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

For more information, contact: Courtney Brodie | 213-320-3463 | cbrodie@performproperties.com

Updated June 2026

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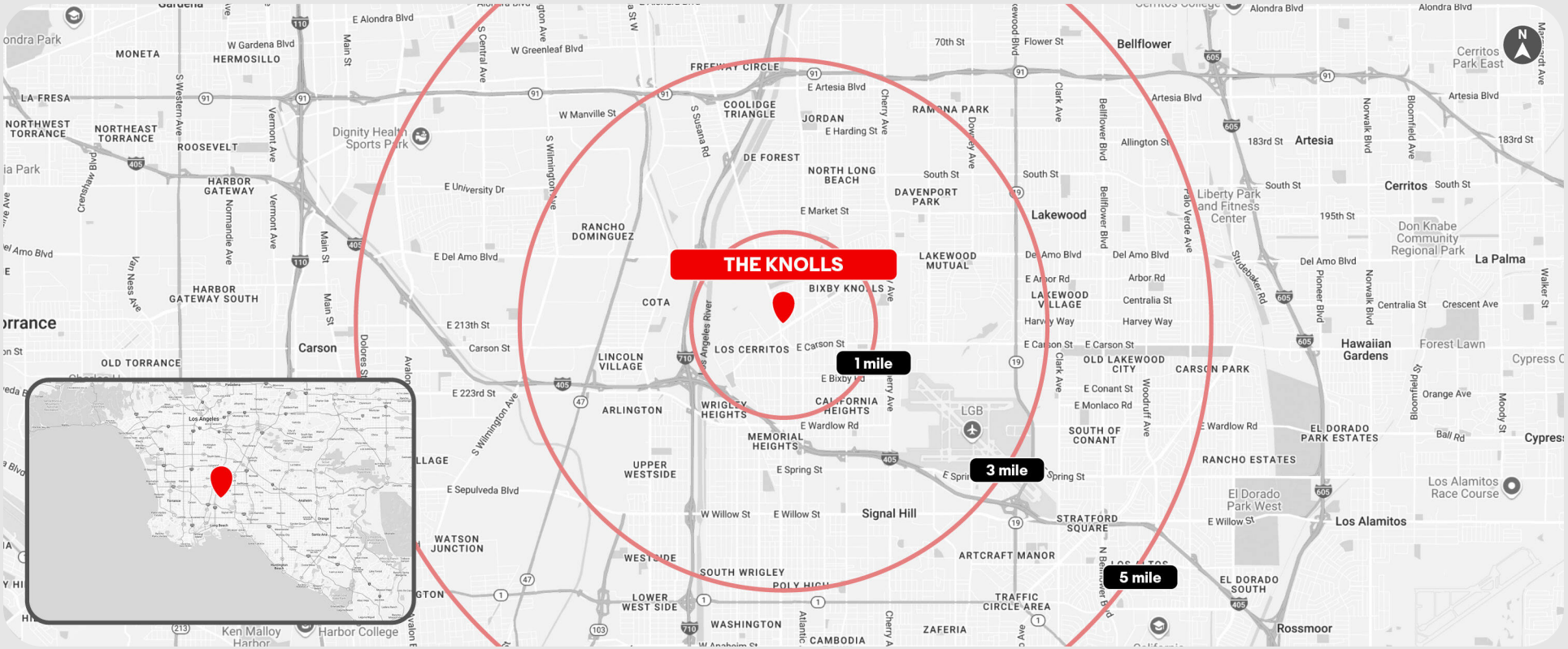
Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	22,936	23,860	8,690	$148,533	$111,706
3-MILE RADIUS	200,764	202,355	63,075	$123,099	$101,631
5-MILE RADIUS	670,650	708,009	218,926	$123,572	$101,848



