

# BIXBY VILLAGE PLAZA

5760 East 7th Street | Long Beach



**FOR LEASING, PLEASE CONTACT:**

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## HIGHLIGHTS

- + A 76,883 square foot 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 servicing over 50,000 Veterans), and Belmont Shore

*Join these major tenants at Bixby Village Plaza*



WELCOME TO LONG BEACH



## TRAFFIC COUNTS (PLACER.AI)

- + ± 95,000 average cars per day on East 7th Street / Highway 22 at North Bellflower Boulevard, and ± 60,000 average cars per day on PCH at North Bellflower Boulevard
- + ± 44,800 customer visits per week

## 2023 DEMOGRAPHICS (COSTAR)

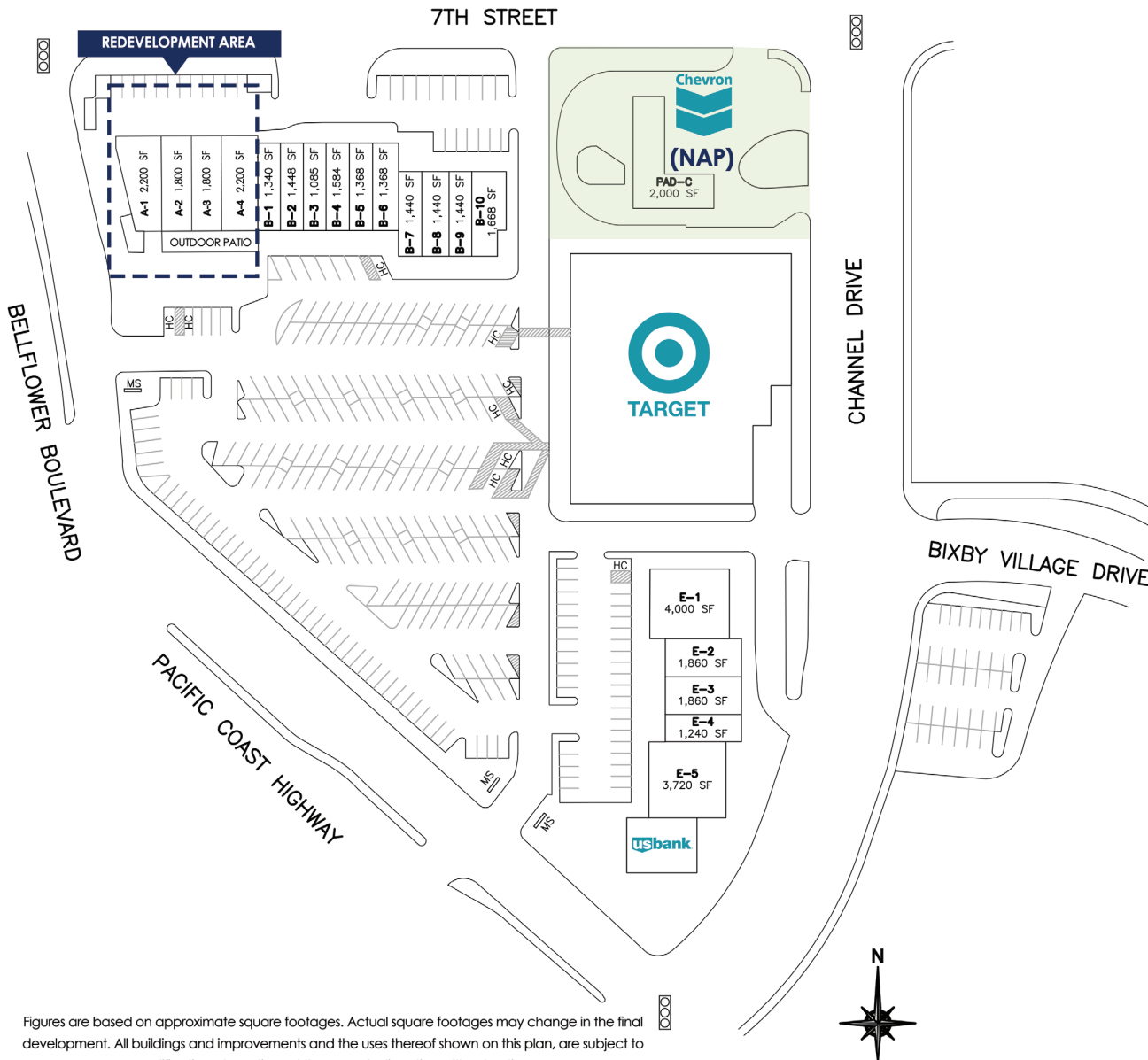
|                                  | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------------------|-----------|-----------|-----------|
| <b>Population:</b>               | 12,880    | 180,342   | 423,826   |
| <b>Average Household Income:</b> | \$134,701 | \$111,203 | \$107,420 |
| <b>Employee Population:</b>      | 10,563    | 69,534    | 188,560   |



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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.



