

123 ATLANTIC
MEDICAL OFFICE

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CBM1

LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

123 ATLANTIC AVE | LONG BEACH, CA 90802

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FEATURES & AMENITIES

- ±2,507 SF medical office / clinic space
- Former urgent care location
- Downtown Long Beach medical space for lease
- 123 Atlantic Avenue, Long Beach, CA 90802
- Ground-floor / single-story configuration
- Prominent Atlantic Avenue frontage
- Existing healthcare setting with neighboring oral surgery practice
- Certain common areas and access components shared on a non-exclusive basis
- Surface parking available at the property; parking allocation subject to lease terms
- Approximately 0.3 miles from the 1st Street A Line station
- Approximately 65,261 residents within one mile
- Approximately 37,826 daytime employees within one mile
- Close proximity to Ocean Boulevard and Shoreline Drive

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	8,848	27,693	43,455
Total Population	14,458	54,898	98,082
Average HH Income	\$91,030	\$84,962	\$84,584

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

123 ATLANTIC AVE | LONG BEACH, CA 90802

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PROPERTY DESCRIPTION

Medical office / clinic space is available for lease at 123 Atlantic Avenue in Downtown Long Beach. The approximately 2,507 SF premises was previously leased for urgent care medical use and offers a rare opportunity for a healthcare provider to establish a ground-floor presence in a dense Downtown Long Beach location.

The property features prominent Atlantic Avenue frontage, direct ground-level access and an existing medical environment alongside an established oral surgery practice. The single-story configuration eliminates elevator dependency and provides convenient access for patients, staff and service providers.

The premises forms part of a larger approximately 5,204 SF medical property, with certain common areas and access components shared with the neighboring medical occupant. The prior lease provided for non-exclusive use of designated common areas, making the property function as a multi-occupant medical environment rather than two completely independent freestanding suites.

Located in the Downtown Long Beach submarket, the property benefits from strong pedestrian accessibility, nearby public transportation and proximity to major Downtown employment, residential and commercial activity. CoStar rates the location 90 for pedestrian friendliness and identifies surface parking at the property.

Ideal for urgent care, primary care, specialty medical, dental, behavioral health, physical therapy, wellness or other healthcare users, subject to confirmation of use and licensing requirements.

LOCATION SUMMARY

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LOCATION DESCRIPTION

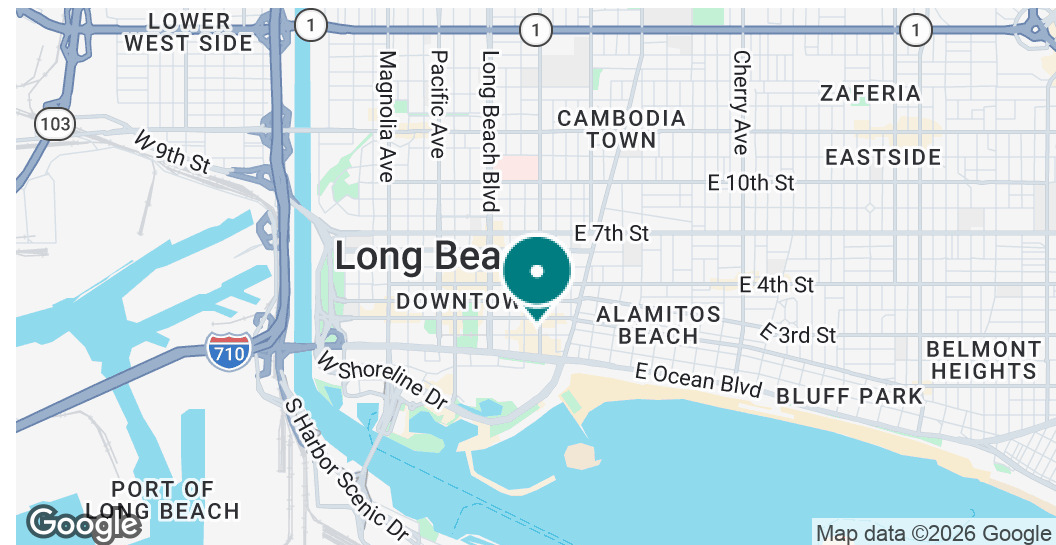
123 Atlantic Avenue is strategically located in Downtown Long Beach, offering medical and healthcare users a highly accessible urban location with strong surrounding density, transit connectivity and proximity to the Downtown business district. The property is approximately 0.3 miles from the 1st Street A Line station and benefits from convenient access to Ocean Boulevard, Shoreline Drive and the surrounding Downtown Long Beach street network.

