

BIXBY VILLAGE PLAZA

5760 East 7th Street | Long Beach

LINK
TO
VIDEO



WESTAR
ASSOCIATES

FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

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HIGHLIGHTS

- ✦ A 72,883sf 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
CASUAL KITCHEN

Urbane Cafe
HAND-CRAFTED • FIRE-BAKED



LunaGrill
mediterranean kitchen

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
- ✦ ± 49,000 customer visits per week

2025 DEMOGRAPHICS (COSTAR & PLACER.AI)

	1 Mile	3 Mile	5 Mile
Population:	15,100	181,690	423,492
Average Household Income:	\$203,655	\$149,192	\$139,048
Employee Population:	12,605	74,569	191,028



5760 East 7th Street | Long Beach | 90803

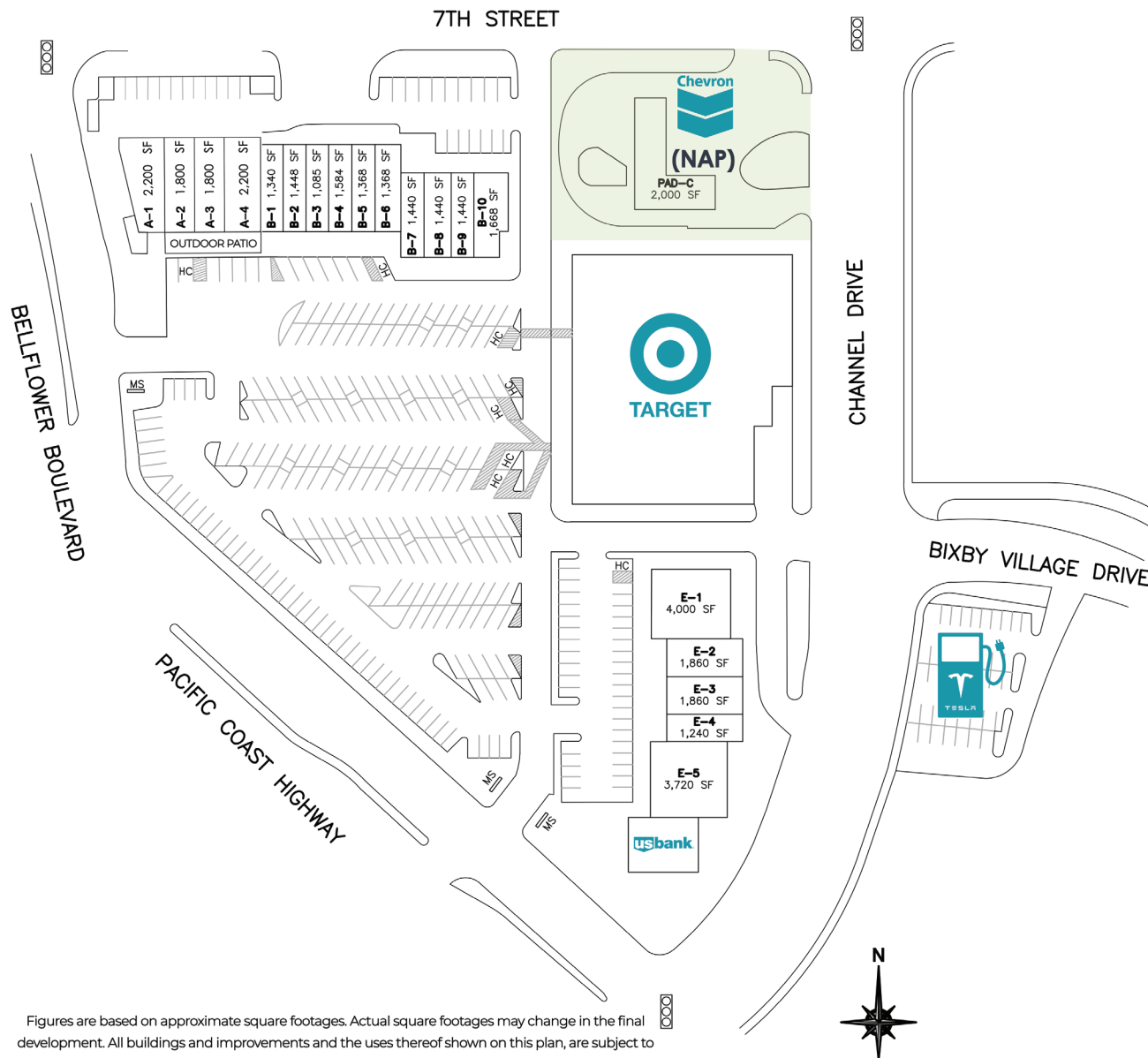
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Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion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



