,787	65,894	220,055
2010 Census Households	12,211	63,035	209,613
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.3%	0.2%	0.3%
Race and Ethnicity			
2023 Estimated White	25.3%	24.0%	24.5%
2023 Estimated Black or African American	17.4%	16.4%	16.1%
2023 Estimated Asian or Pacific Islander	16.2%	16.8%	14.0%
2023 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.5%
2023 Estimated Other Races	39.6%	41.3%	43.9%
2023 Estimated Hispanic	46.6%	49.0%	52.5%
Income			
2023 Estimated Average Household Income	\$111,025	\$111,391	\$106,652
2023 Estimated Median Household Income	\$78,280	\$83,395	\$81,160
2023 Estimated Per Capita Income	\$38,846	\$36,025	\$33,941
Business			
2023 Estimated Total Businesses	1,218	8,548	22,996
2023 Estimated Total Employees	7,060	101,420	237,102
2023 Estimated Employee Population per Business	5.8	11.9	10.3
2023 Estimated Residential Population per Business	29.8	23.6	29.9



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