

FOR LEASE

NEWLY RENOVATED RETAIL CENTERS

ANCHORED BY SMART & FINAL & ALDI

VIEW PROPERTY VIDEO 

UNITS AVAILABLE FROM 1,079–6,174 SF | COMBINED 85,000+ VPD
1320 ATLANTIC AVENUE & 955 E. ANAHEIM STREET, LONG BEACH, CA

EXCLUSIVELY
LISTED BY

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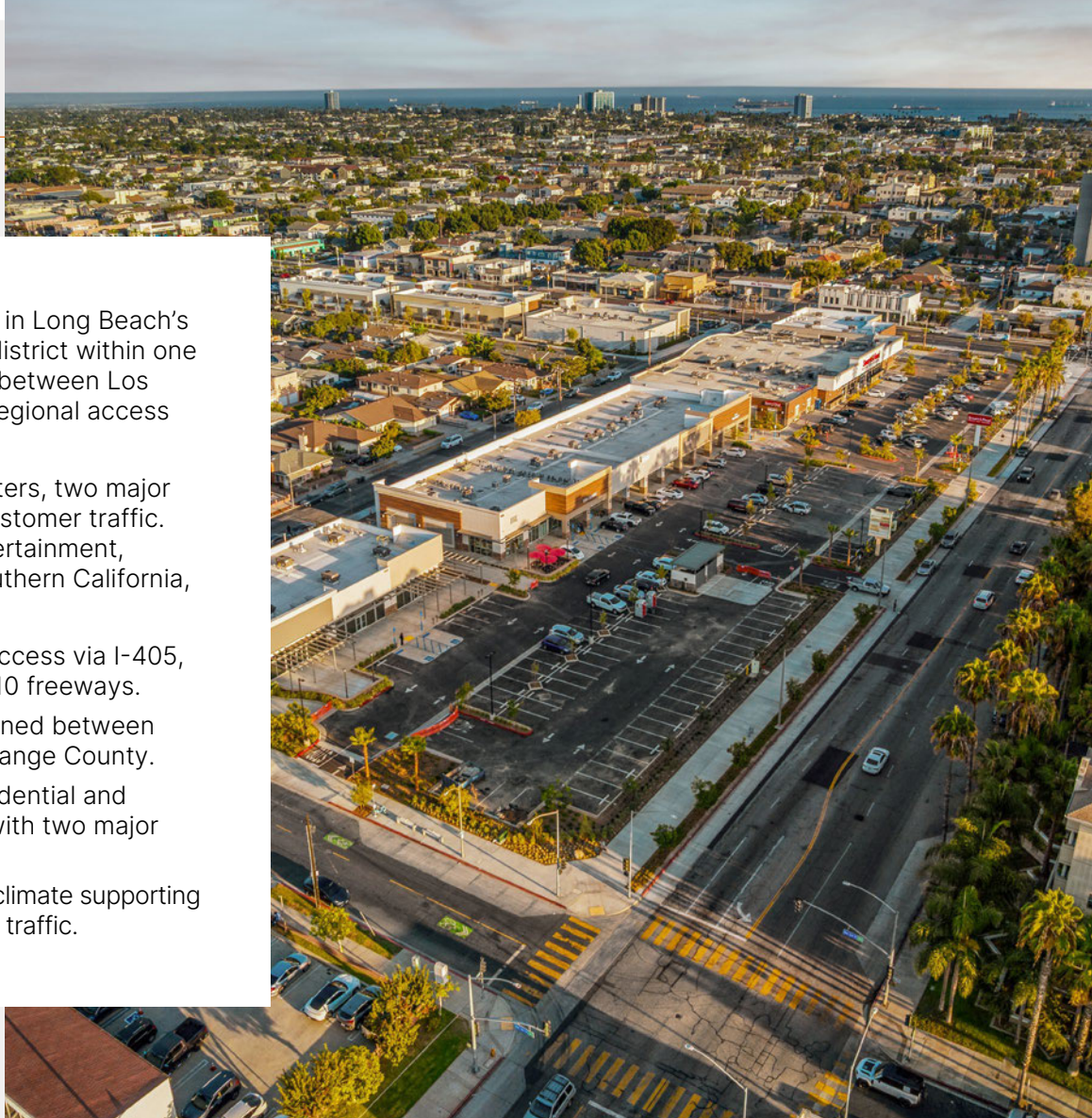
NAI Capital | **RETAIL**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE SERVICES GROUP