The immediate area includes approximately 65,261 residents and 37,826 daytime employees within one mile, creating a substantial nearby patient and employment base. Nearby traffic counts include approximately 44,384 vehicles per day along East Ocean Boulevard and 28,929 vehicles per day along Shoreline Drive. Long Beach Airport is approximately 4.8 miles from the property.

With its Downtown Long Beach address, medical co-tenancy and prominent Atlantic Avenue frontage, the location is well suited for healthcare providers seeking medical office, clinic, urgent care, specialty medical, dental or related professional space in Long Beach.

LOCATION HIGHLIGHTS

- Approximately 0.3 miles from the 1st Street A Line station
- Approximately 65,261 residents within one mile
- Approximately 37,826 daytime employees within one mile
- Close proximity to Ocean Boulevard and Shoreline Drive
- Strong Downtown Long Beach visibility and accessibility
- Suitable for a range of medical, healthcare and professional uses



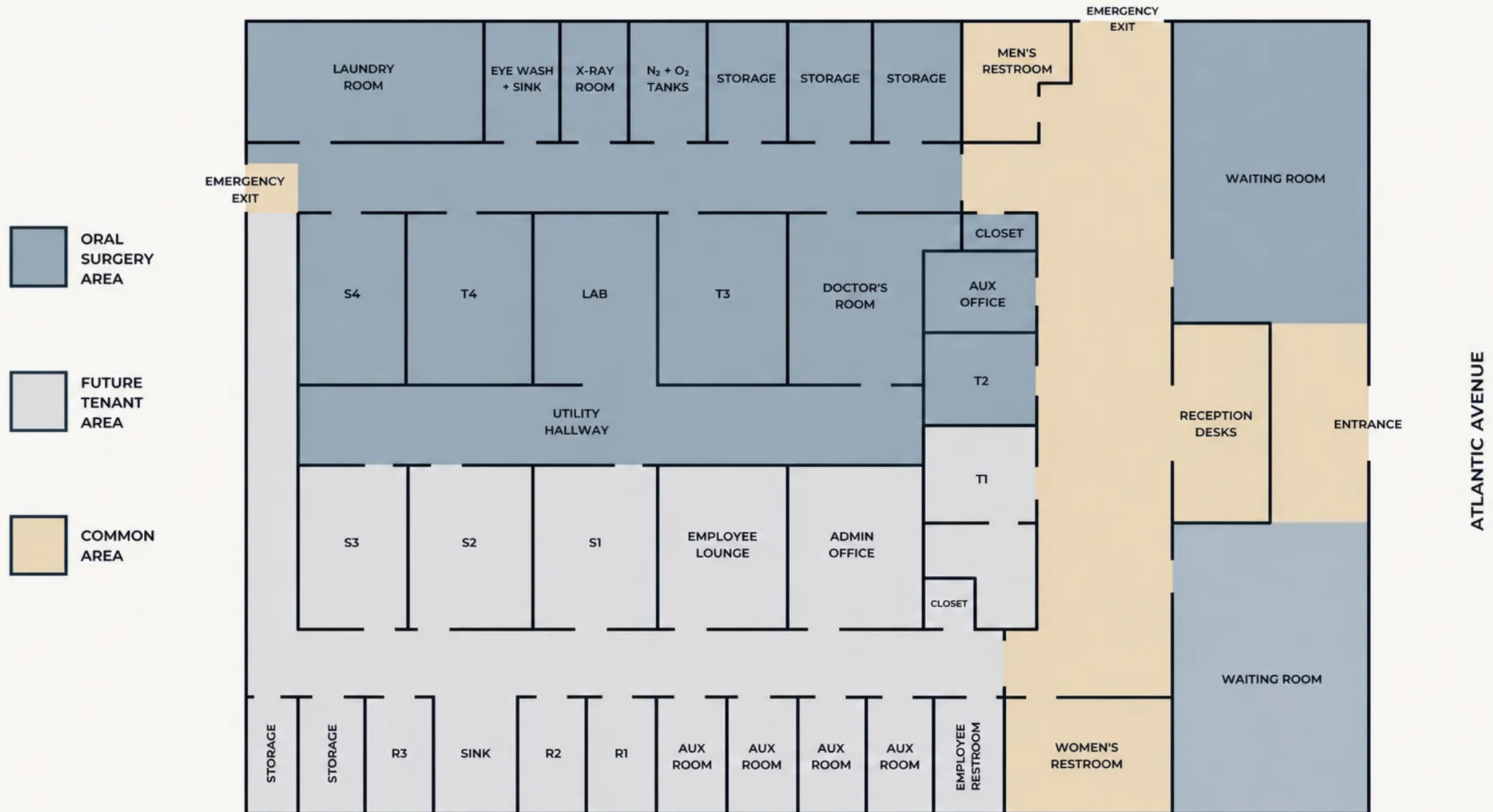
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FLOOR PLAN

