

FOR LEASE

TURN-KEY RESTAURANT SPACE

3575 ATLANTIC AVE | LONG BEACH, CA 90807



JASON EHRENPREIS

CalDRE #1741961

310.231.5213

jason@cbm1.com

CBM1

LEASING

BROKERAGE

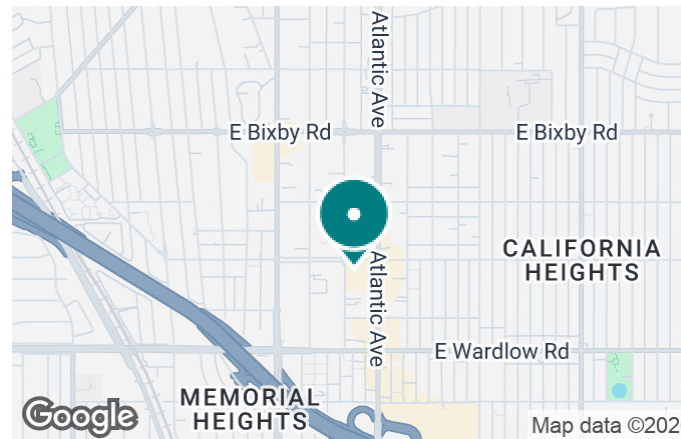
INVESTMENTS

CBM1.COM

FEATURES & AMENITIES

TURN-KEY RESTAURANT SPACE | 3575 ATLANTIC AVE, LONG BEACH, CA 90807

ATLANTIC + 36TH | PAGE 2



FEATURES & AMENITIES

- ±1,000 SF TURN-KEY RESTAURANT SPACE
- WELL-MAINTAINED CVS-ANCHORED CENTER
- AMPLE PARKING IN SIZABLE ONSITE LOT
- JOIN CVS, BASKIN ROBBINS + UPS STORE
- PRIME LONG BEACH LOCATION IN THE SOUGHT-AFTER BIXBY KNOLLS AREA
- BUS STOP DIRECTLY IN FRONT
- STRONG TRAFFIC COUNTS
- EXCELLENT AREA DEMOGRAPHICS
- COUNTLESS NATIONAL RETAILERS IN THE SURROUNDING AREA

NEIGHBORING RETAILERS

CVS



STAPLES

Walgreens

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,290	73,066	211,008
Total Population	23,994	224,388	610,588
Average HH Income	\$126,992	\$95,635	\$105,670

EXCLUSIVELY REPRESENTED BY

JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

PROPERTY SUMMARY

TURN-KEY RESTAURANT SPACE | 3575 ATLANTIC AVE, LONG BEACH, CA 90807

ATLANTIC + 36TH | PAGE 3



PROPERTY DESCRIPTION

±1,000 SF turn-key restaurant space formerly occupied by Asian Chef in CVS-anchored center. The property features high street visibility, convenient access through three entry points, monument signage, and ample parking in a sizable on-site lot. Additional co-tenants include the UPS Store, Baskin Robbins, and a complementary mix of service providers and food uses.

LOCATION DESCRIPTION

Situated at Atlantic Avenue + 36th Street just off the 405 FWY in the Bixby Knolls area of Long Beach. Numerous national tenants in the immediate area, including Target, Walgreens, Staples, Chick-Fil-A, Denny's, and more!

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,000 SF
Building Size:	31,175 SF