PROPERTY OVERVIEW

1320 Atlantic Avenue and 955 E. Anaheim Street are located in Long Beach's Central Area, a densely populated residential and commercial district within one of Los Angeles County's largest cities. Strategically positioned between Los Angeles and Orange County, the area benefits from excellent regional access via the I-405, I-710, I-605 and I-110 freeways.

Long Beach's strong residential base, diverse employment centers, two major colleges, and year-round coastal climate support consistent customer traffic. Nearby Downtown offers a vibrant mix of retail, dining and entertainment, while major attractions draw additional visitors from across Southern California, creating a deep and reliable customer base for retail.

- Two newly renovated, adjacent retail centers totaling 140,000+ SF.
- Located at the NEC of Anaheim Street & Atlantic Avenue and NEC of Anaheim Street & Lime Avenue.
- Outdoor patio and dining areas available.
- Situated in Long Beach's densely populated Central Area.
- Excellent regional access via I-405, I-710, I-605 and I-110 freeways.
- Strategically positioned between Los Angeles and Orange County.
- Strong, diverse residential and employment base with two major colleges nearby.
- Year-round coastal climate supporting consistent customer traffic.



Anchored By:
Smart & Final and Aldi



Available Suites:
Ranging from approximately
1,079 – 6,174 SF



Traffic Counts:
Exceeding 50,000 VPD (Atlantic Ave)
and 35,000 VPD (Lime Ave)



Parking:
Ample on-site parking

PROPERTY DETAILS

[VIEW PROPERTY VIDEO](#)

1320 ATLANTIC AVENUE ANAHEIM ST & ATLANTIC AVE, NEC RESTAURANT & SHOP SPACE AVAILABLE

Lease Rate: \$3.75 NNN

Available Space: ±1,079 – 6,174 SF

HIGHLIGHTS

- Newly renovated urban retail center anchored by Smart & Final, featuring a newly constructed drive-thru pad, now complete! Situated directly adjacent to 955 E Anaheim Street, creating a combined retail destination anchored by Smart & Final and Aldi.
- Features outdoor patio and dining areas.
- Parking: 235 proposed parking spaces; ratio of 4/1,000 SF.
- Access: (4) access points: (2) from Atlantic Ave, (1) from Anaheim St, and (1) from New York St, with over 50,000 cars per day.
- Signage: Exterior eyebrow signage and multi-tenant sign panel along Atlantic Ave.



PHOTOS – 1320 ATLANTIC AVENUE



AVAILABLE SPACES – 1320 ATLANTIC AVENUE

SUITE	1404	1412	1428	1458-100	1458-102
SF	3,380	1,272	3,580	1,757	2,069



AERIAL MAP – 1320 ATLANTIC AVENUE



PROPERTY DETAILS

[VIEW PROPERTY VIDEO](#)

