5760 East 7th Street | Long Beach

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FOR LEASING, PLEASE CONTACT: 800.353.7822 info@westar1.com westarassociates.com

HIGHLIGHTS

- + A Target-anchored neighborhood shopping center
- + Corners two major intersections including 7th Street & Bellflower Boulevard and Pacific Coast Highway & Bellflower Boulevard
- + Located in the affluent area of Long Beach adjacent to California State University, Long Beach (± 40,000 students), the VA Medical Center (± 2,200 employees serving more than 50,000 Veterans), and Belmont Shore

Join these major tenants at Bixby Village Plaza



TRAFFIC COUNTS (PLACER.AI)

+ \pm 95,000 average cars per day on East 7th Street / Highway 22 at North Bellflower Boulevard, and \pm 60,000 average cars per day on PCH at North Bellflower Boulevard

+ ± 44,800 customer visits per week

2022 DEMOGRAPHICS (COSTAR)

		1 Mile	3 Mile	5 Mile
(;;)	Population:	12,809	180,304	420,415
\$	Average Household Income:	\$134,250	\$108,667	\$103,184
	Employee Population:	10,619	69,939	184,502



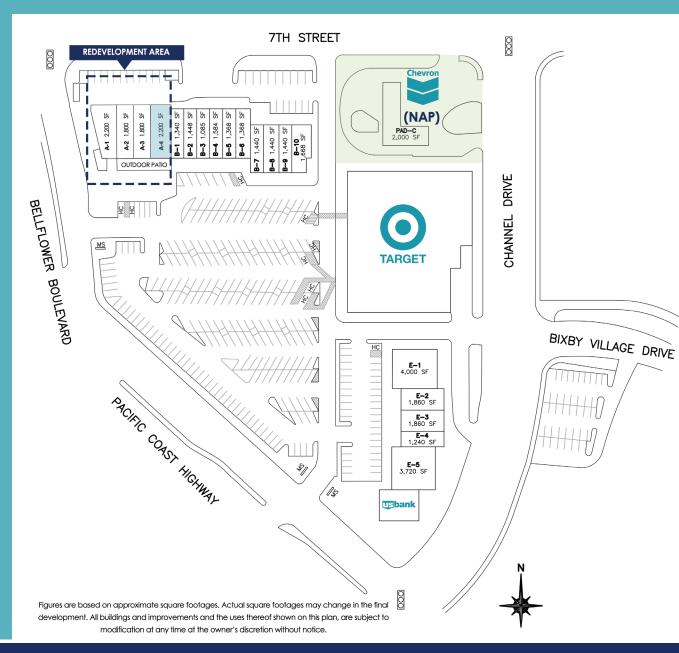


WELCOME TO LONG BEACH





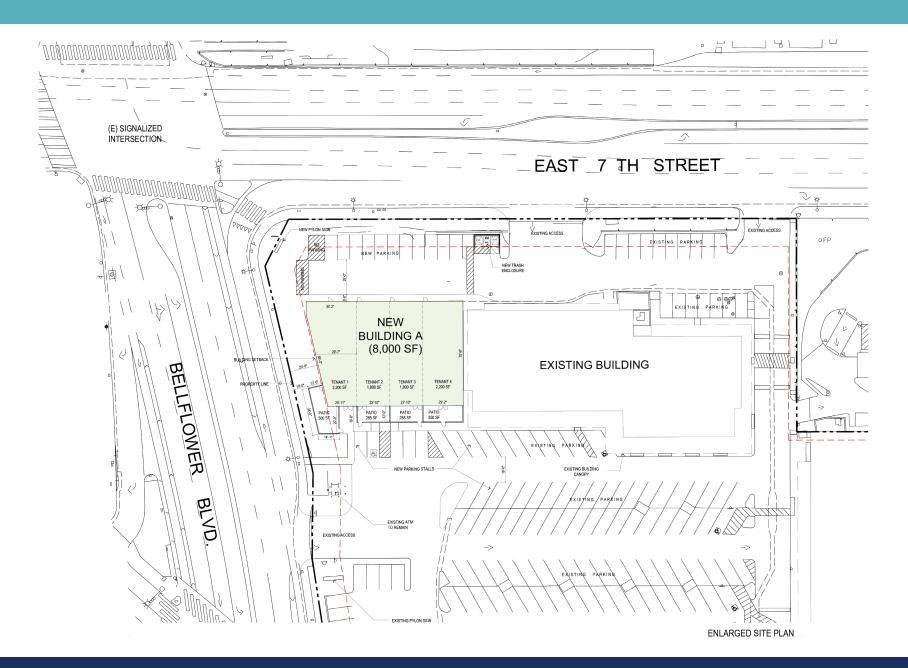
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REDEVELOPMENT PLAN





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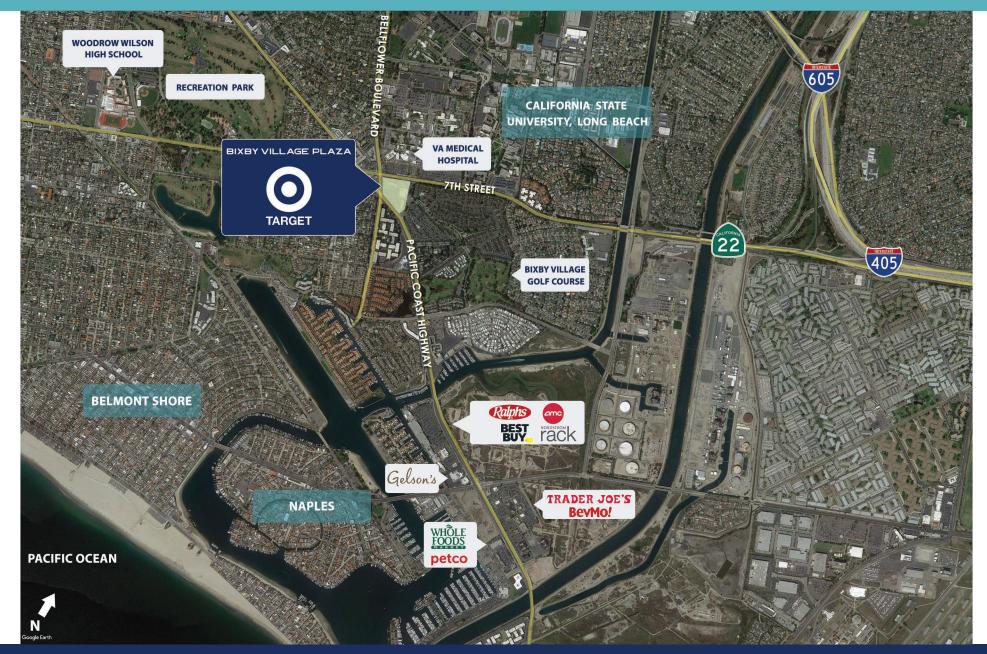
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REDEVELOPMENT RENDERING





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