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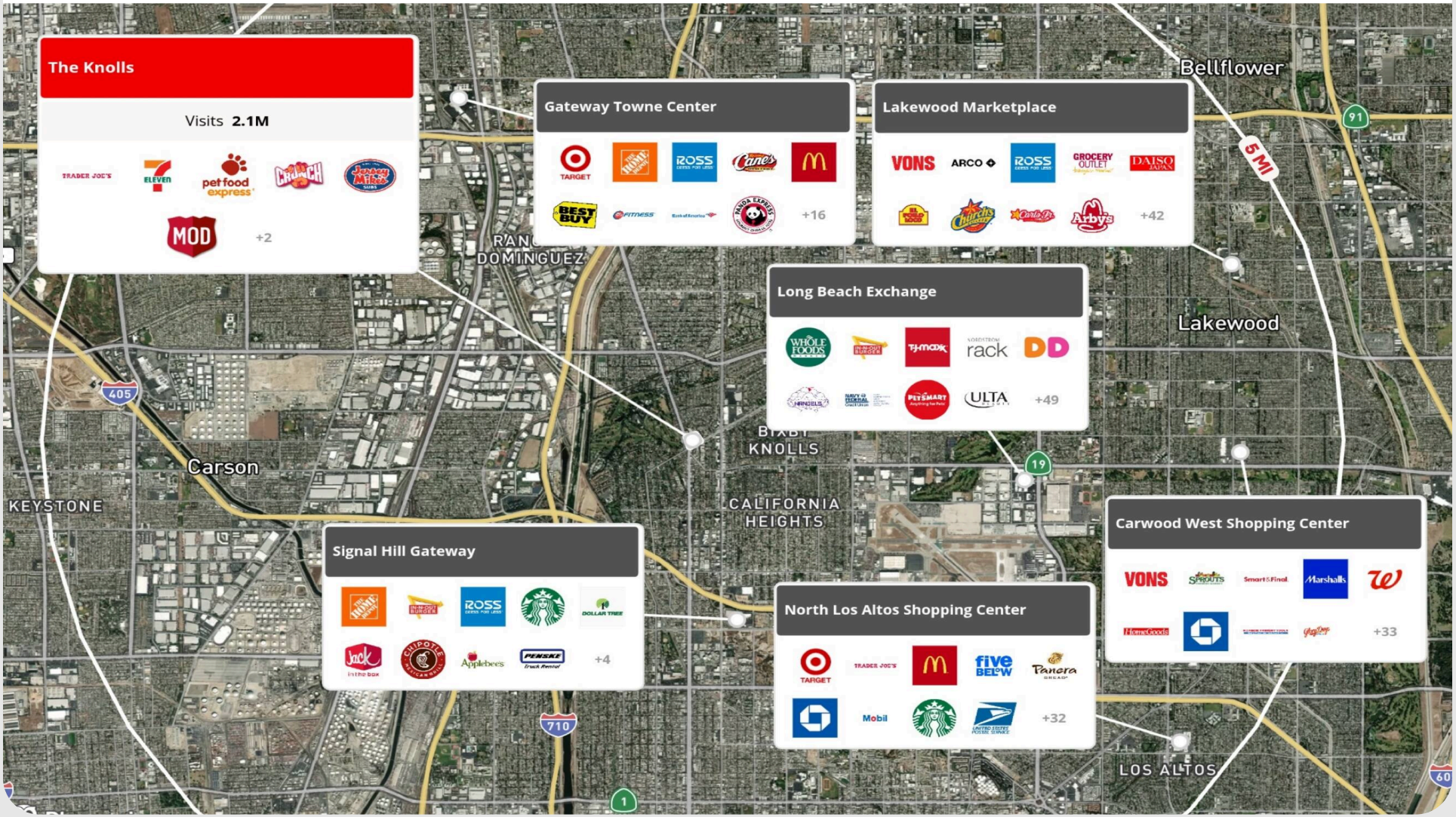
Market Aerial