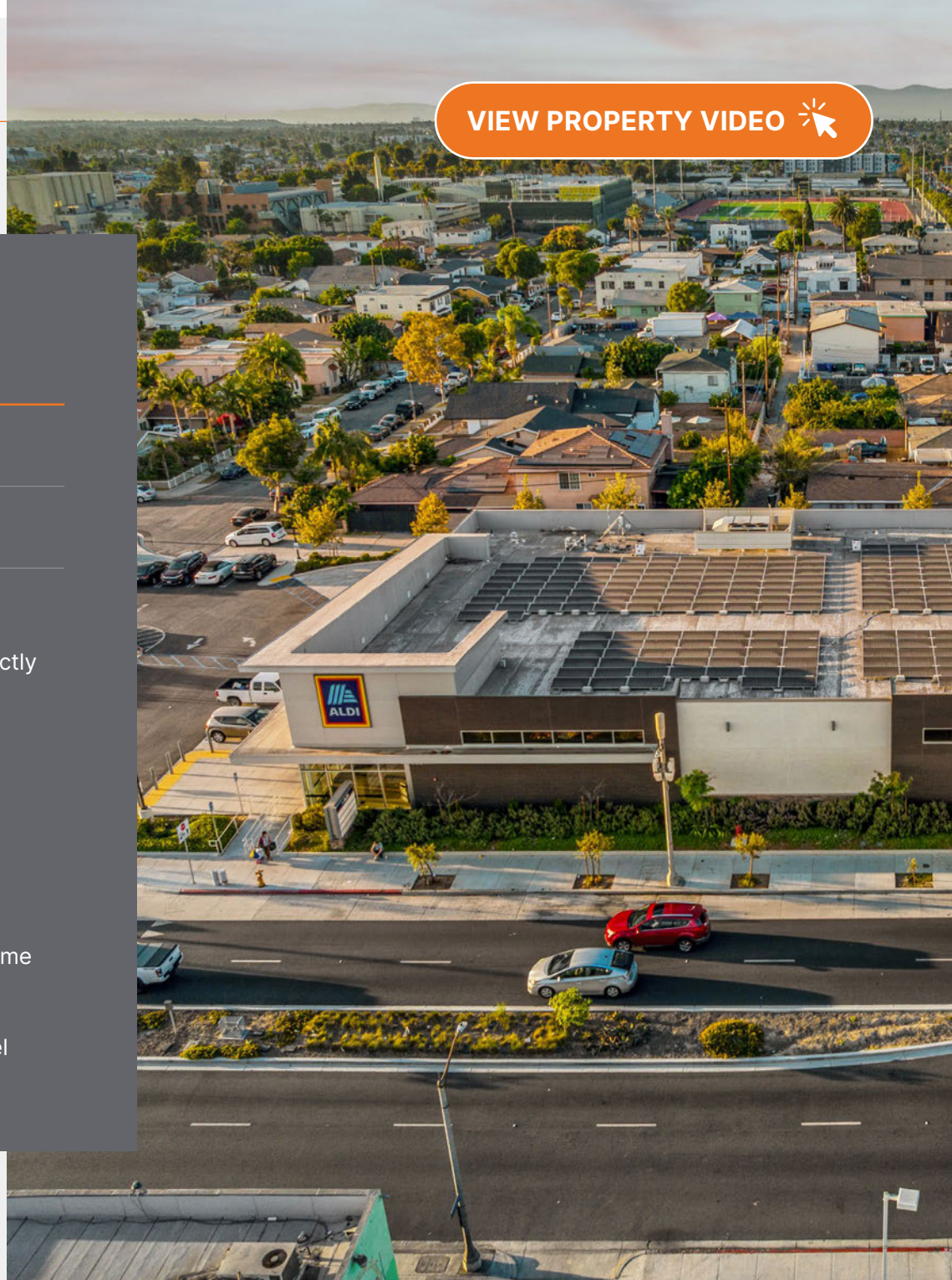
955 E ANAHEIM STREET ANAHEIM ST & LIME AVE, NEC RESTAURANT & SHOP SPACE AVAILABLE

Lease Rate: \$3.75 NNN

Available Space: ±1,079 – 2,087 SF

HIGHLIGHTS

- Newly renovated urban center anchored by Aldi. Situated directly adjacent to 1320 Atlantic Avenue, creating a combined retail destination anchored by Smart & Final and Aldi.
- Features outdoor patio and dining.
- Features outdoor patio and dining areas.
- Parking: 173 stalls (4.00/1,000 SF).
- Access: (4) access points: (3) from Anaheim St and (1) from Lime Ave, with over 35,000 cars per day.
- Signage: Exterior eyebrow signage and multi-tenant sign panel along Anaheim St.