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LEASE SPACE

123 ATLANTIC AVE | LONG BEACH, CA 90802

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,507 SF	Lease Rate:	\$2.50 SF/month

AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Medical Space	2,507 SF	Modified Gross	\$2.50 SF/month	±2,507 SF former urgent care / medical office space for lease in Downtown Long Beach. Located at 123 Atlantic Avenue, Long Beach, CA 90802, the premises offers healthcare users a ground-floor location with Atlantic Avenue frontage, an established medical setting and convenient access to Downtown Long Beach. The suite was previously leased for urgent care medical use and related business and is well positioned for another urgent care operator, primary care group, specialty physician, dental user, physical therapy provider, behavioral health practice or other healthcare-related tenant. The property is occupied in part by an existing oral surgery practice. Certain building common areas and access elements are shared between occupants on a non-exclusive basis, allowing the property to function as a complementary multi-tenant medical environment. The exact configuration of shared areas, parking, utilities and access rights will be documented as part of the lease. The location offers excellent access to Downtown Long Beach's residential, employment and transit base, including the 1st Street A Line station approximately 0.3 miles away.

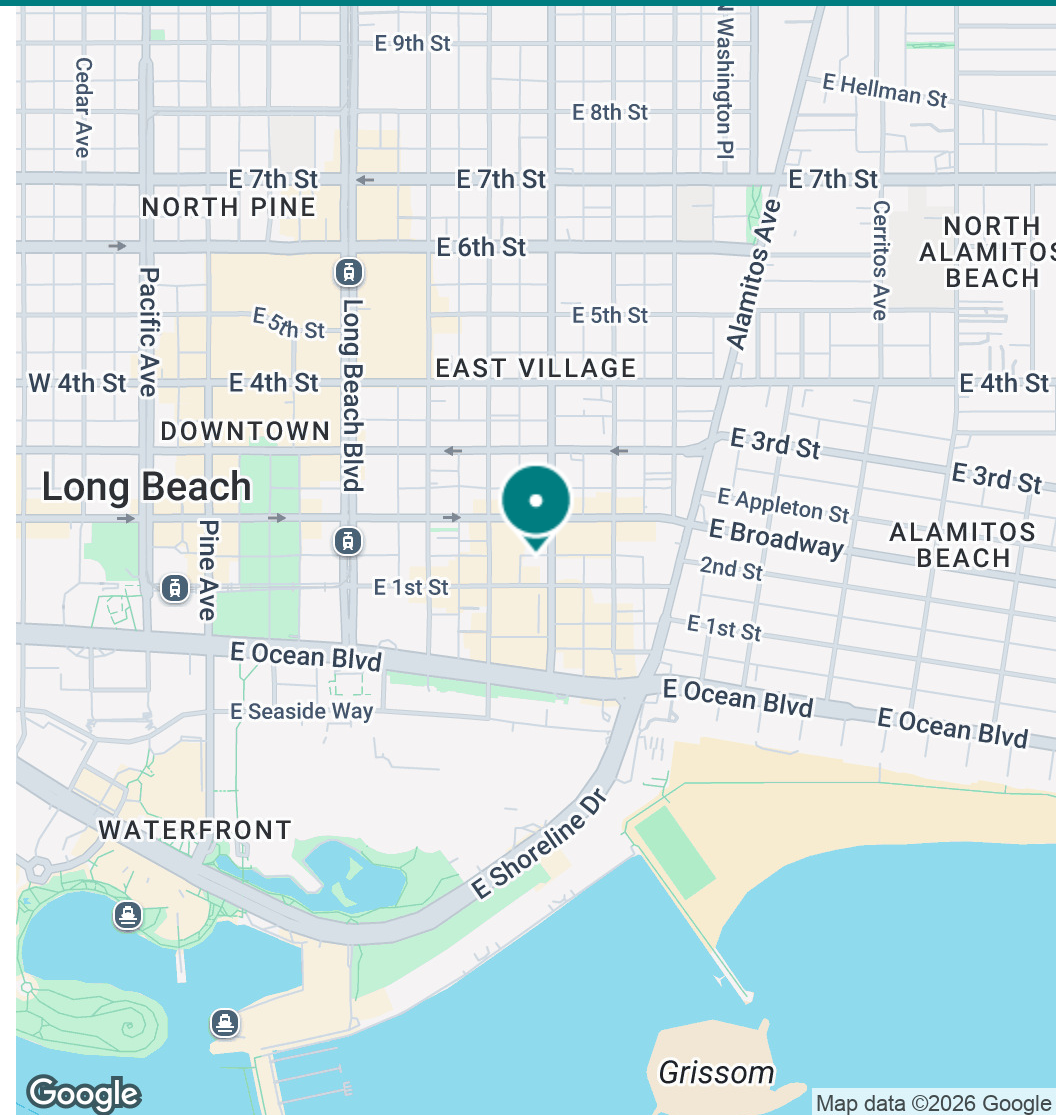
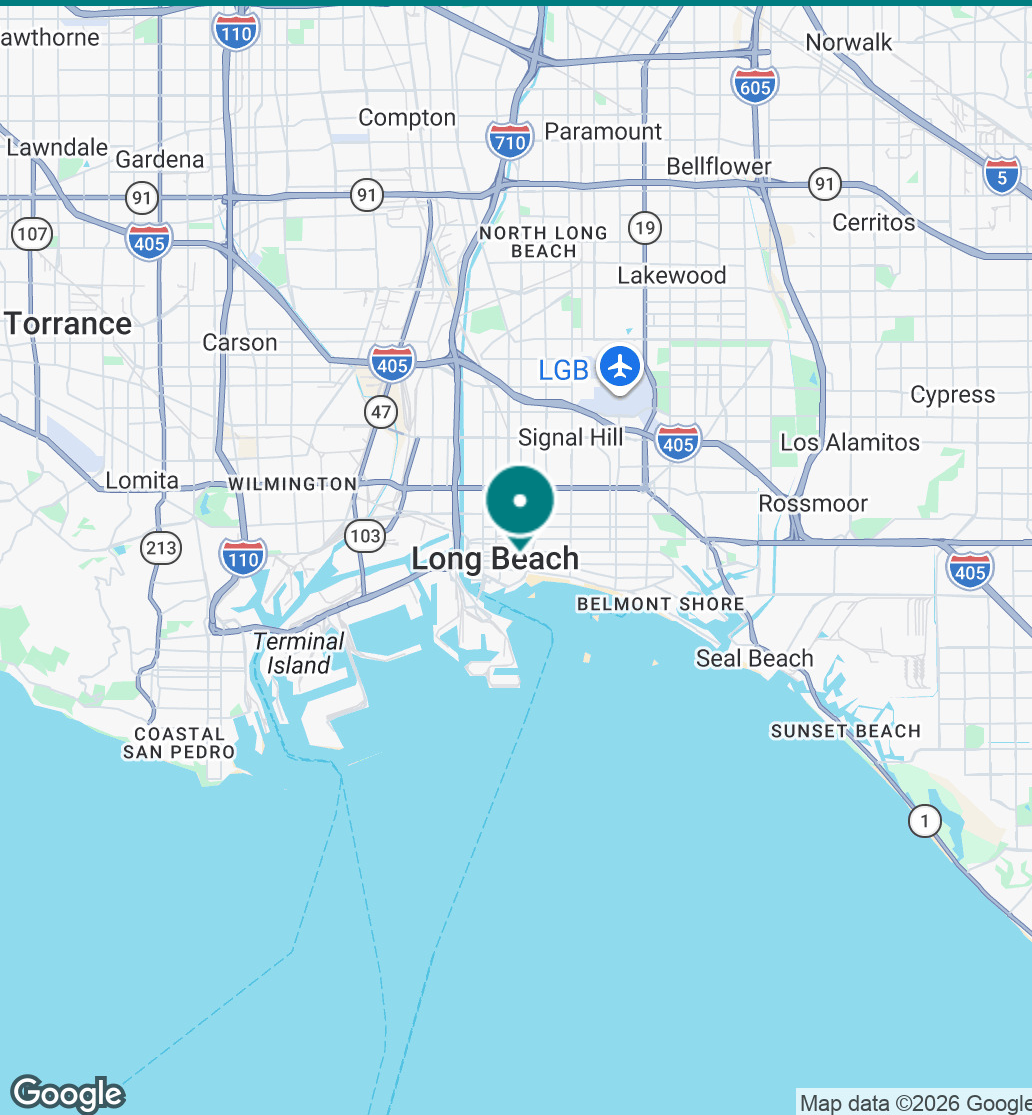
