

# BIXBY VILLAGE PLAZA

## LONG BEACH, CALIFORNIA



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## HIGHLIGHTS

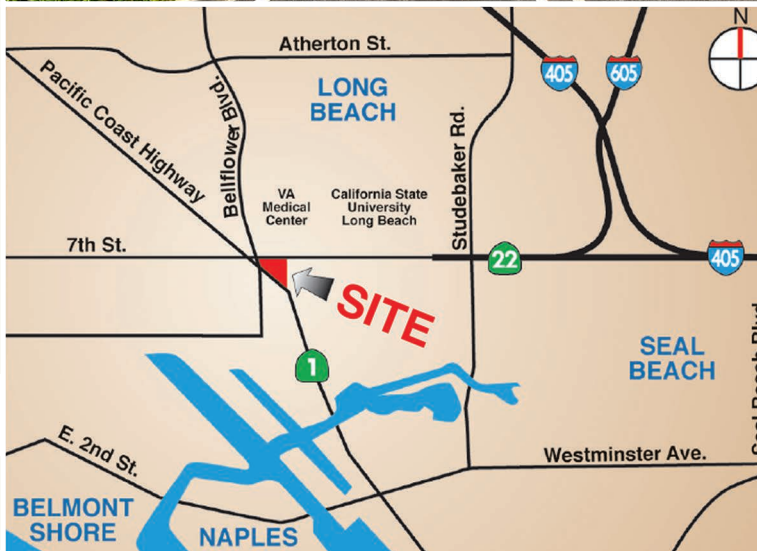
- 76,883 square foot neighborhood shopping center
- Three major intersections of 7th St., Bellflower Blvd., & Pacific Coast Highway
- Anchored by Target & CVS Pharmacy
- Located in the affluent area of Long Beach adjacent to California State University, Long Beach, the VA Medical Center & Belmont Shore.

## TRAFFIC COUNT

- 142,240 average cars per day on 7th Street and Pacific Coast Highway

## 2017 DEMOGRAPHICS (Alteryx)

	ESTIMATED POPULATION	AVERAGE H.H. INCOME	DAYTIME POPULATION
1 MILE	15,169	\$151,096	45,533
3 MILE	192,837	\$97,851	203,883
5 MILE	450,147	\$90,731	451,902



5760 E 7th St | Long Beach, CA 90803

For More Information, Contact:

(800) 353 7822

[www.WestarAssociates.com](http://www.WestarAssociates.com)

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UNIT	TENANT	SQ. FT
Bldg - A	CVS	14,000sf
Bldg - D	Target	33,382sf
Pad - C	Chevron Station	2,000sf
B-1	After's Ice Cream	1,340sf
B-2	Yogurtland	1,448sf
B-3	Finest Nails	1,085sf
B-4	J's Cleaners	1,584sf
B-5	Uncle Fung	1,368sf
B-6	L & L Hawaiian BBQ	1,368sf
B-7	Zpizza	1,440sf
B-8	Cha For Tea	1,440sf
B-9	Hour Eye Care	1,440sf
B-10	Organic Fork	1,668sf
E-1	Sapporo Sushi	4,000sf
E-2	Ike's Love & Sandwiches	1,860sf
E-3	Caffé Bene	1,860sf
E-4	East Coast Bagels	1,240sf
E-5	On the Rocks Bar & Grill	3,720sf
E-6	US Bank	2,640sf

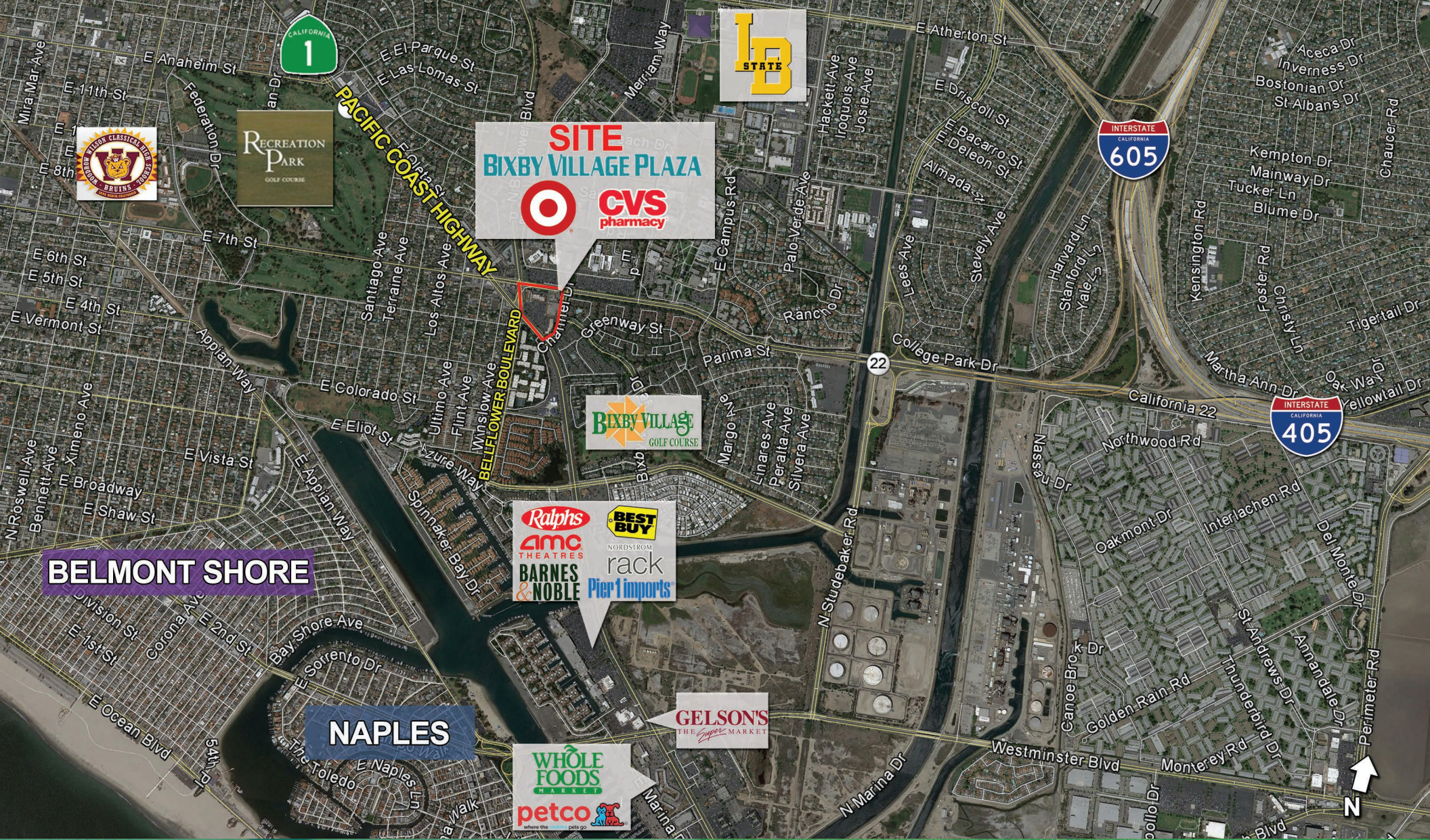


Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.

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### LONG BEACH TRADE AREA



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