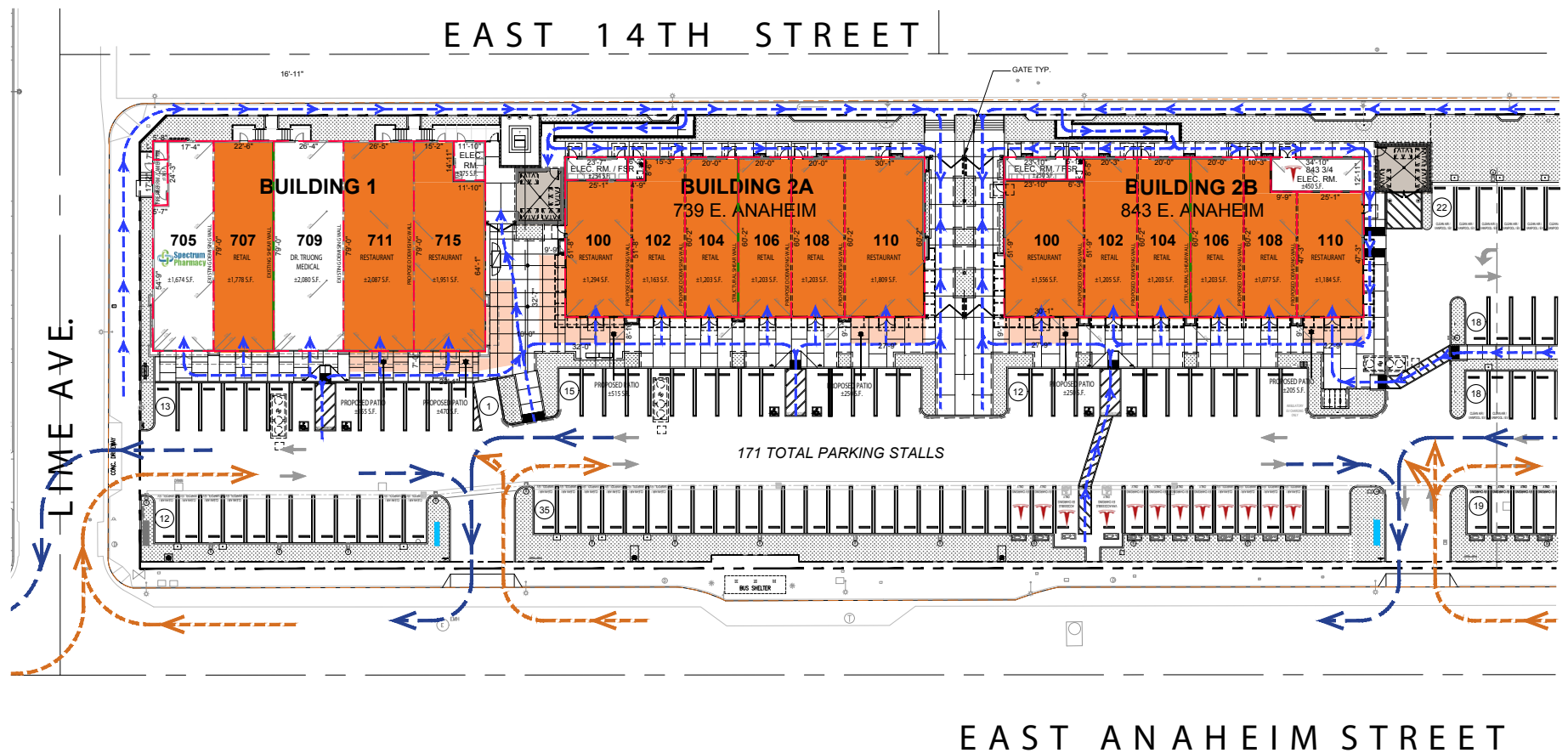


PHOTOS – 955 E. ANAHEIM STREET

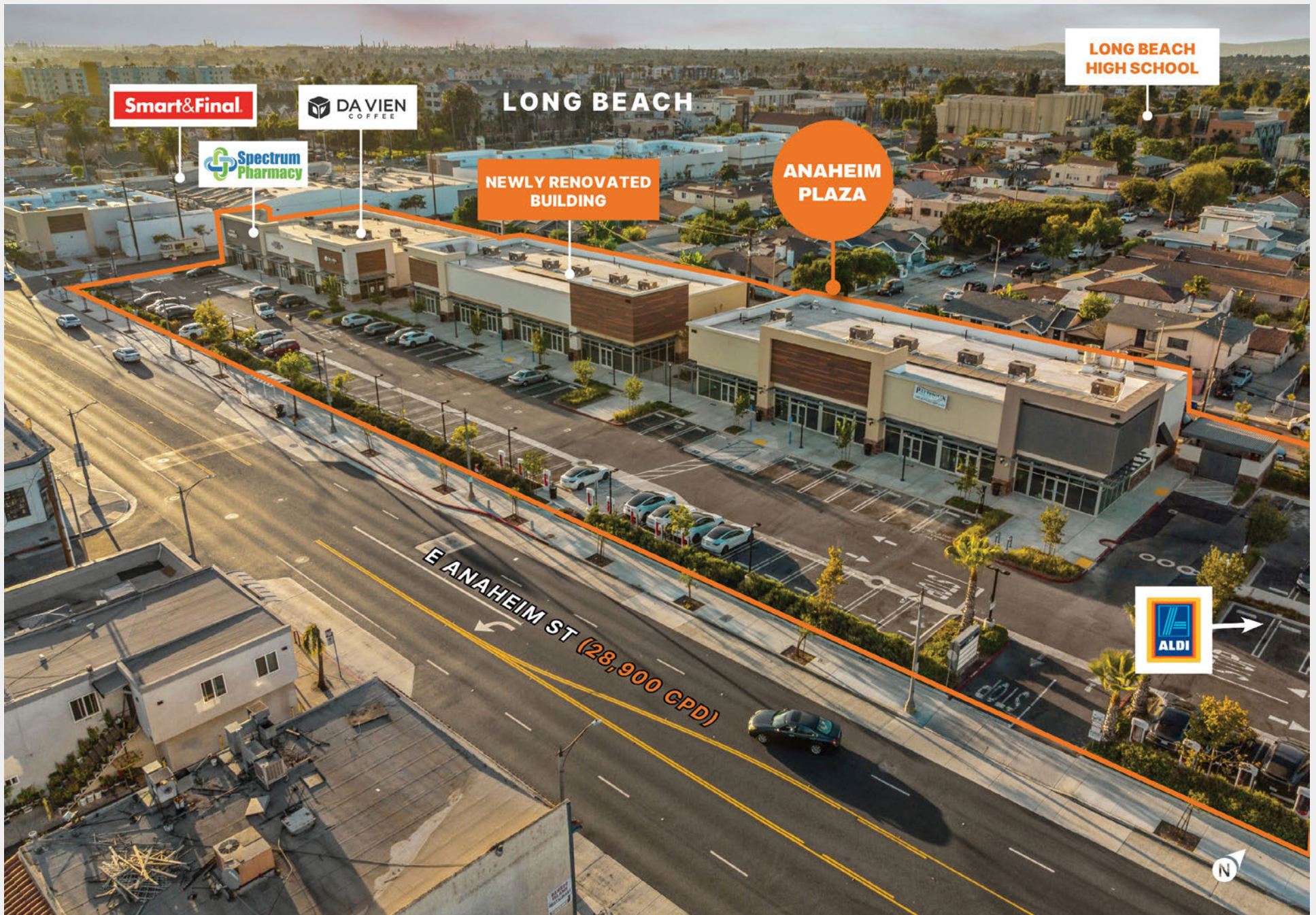


AVAILABLE SPACES – 955 E. ANAHEIM STREET

SUITE	711	739-100	739-102	739-104	739-106	739-108	739-110	843-100	843-102	843-104	843-106	843-108	843-110
SF	2,087	1,294	1,163	1,203	1,203	1,203	1,809	1,556	1,205	1,203	1,203	1,077	1,184