SPACES	LEASE RATE	SPACE SIZE
3553.5	Negotiable	1,000 SF

JASON EHRENPREIS

CalDRE #1741961

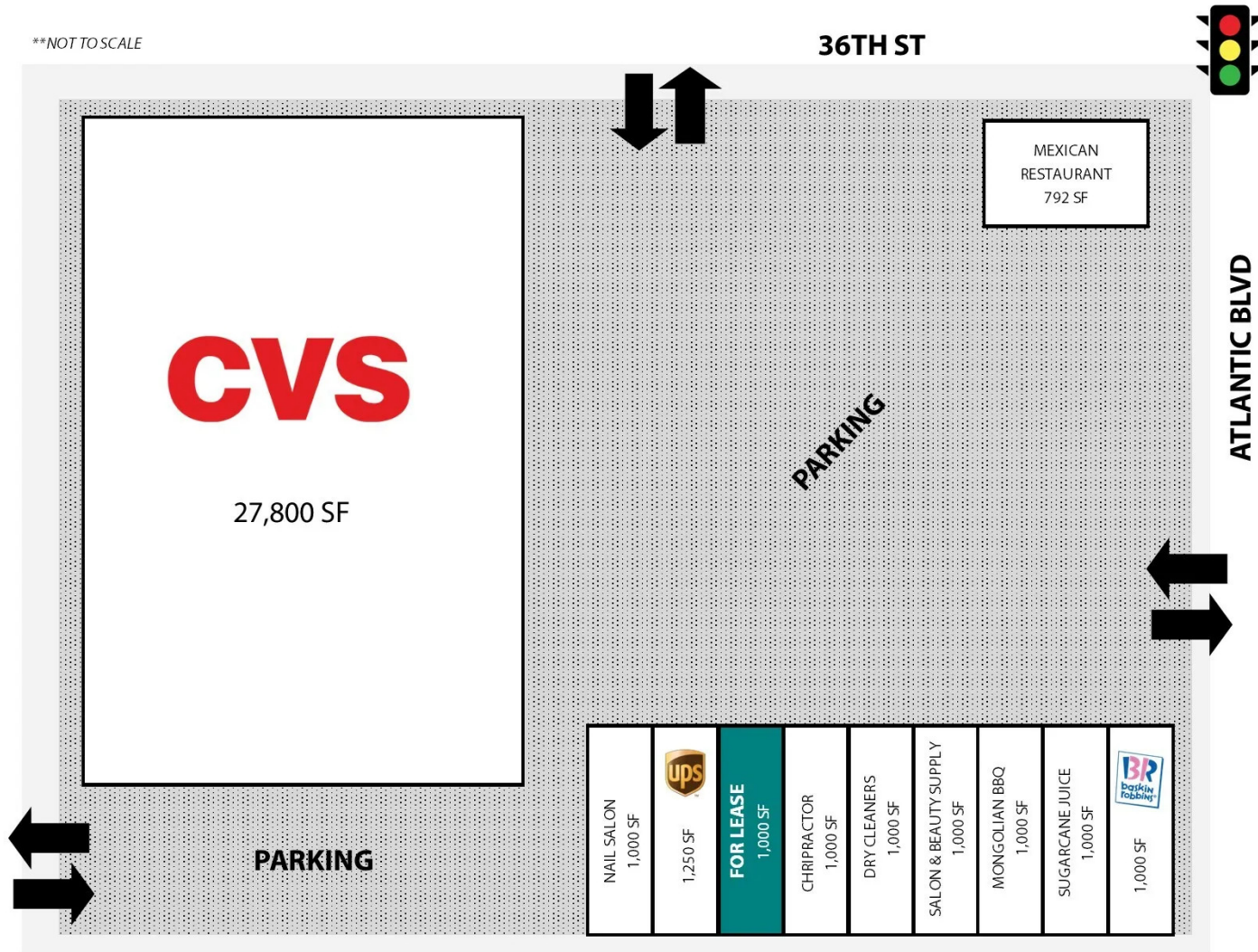
310.231.5213

jason@cbm1.com

SITE PLANS

TURN-KEY RESTAURANT SPACE | 3575 ATLANTIC AVE, LONG BEACH, CA 90807

ATLANTIC + 36TH | PAGE 4



ADDITIONAL PHOTOS

TURN-KEY RESTAURANT SPACE | 3575 ATLANTIC AVE, LONG BEACH, CA 90807

ATLANTIC + 36TH | PAGE 5



JASON EHRENPREIS

CalDRE #1741961

310.231.5213

jason@cbm1.com

RETAILER MAP

TURN-KEY RESTAURANT SPACE | 3575 ATLANTIC AVE, LONG BEACH, CA 90807

ATLANTIC + 36TH | PAGE 6



