

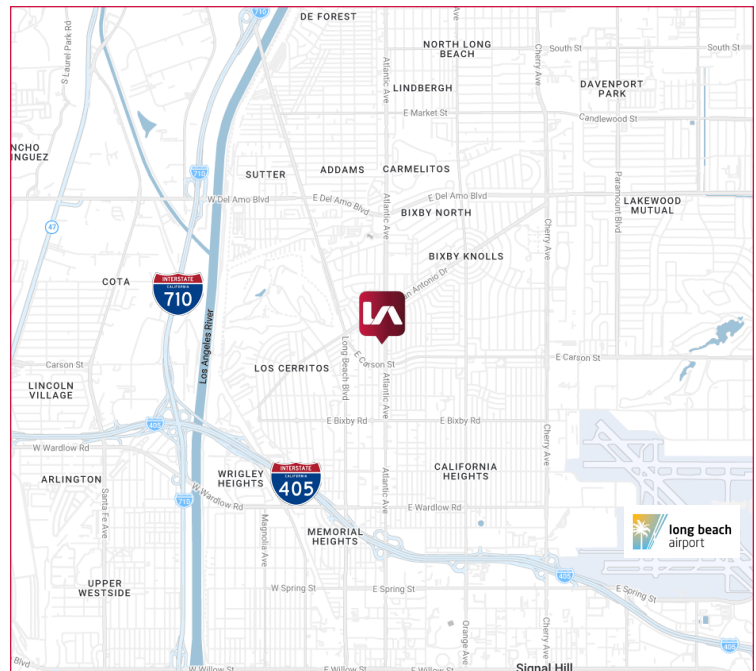


±2,720 RSF SPACE FOR LEASE

BIXBY CENTER | 4249 ATLANTIC AVE, LONG BEACH, CA 90807

PROPERTY HIGHLIGHTS

- **Lease Rate:** \$3.15/RSF NNN
- Suite 4249: ±2,720 RSF available
- Divisible suite
- Located within the established Bixby Center
- Ample surface parking available
- Surrounded by dining, retail, and services
- Strong Bixby Knolls neighborhood presence
- Ideal for retail, medical, or service users



