

2,100 - 7,000 SF Office/Retail Space @ \$2.15/SF + NNN



3837 - 3841 ATLANTIC AVENUE

Long Beach, CA 90807

COLDWELL BANKER COMMERCIAL

CBC Blair Westmac

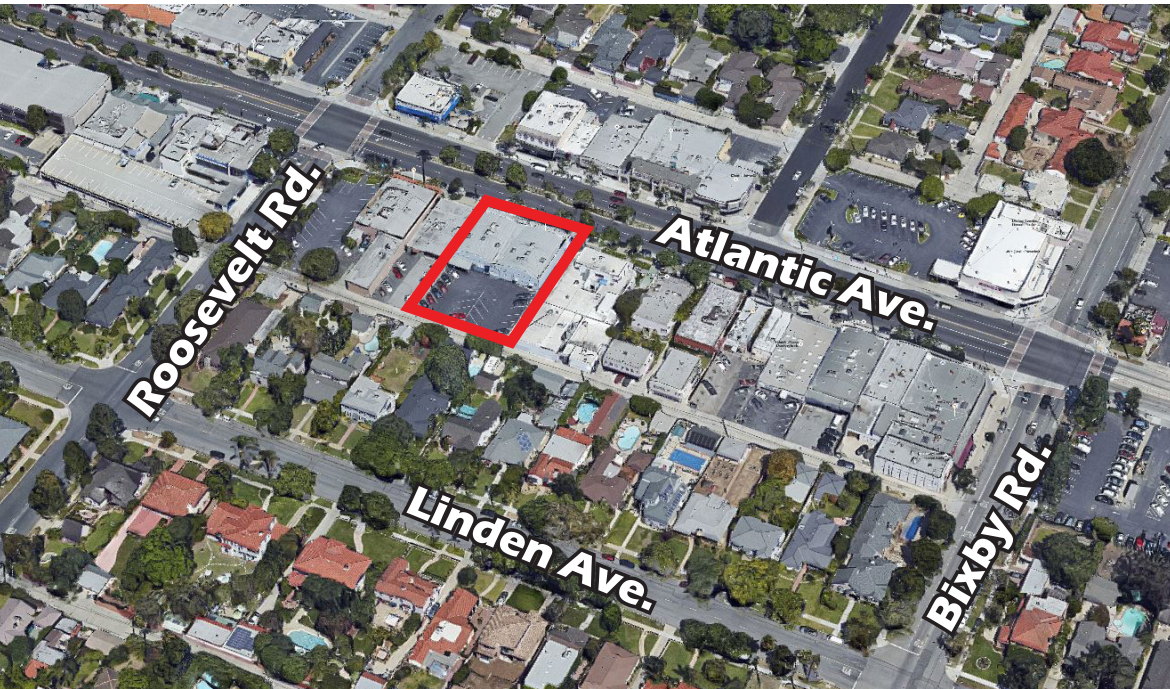
333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

www.cbcblair.com

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Available SF: 3837 Atlantic: 2,100 SF
3841 Atlantic: 4,900 SF
3837 - 3841 Atlantic: 7,000 SF

