

BIXBY VILLAGE PLAZA

5760 East 7th Street | Long Beach

[LINK
TO
VIDEO](#)



FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

BIXBY VILLAGE PLAZA

HIGHLIGHTS

- + A 72,883 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



USbank

California FISH GRILL




Urbane Cafe



TRAFFIC COUNTS (PLACER.AI)

- + ± 86,000 average cars per day on East 7th Street / Highway 22 at North Bellflower Boulevard, and ± 45,000 average cars per day on PCH at North Bellflower Boulevard
- + ± 51,000 customer visits per week

2024 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
 Population:	15,199	184,374	422,653
 Average Household Income:	\$134,229	\$113,617	\$108,444
 Employee Population:	10,362	73,156	195,858



5760 East 7th Street | Long Beach | 90803

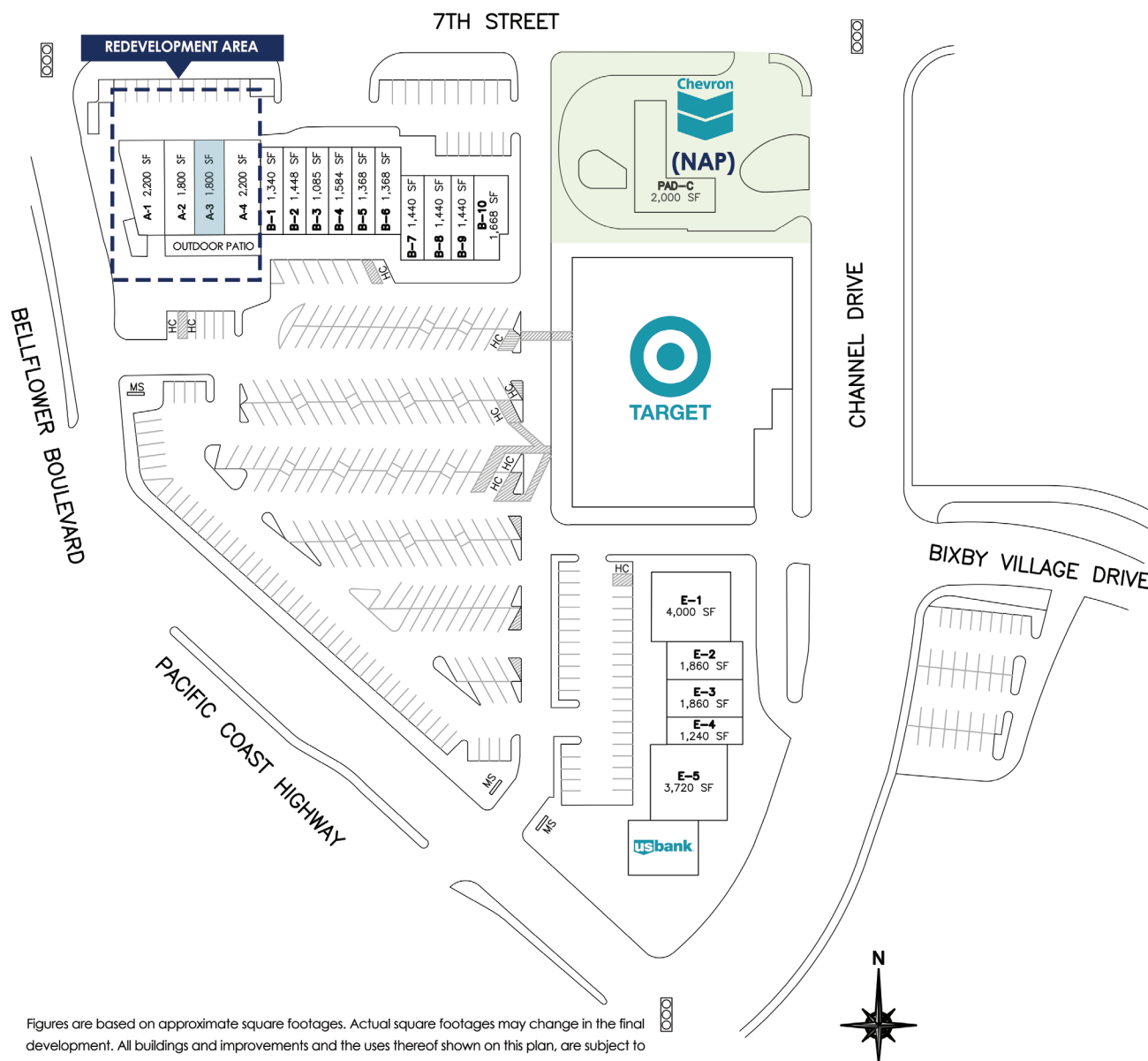
WESTAR ASSOCIATES

800.353.7822

info@westar1.com

westarassociates.com

BIXBY VILLAGE PLAZA



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.