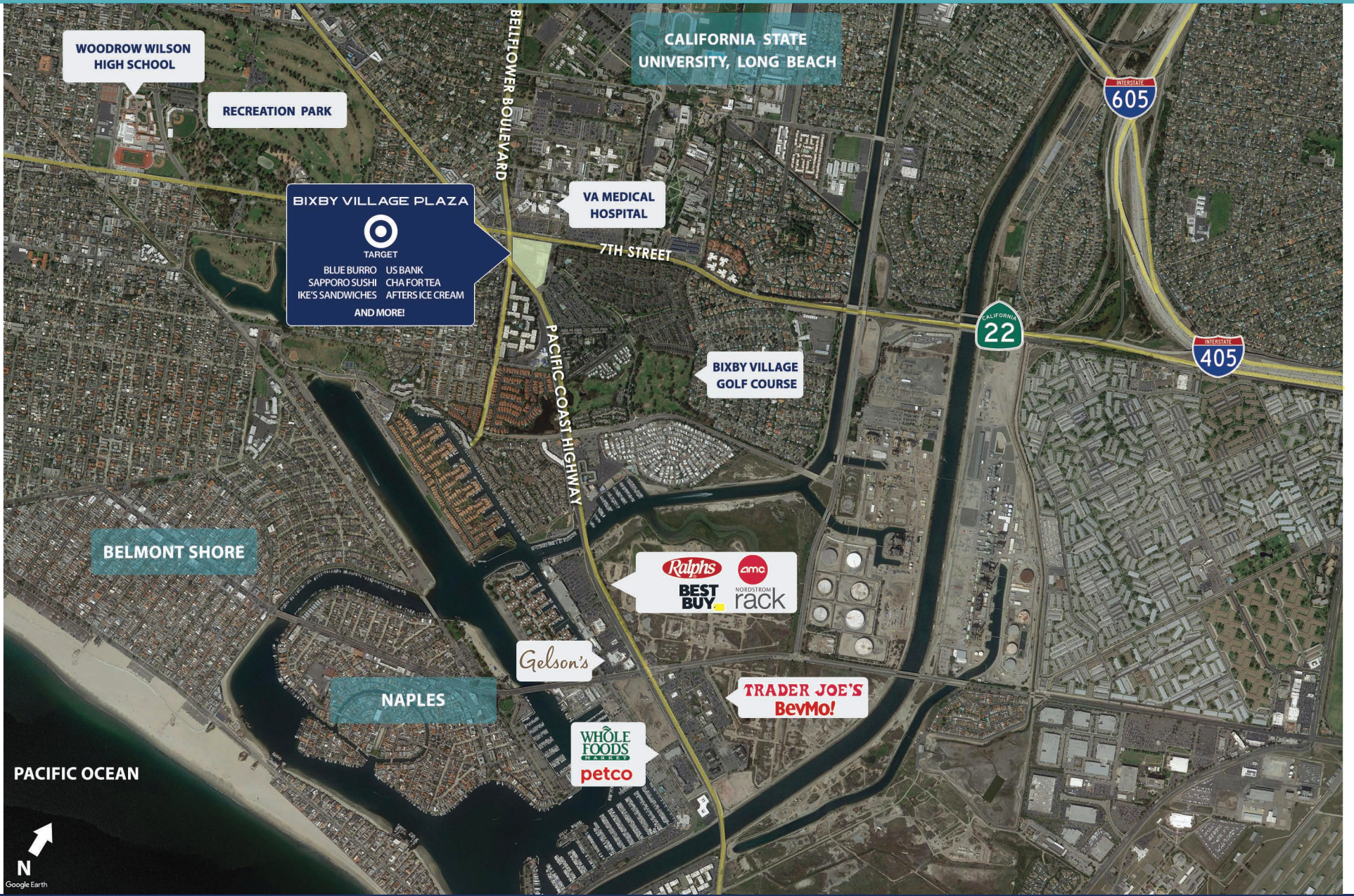
| UNIT   | TENANT                           | SQ. FT.  |
|--------|----------------------------------|----------|
| A-1    | California Fish Grill            | 2,200sf  |
| A-2    | Urbane Café                      | 1,800sf  |
| A-3    | Korean BBQ                       | 1,800sf  |
| A-4    | The Melt                         | 2,200sf  |
| BLDG-D | Target                           | 33,382sf |
| PAD-C  | Chevron Gas Station (NAP)        | 2,000sf  |
| B-1    | After's Ice Cream                | 1,340sf  |
| B-2    | Trung Nguyen E-Coffee            | 1,448sf  |
| B-3    | Finest Nails                     | 1,085sf  |
| B-4    | J's Cleaners                     | 1,584sf  |
| B-5    | Uncle Fung Borneo Eatery         | 1,368sf  |
| B-6    | LB Hawaiian BBQ                  | 1,368sf  |
| B-7    | Mad Dumplings                    | 1,440sf  |
| B-8    | Cha For Tea                      | 1,440sf  |
| B-9    | Optometry Store                  | 1,440sf  |
| B-10   | Blue Burro                       | 1,668sf  |
| E-1    | Sapporo Sushi                    | 4,000sf  |
| E-2    | Ike's Love & Sandwiches          | 1,860sf  |
| E-3    | Hiccups – Asian Kitchen & Coffee | 1,860sf  |
| E-4    | East Coast Bagels                | 1,240sf  |
| E-5    | 562 Pacific Grill                | 3,720sf  |
| E-6    | US Bank                          | 2,640sf  |



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