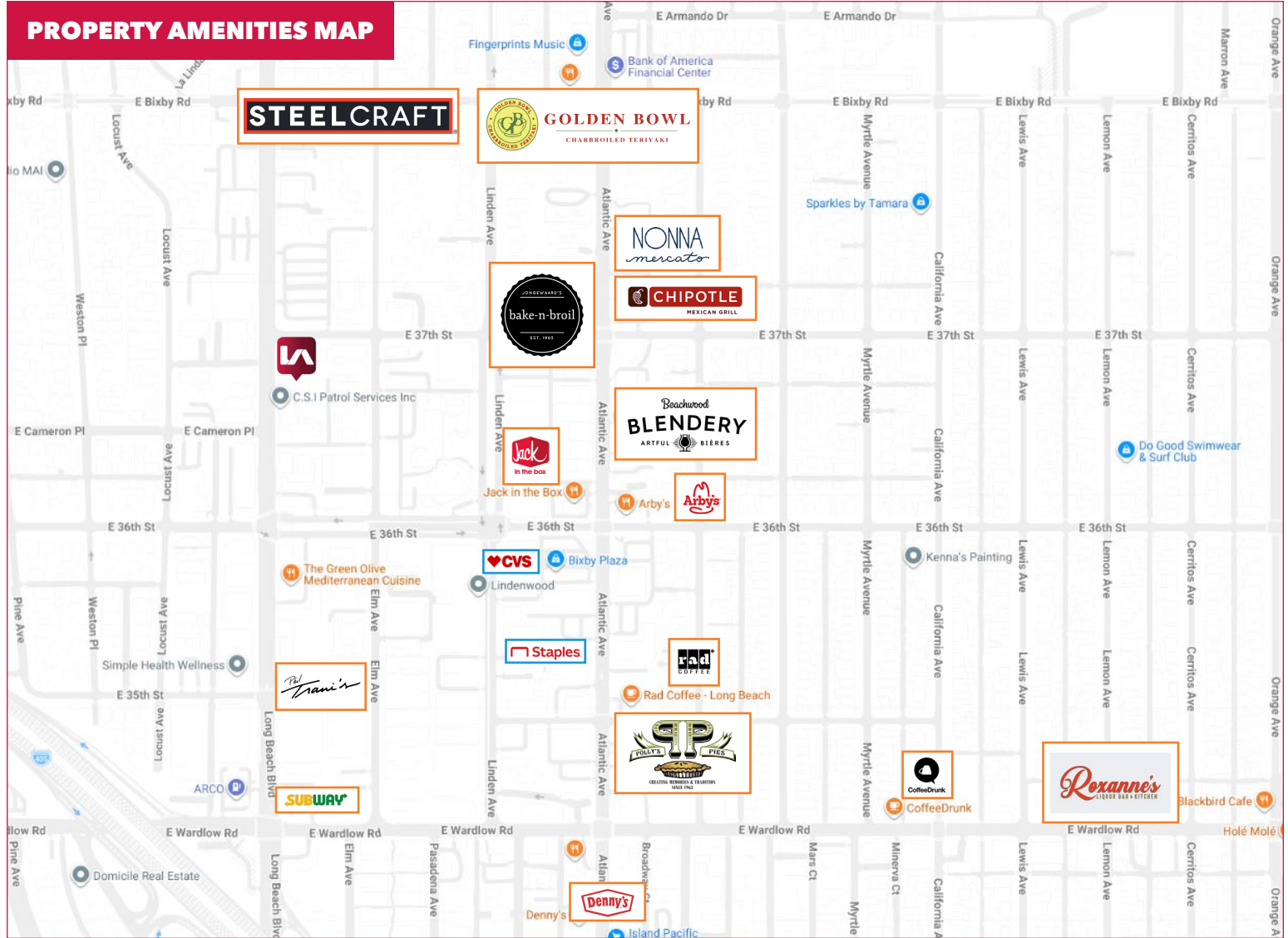
LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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ABOUT LONG BEACH



Long Beach is the 7th most populous city in California with an estimated population of 466,000 residents and is one of the most diverse cities in the United States. Spanning over 51 square miles with miles of coastline, it is the second-largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 40-minute drive of Downtown L.A. and Orange County business centers. The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and arts and cultural resources. Long Beach also boasts a vibrant small business community and is the fastest growing aerospace ecosystem in the country.

Long Beach Unified School District educates more than 61,000 students across 83 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the fifth largest in California and employs more than 10,000 people, making it the largest employer in Long Beach.

As the premier U.S. gateway for trans-Pacific trade, the Port of Long Beach handles trade valued at more than \$300 billion annually and supports 2.7 million jobs across the U.S., including 691,000 in Southern California. Industry leaders named Long Beach "The Best West Coast Seaport in North America" for a seventh consecutive year and "The Best Green Seaport" in 2025.

Officially trademarked as "America's coolest airport™", Long Beach Airport (LGB) provides a distinctively stress-free travel experience and first-class service, conveniently located between L.A. and Orange counties. Ranked second in the nation by The Washington Post, LGB is a favorite among travelers for its easygoing atmosphere. The Airport currently offers nonstop service to 21 destinations and one-stop connections to more than 400 cities worldwide. Nearby, you can also easily connect to Los Angeles International Airport (LAX) and Santa Ana's John Wayne Airport (SNA).

Long Beach also boasts a strong network of multi-modal transit options to move people around the city and beyond, from Metro's A Line train and Long Beach Transit's bus and water taxi options to bicycle infrastructure, bike share, electric scooter program and micro-transit service.

Long Beach is quiet but connected. It is a city that is abundant in culture, community and opportunities. It is perfectly located on the coast and provides easy access to the entire region. It's all this and so much more - it's a vibe.

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