

THE KNOLLS

4250 LONG BEACH BLVD | LONG BEACH, CA



Property Details

Owned GLA

51,858 SF

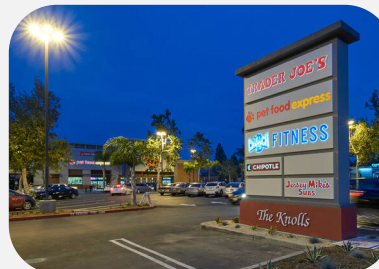
Availability

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



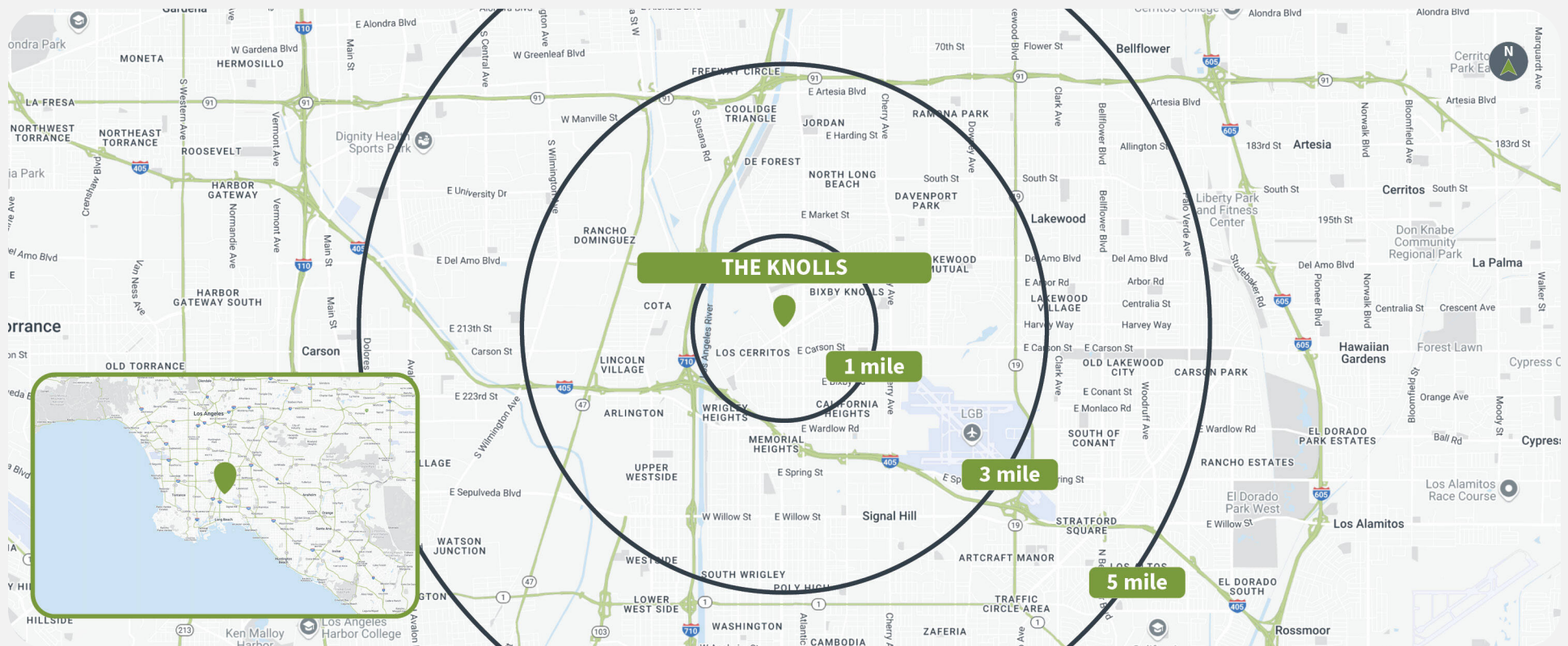
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Demographics

| | 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

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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 |

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Learn more about The Knolls at shopcore.com/property/the-knolls