UNIT	TENANT	SQ. FT.
A-1	California Fish Grill	2,200sf
A-2	Urbane Cafe	1,800sf
A-3	Luna Grill	1,800sf
A-4	The Melt	2,200sf
BLDG-D	Target	33,382sf
PAD-C	Chevron Gas Station (NAP)	2,000sf
B-1	Afters 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	L&L Hawaiian BBQ	1,368sf
B-7	HiroNori Craft Ramen	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



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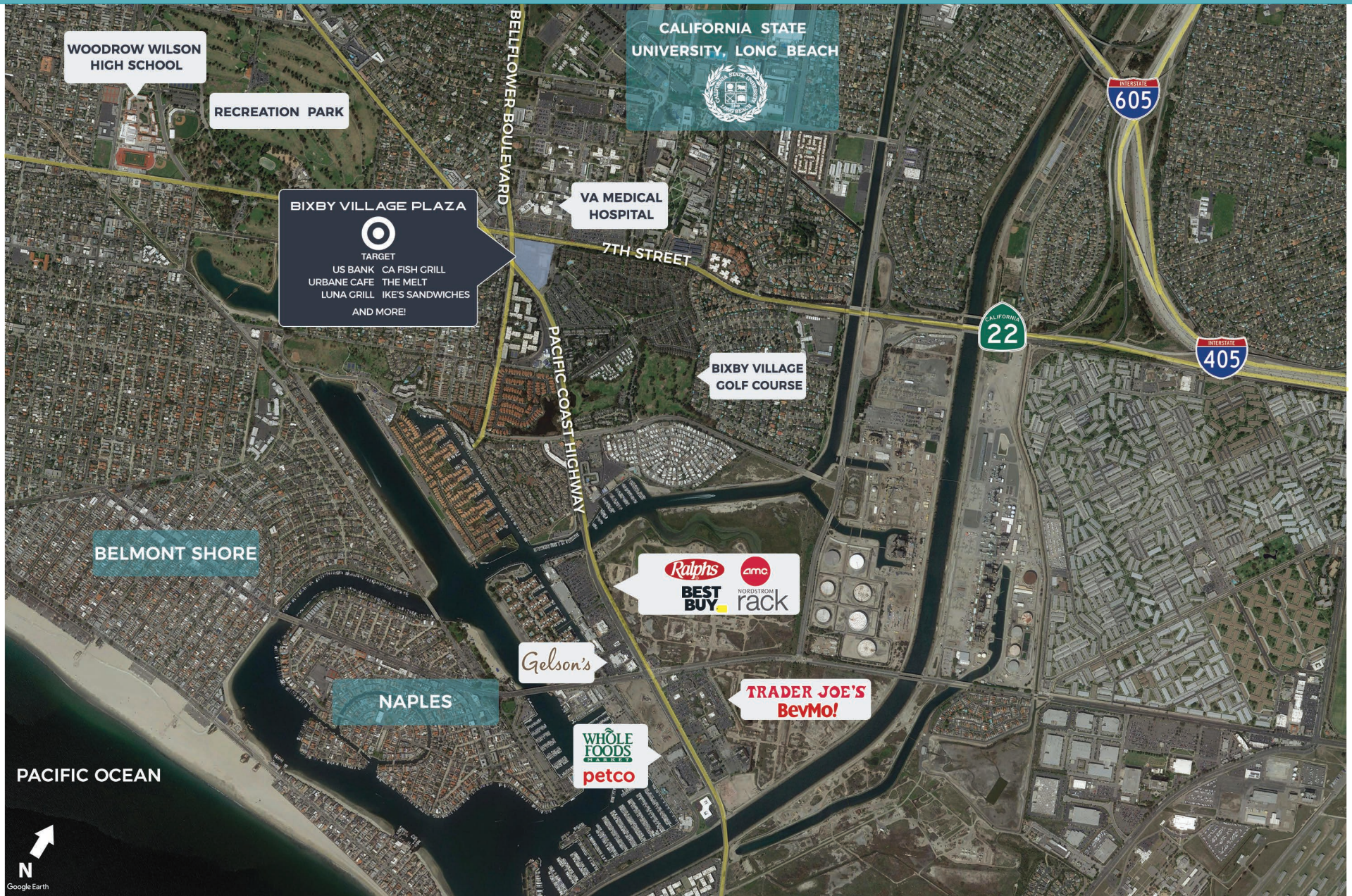
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