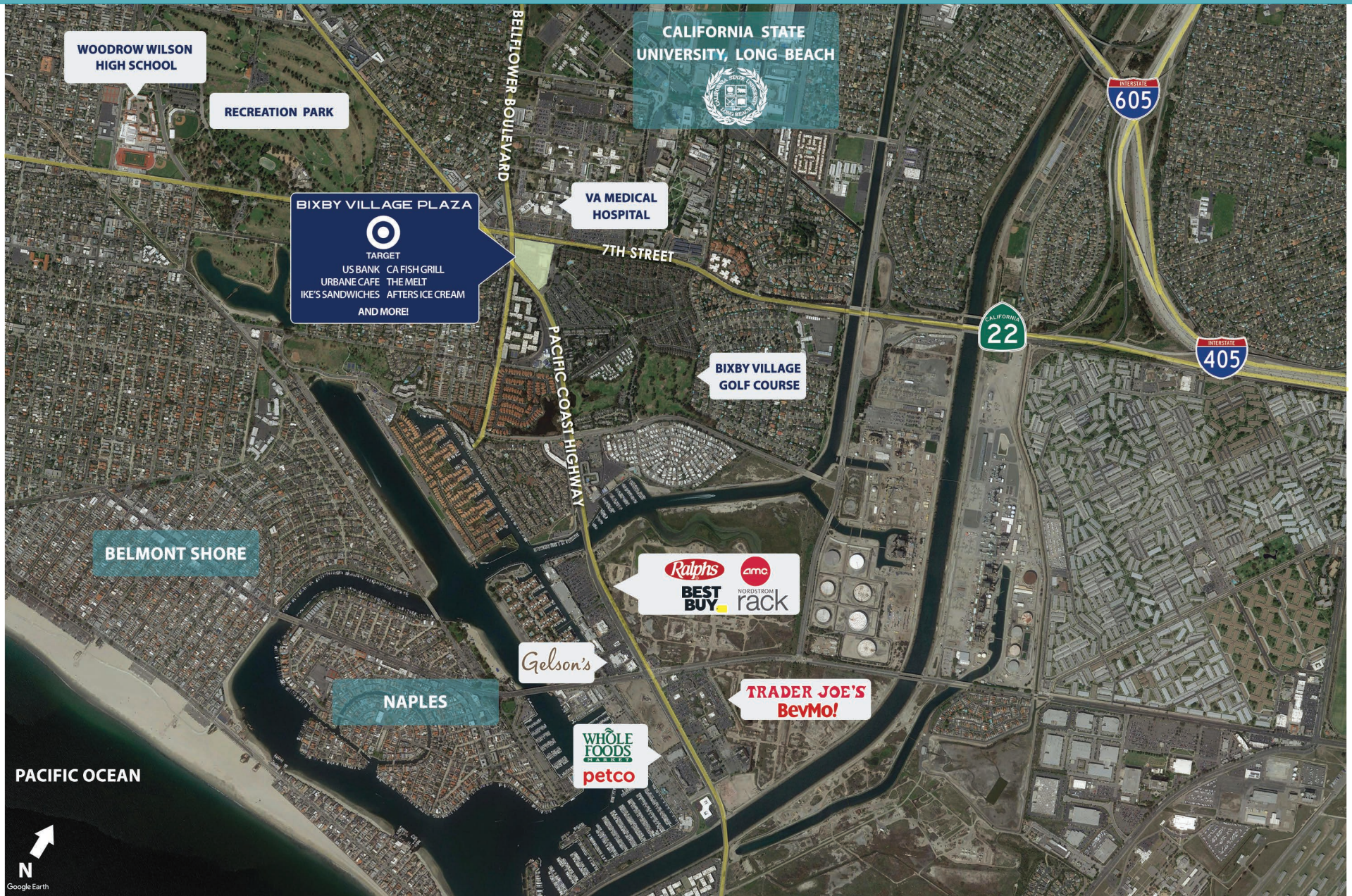
UNIT	TENANT	SQ. FT.
A-1	California Fish Grill	2,200sf
A-2	Urbane Café	1,800sf
A-3	AVAILABLE	1,800sf
A-4	The Melt	2,200sf
BLDG-D	Target	33,382sf
PAD-C	Chevron Gas Station (NAP)	2,000sf
B-1	After's Ice Cream	1,340sf
B-2	Trung Nguyen E-Coffee	1,448sf
B-3	Finest Nails	1,085sf
B-4	J's Cleaners	1,584sf
B-5	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	LUNA Bistro Café	3,720sf
E-6	US Bank	2,640sf



5760 East 7th Street | Long Beach | 90803

WESTAR ASSOCIATES
 800.353.7822
 info@westar1.com
 westarassociates.com

BIXBY VILLAGE PLAZA



5760 East 7th Street | Long Beach | 90803

WESTAR ASSOCIATES
800.353.7822
info@westar1.com
westarassociates.com