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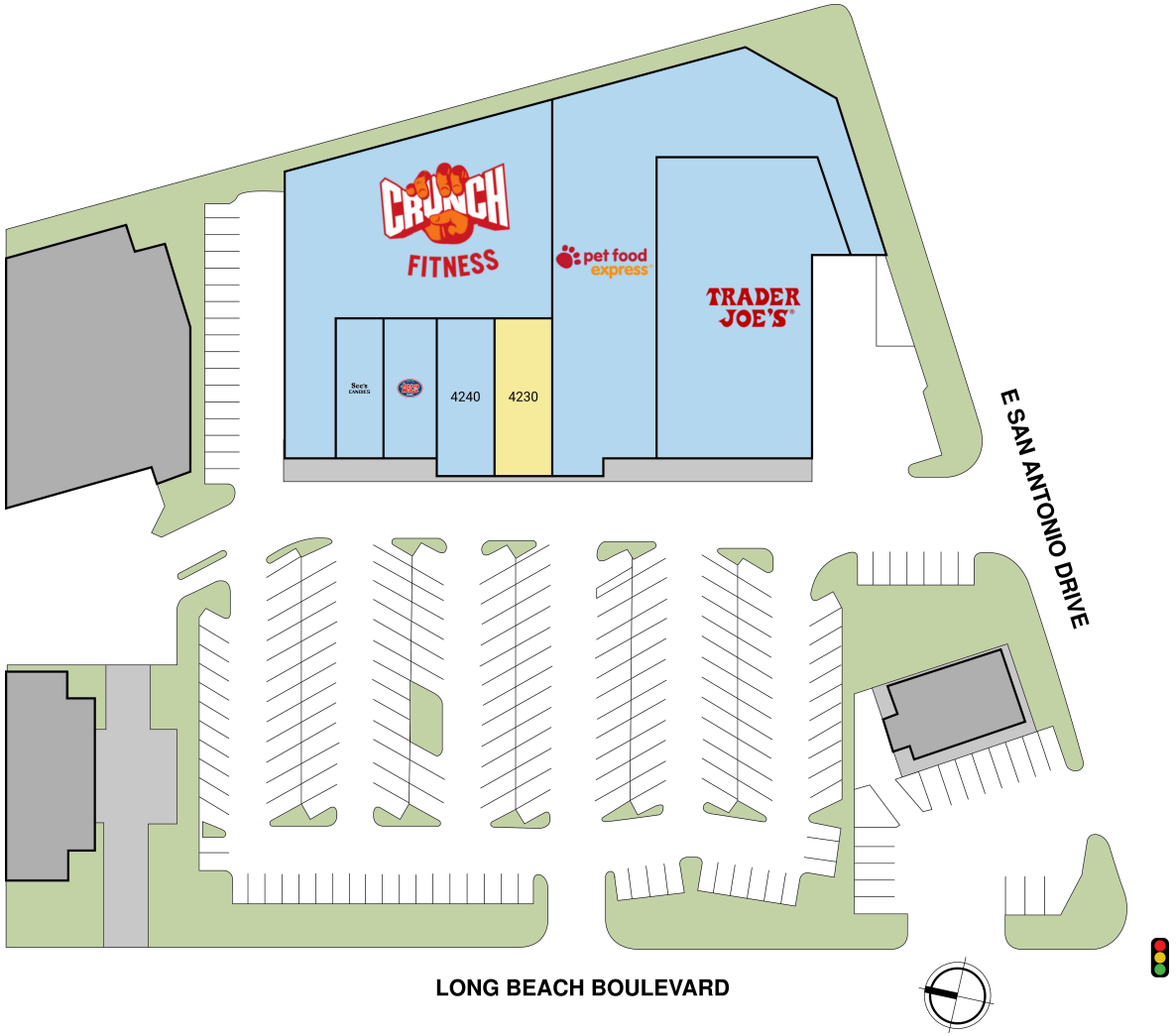
Site Plan



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

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