AERIAL MAP – 955 E. ANAHEIM STREET



AMENITIES MAP



AREA OVERVIEW

LONG BEACH, CA

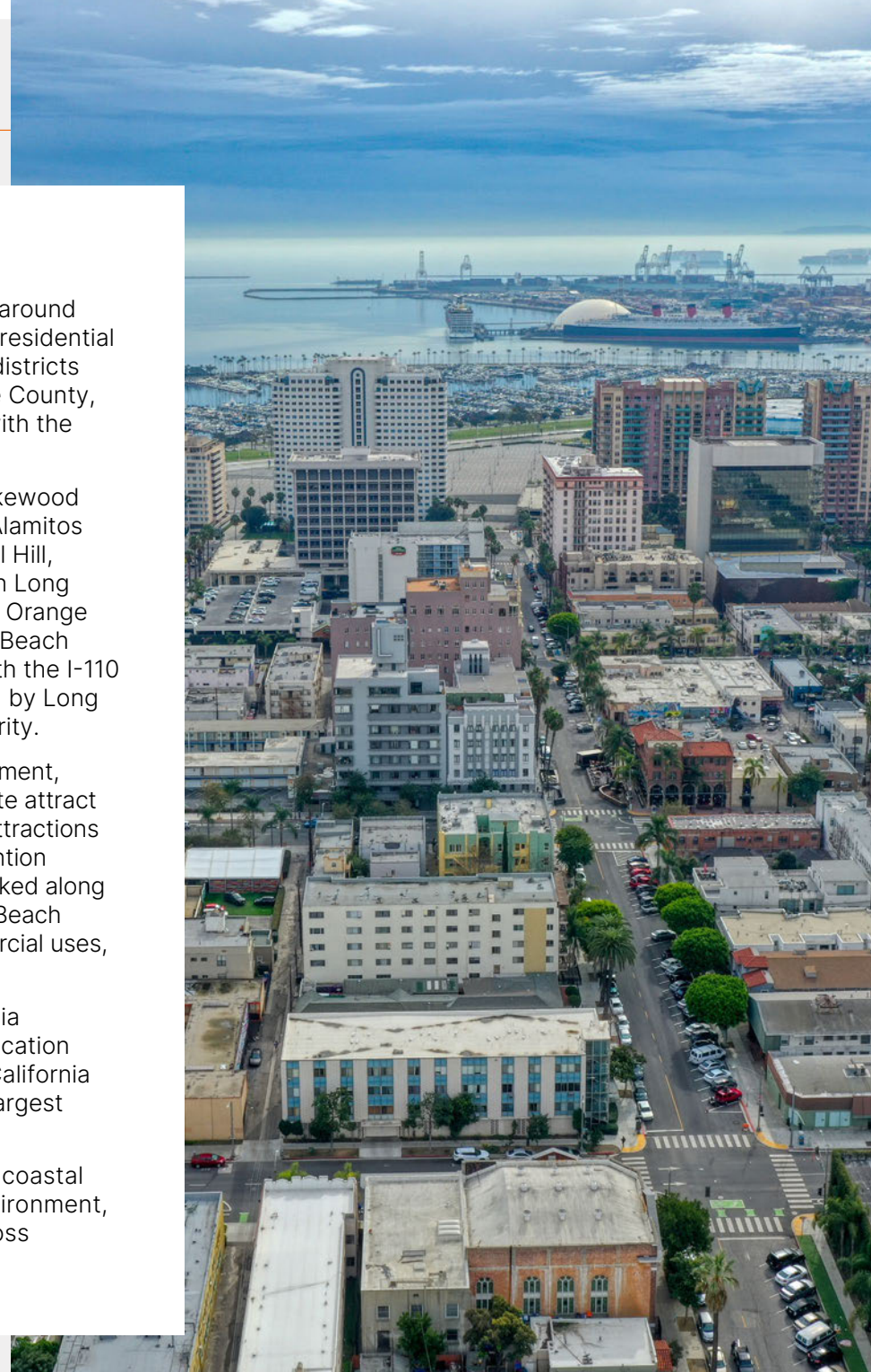
Long Beach is a diverse and dynamic coastal city that blends influences from around the world, earning it the nickname "The International City." The city combines residential and industrial communities with urban and suburban neighborhoods, historic districts and innovative new developments. Located between Los Angeles and Orange County, Long Beach offers the energy and connectivity of a major metropolitan area with the distinctive character of a Southern California beach community.