Map data ©2026 Google Imagery ©2026 Airbus,
Maxar Technologies

JASON EHRENPREIS

CalDRE #1741961

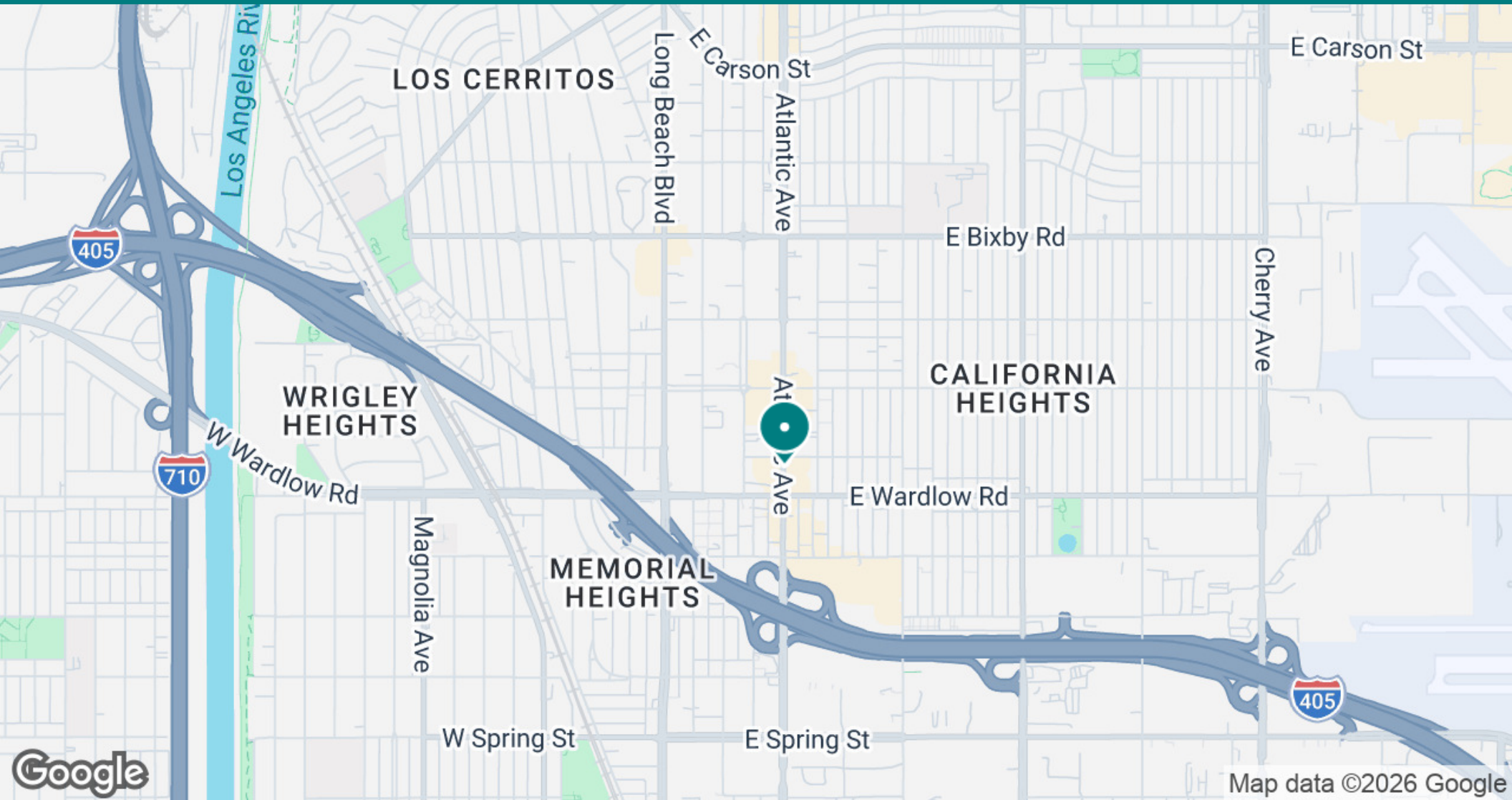
310.231.5213

jason@cbm1.com

LOCATION MAP

TURN-KEY RESTAURANT SPACE | 3575 ATLANTIC AVE, LONG BEACH, CA 90807

ATLANTIC + 36TH | PAGE 7

**JASON EHRENPREIS**

CalDRE #1741961

310.231.5213

jason@cbm1.com

DEMOGRAPHICS MAP & REPORT

TURN-KEY RESTAURANT SPACE | 3575 ATLANTIC AVE, LONG BEACH, CA 90807

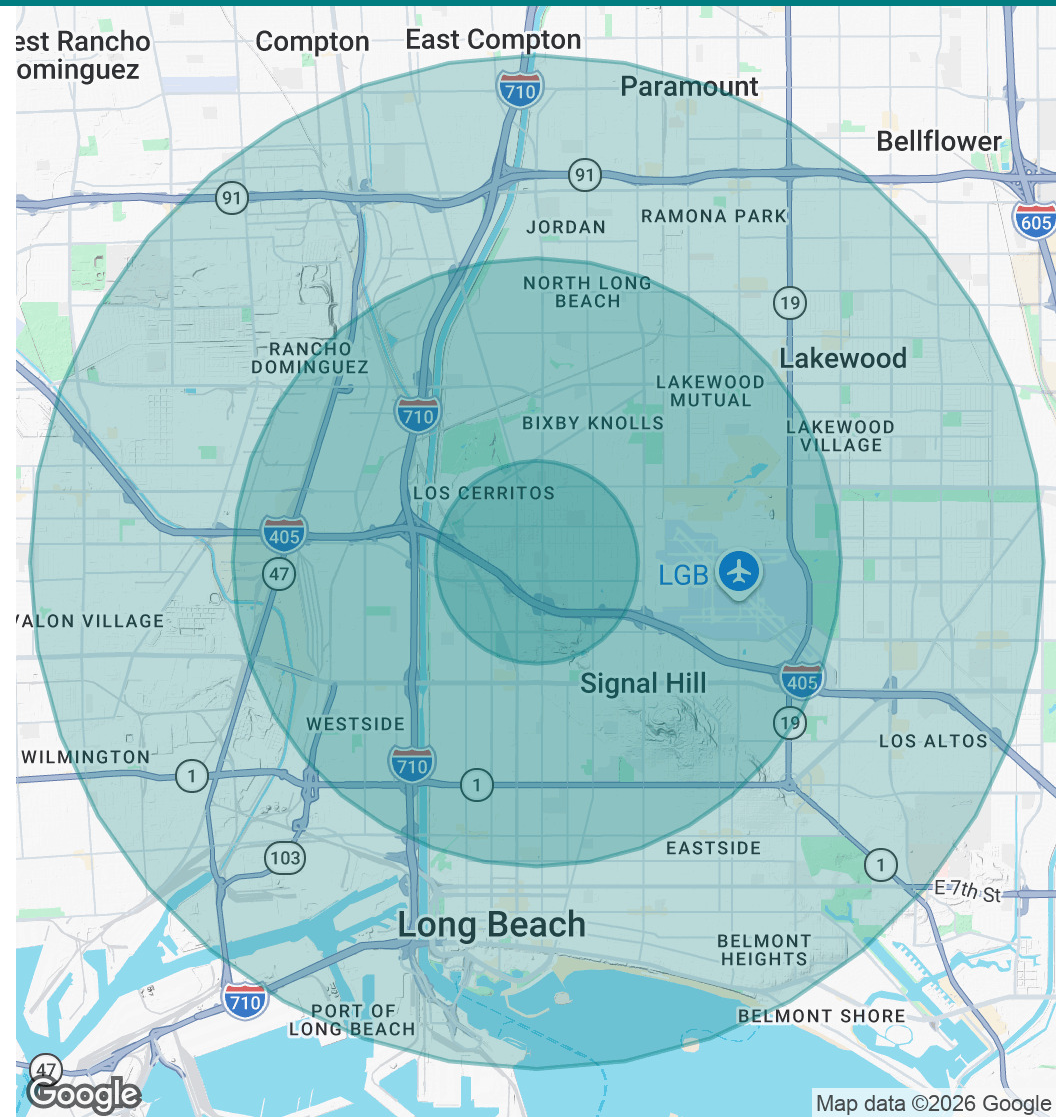
ATLANTIC + 36TH | PAGE 8

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,994	224,388	610,588
Average Age	44	39	39
Average Age (Male)	43	38	38
Average Age (Female)	45	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,290	73,066	211,008
# of Persons per HH	2.6	3.1	2.9
Average HH Income	\$126,992	\$95,635	\$105,670
Average House Value	\$944,573	\$739,681	\$761,236

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	32.4%	51.4%	49.6%

RACE	1 MILE	3 MILES	5 MILES
% White	35.0%	18.7%	25.2%
% Black	14.5%	14.9%	13.6%
% Asian	17.3%	16.9%	13.8%
% Hawaiian	0.9%	1.1%	1.0%
% American Indian	1.1%	1.8%	1.6%
% Other	14.8%	32.1%	29.5%



JASON EHRENPREIS

CalDRE #1741961

310.231.5213

jason@cbm1.com