

THE KNOLLS

4250 LONG BEACH BLVD | LONG BEACH, CA 90807

Perform Properties

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



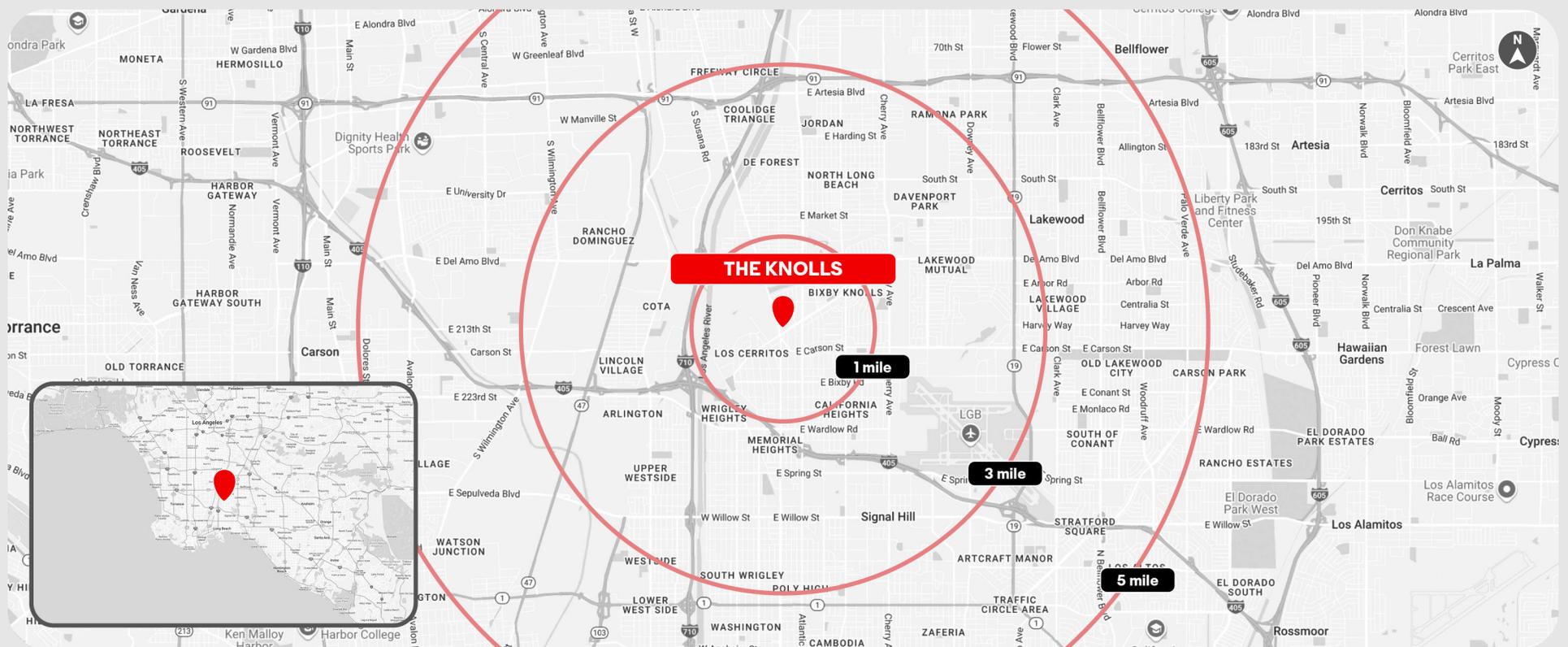
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Demographics

	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

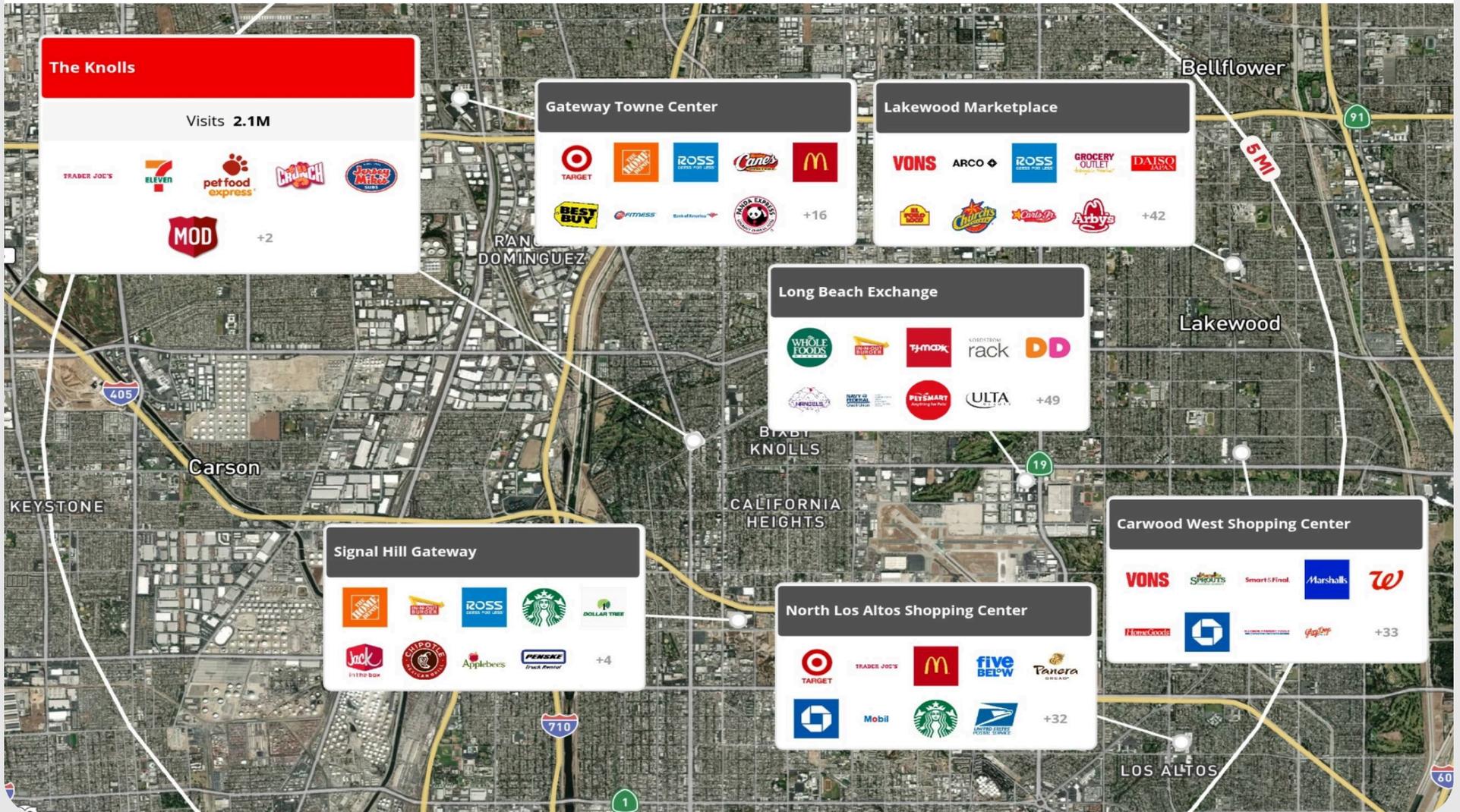


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Market Aerial



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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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Get in Touch with Us

Leasing

Courtney Brodie
213-320-3463
cbrodie@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
213-529-3887
specialtyleasing@performproperties.com

Property Management

Elina Covarrubias
858-255-4941
ecovarrubias@performproperties.com



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