The City of Long Beach is bordered by San Pedro and Carson to the west; Lakewood and Paramount to the north; and Bellflower, Cerritos, Hawaiian Gardens, Los Alamitos and Seal Beach to the east, with Compton adjacent to the north as well. Signal Hill, a separate incorporated city, is entirely surrounded by Long Beach. Downtown Long Beach is approximately 25 miles south of Downtown Los Angeles and borders Orange County along its eastern edge. Regional access is provided by the I-710 Long Beach Freeway, I-605 San Gabriel Freeway, SR-91 and I-405 San Diego Freeway, with the I-110 Harbor Freeway serving nearby San Pedro and Carson. The city is also served by Long Beach Transit and the Los Angeles County Metropolitan Transportation Authority.

Long Beach is a premier destination for beach activities, water sports, entertainment, dining and shopping. The city's coastal setting and year-round temperate climate attract residents and visitors from throughout Southern California and beyond. Major attractions include the Long Beach Museum of Art, Long Beach Opera, Long Beach Convention Center and the RMS Queen Mary, a 1936 Art Deco ocean liner permanently docked along the waterfront and serving as a hotel and maritime attraction. Downtown Long Beach features a lively mix of retail, restaurants, entertainment, hospitality and commercial uses, creating a strong destination environment for consumers and businesses.

The Long Beach Unified School District serves much of the city, while California State University, Long Beach and Long Beach City College provide higher education opportunities and contribute to the area's employment and population base. California State University, Long Beach occupies a 322-acre campus and is one of the largest universities in the California State University system.

With its strong regional connectivity, established residential neighborhoods, coastal amenities, diverse employment base and active retail and entertainment environment, Long Beach continues to attract residents, businesses and visitors from across Southern California.



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Est. Population (2026)	82,823	264,108	446,320
Proj. Population (2031)	82,465	259,138	432,857
Census Population (2020)	88,968	269,216	456,059

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Est. Households (2026)	29,231	105,816	171,004
Proj. Households (2031)	29,495	104,762	167,318
Census Households (2020)	27,583	100,770	166,964

DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Businesses (2026)	1,928	11,268	19,206
Total Employees (2026)	19,570	113,361	201,778

INCOME	1 MILE	3 MILES	5 MILES
Est. Avg. HH Income (2026)	\$85,517	\$111,985	\$127,572
Proj. Avg. HH Income (2031)	\$85,661	\$111,817	\$127,118
Census Avg. HH Income (2010)	\$38,766	\$56,662	\$67,750
Est. Per Capita Income (2026)	\$30,785	\$45,343	\$49,243
Proj. Per Capita Income (2031)	\$31,244	\$45,690	\$49,513

Source: Applied Geographic Solutions

LONG BEACH, CA DEMOGRAPHICS & ECONOMY



Population
457,335



Households
174,306



Total Businesses
16,720



Total Employees
168,436



Avg. HH Income
\$127,358



Med. Home Value
\$847,554



Med. Age
36.9



Unemployment Rate
3.1%



Annual HH Retail Expenditures
\$8.53 B



Monthly HH Retail Expenditures
\$4,077

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