

# THE KNOLLS

4250 LONG BEACH BLVD | LONG BEACH, CA 90807

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

51,858 SF

### Availability

1 Suite | 2,693 SF

### Overview

- Highly visible spot on Long Beach Blvd, a major traffic corridor connecting key areas in the city.
- Trader Joe's is the key anchor tenant, driving consistent foot traffic with its loyal customer base and diverse product offerings.
- The property is located near several residential communities, providing access to a steady stream of local customers.
- Near Bixby Park and other local attractions, adding to the area's overall foot traffic and making it an attractive location for businesses.

## Tenant Mix



Photography  
Coming Soon

Photography  
Coming Soon

# THE KNOLLS

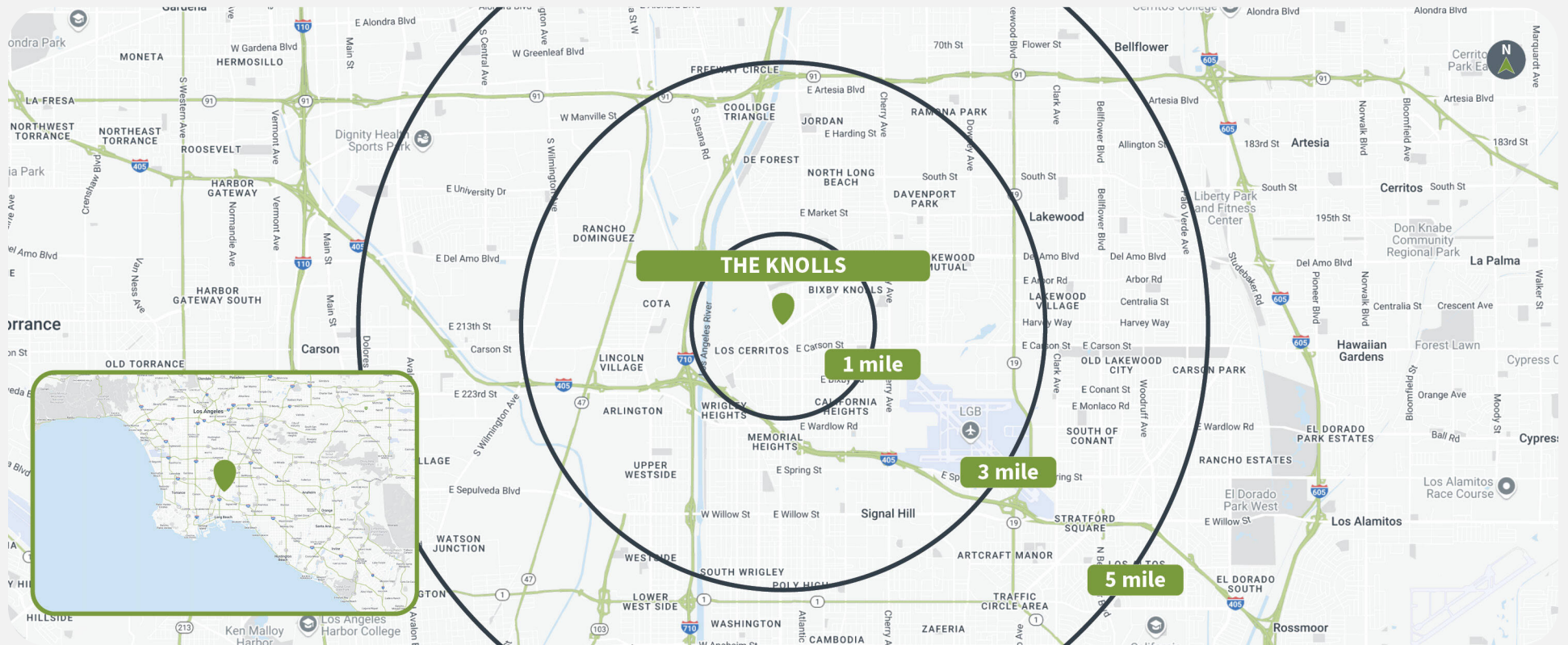
4250 LONG BEACH BLVD | LONG BEACH, CA 90807

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	23,192	24,191	8,787	\$122,847	\$93,979
3 MILES	208,348	207,792	65,509	\$103,072	\$85,389
5 MILES	680,511	709,760	221,412	\$102,997	\$85,810



## Market Aerial

# Market Aerial Coming Soon

# THE KNOLLS

4250 LONG BEACH BLVD | LONG BEACH, CA 90807

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Site Plan



Suite	Tenant	GLA (SF)
4230	AVAILABLE	2,693
4220	PET FOOD EXPRESS	15,467
4280	CRUNCH FITNESS	14,746
4210	TRADER JOE'S	13,209
4240	BLUE BURRO	2,504
4270	SEE'S CANDIES	1,811
4260	JERSEY MIKE'S SUBS	1,428



# THE KNOLLS

4250 LONG BEACH BLVD | LONG BEACH, CA 90807

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Get in Touch with Us

### Leasing

Gabriella Samperio

**213-320-3463**

**[GSamperio@performproperties.com](mailto:GSamperio@performproperties.com)**

### Pop-up & Short-term Leasing

Specialty Leasing Team

**213-529-3887**

**[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)**

### Property Management

Elina Covarrubias

**858-255-4941**

**[ecovarrubias@performproperties.com](mailto:ecovarrubias@performproperties.com)**



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about The Knolls at [shopcore.com/property/the-knolls](https://shopcore.com/property/the-knolls)