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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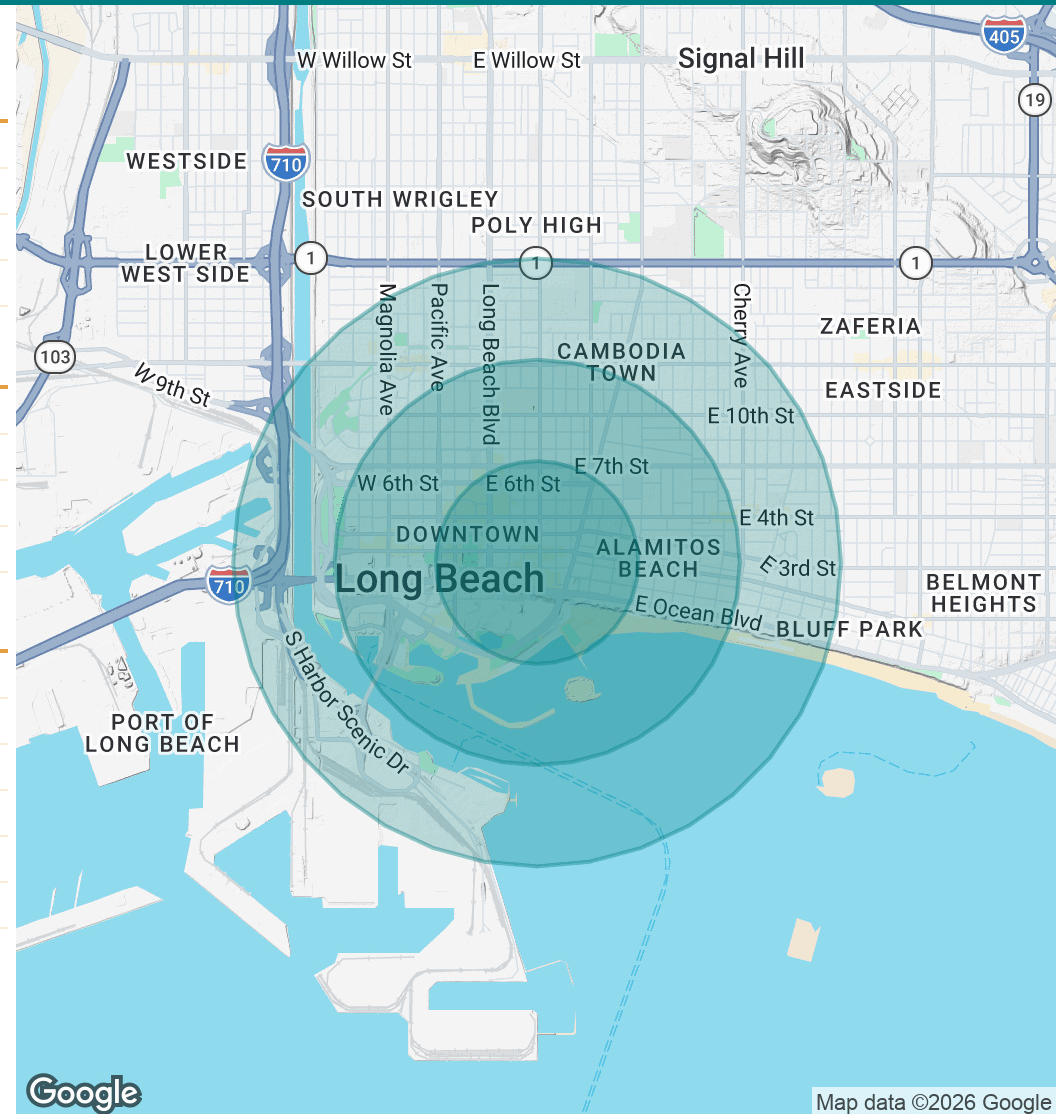
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	14,458	54,898	98,082
Average Age	37.9	35.9	35.1
Average Age (Male)	38.3	36.5	35.4
Average Age (Female)	39.0	36.9	36.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	8,848	27,693	43,455
# of Persons per HH	1.6	2.0	2.3
Average HH Income	\$91,030	\$84,962	\$84,584
Average House Value	\$623,300	\$573,983	\$590,905

RACE	0.5 MILES	1 MILE	1.5 MILES
% White	42.2%	39.6%	38.4%
% Black	16.9%	14.8%	12.8%
% Asian	8.5%	8.7%	10.2%
% Hawaiian	0.2%	0.2%	0.3%
% American Indian	3.0%	1.6%	1.4%
% Other	12.5%	20.5%	23.4%

2023 American Community Survey (ACS)



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MEET THE TEAM

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