

FREESTANDING CORNER RESTAURANT | BIXBY KNOLLS

3502 Atlantic Avenue

Long Beach, California 90807 · Corner of Atlantic Avenue & 35th Street

\$8,500 / month

Base rent + NNN \$1,116/mo

±1,890 SF including patio

AERIAL · LOOKING NORTHEAST

OUTDOOR PATIO

REAR PARKING LOT

FRONT PARKING LOT

35TH STREET

ATLANTIC AVE

— Approximate property boundary

±1,890 SF

BUILDING + PATIO

\$4.50/SF

MONTHLY BASE RENT

±22

ONSITE PARKING SPACES

2 New

HVAC UNITS · 3 & 5 TON

<1/2 Mile

TO THE I-405

Property Highlights

- Freestanding corner building with pylon signage on Atlantic Ave
- Extensive food ready improvements with onsite grease trap
- Two new HVAC units (3 ton and 5 ton)
- Excellent oversized parking: ±22 spaces, front and rear lots
- Outdoor patio, partially covered, included in leased area
- Dual access with driveways on Atlantic Ave and 35th St
- Freeway proximity: under 1/2 mile to the I-405, near the I-710
- Across 35th St from Polly's Pies, a local favorite since 1972
- Bixby Knolls demographics: \$103,777 median HH income

Lease Terms

BASE RENT

\$8,500 /mo

\$4.50/SF/mo

NNN EXPENSES

\$1,116 /mo

Property taxes & insurance only

\$0.59/SF/mo

TOTAL MONTHLY

\$9,616

LEASABLE AREA

±1,890 SF

±1,275 SF building + ±615 SF patio

IDEAL USE

Restaurant · Café

Food & beverage

PASHA DARVISHIAN

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Company DRE #01915377



Property Details

APN	7145-018-031 & 7145-018-032
LEASABLE AREA	±1,890 SF (±1,275 building + ±615 patio)
LAND AREA	±11,760 SF (±0.27 acres)
PARKING	±22 spaces in front and rear lots
HVAC	Two new units (3 ton and 5 ton)
ZONING	CCA (Community Commercial)
YEAR BUILT	1976
ACCESS	Driveways on Atlantic Ave & 35th St
TRAFFIC	±33,500 ADT on Atlantic Ave

Bixby Knolls Demographics

ZIP CODE 90807

\$103,777

MEDIAN HH INCOME

\$884,500

MEDIAN HOME VALUE

46.6%

BACHELOR'S OR HIGHER

33,101

RESIDENTS



Information herein was obtained from sources deemed reliable, including prior property reports and tenant improvement plans, but is not guaranteed. Square footage, parking count, zoning and property boundaries are approximate; prospective tenants should independently verify all information, including permitted use. Demographics: U.S. Census Bureau, American Community Survey 2020 to 2024 5 year estimates. Traffic count per prior third party report. Aerial boundary and landmark locations are illustrative only.

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