Lease Rate: \$2.15 PSF + \$0.35/SF NNN

Building SF: 7,000 SF

Lot SF: 16,398 SF

Zoning: LBCNP

APN: 7139-004-004

Year Built: 1946

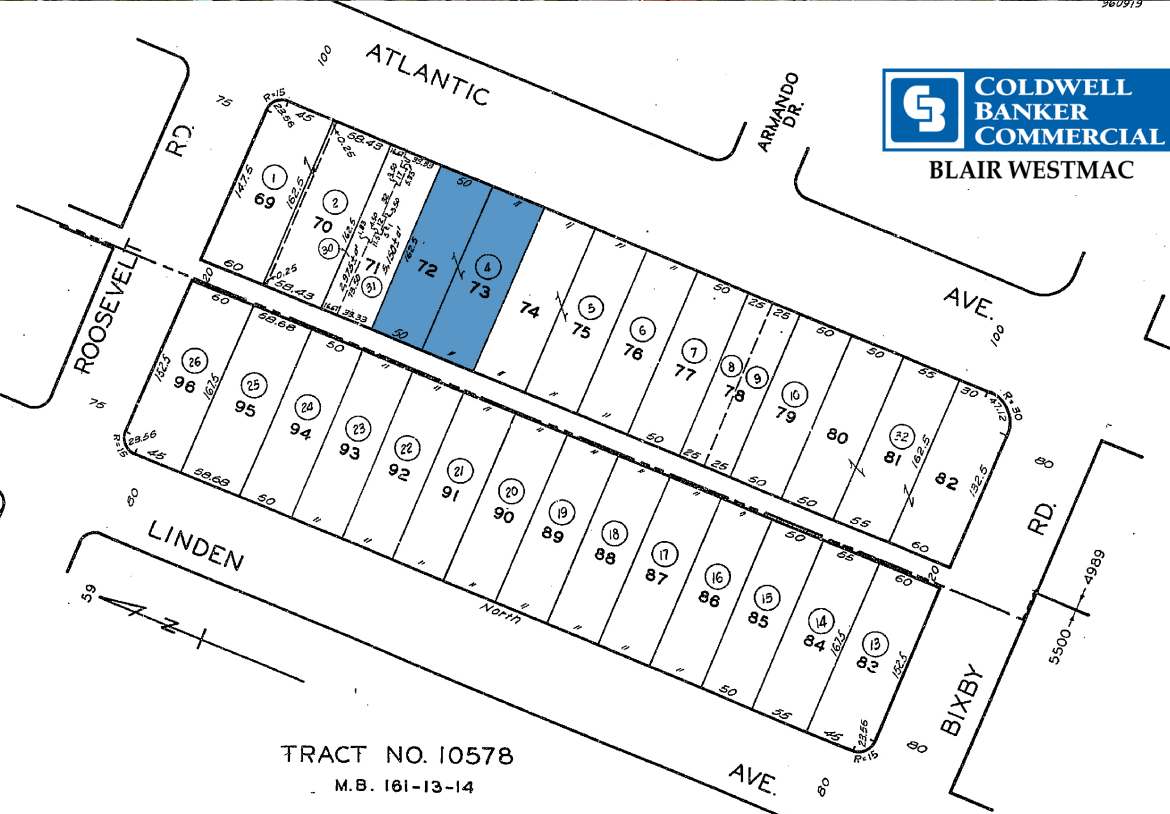
Parking Spaces: 22

- Heart of Bixby Knolls
- Easy Access to the 710 & 405 Freeways
- Former Abams & Clark Building
- LBCNP Zoning

Features:

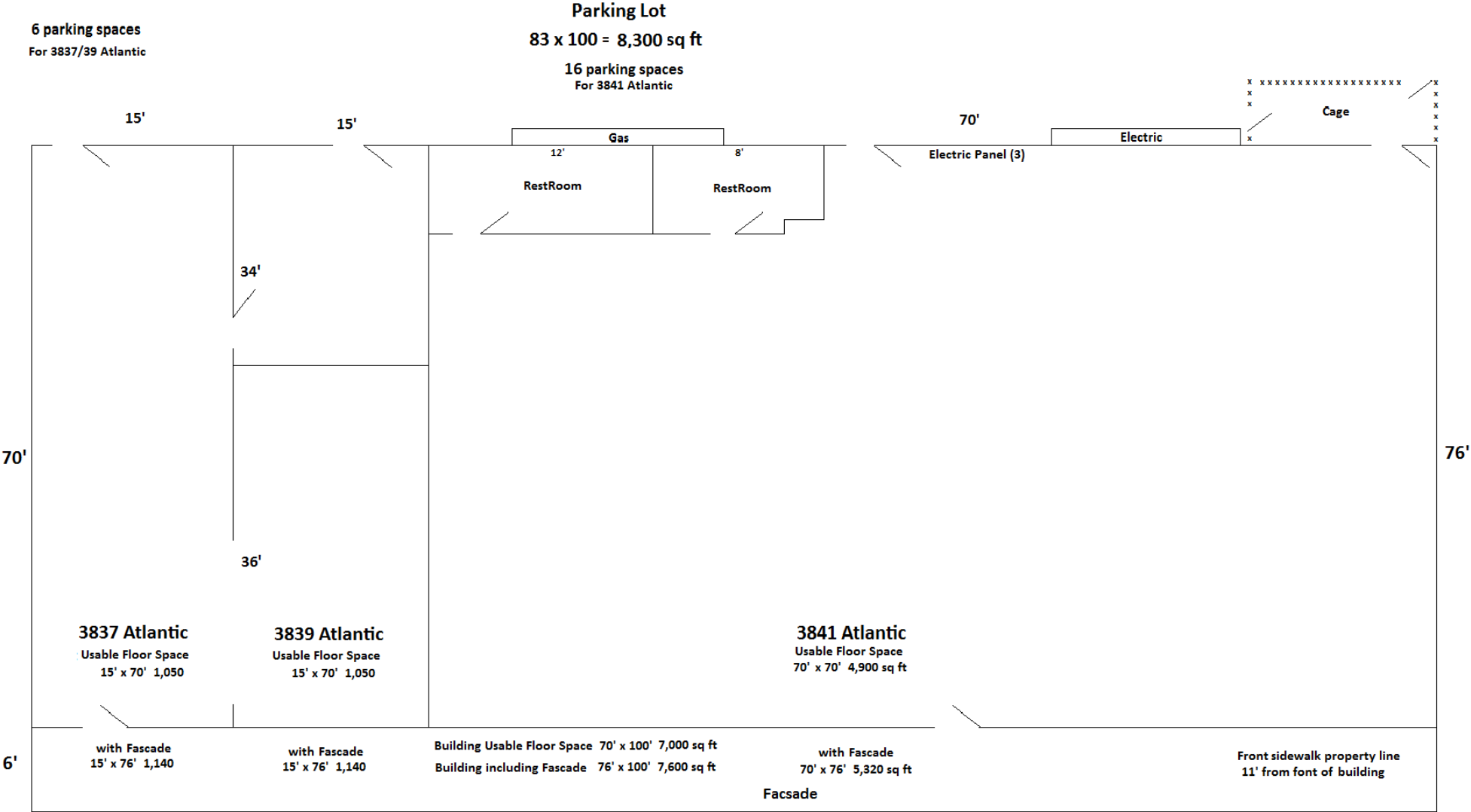
3841 Atlantic Avenue is located in the heart of Bixby Knolls. The former Abram's & Clark Pharmacy Building is a 7,000 SF 2-unit building zoned LBCNP. This zoning is oriented towards serving pedestrians with buildings located at the front of the lot and parking in the rear. Allowable uses include basic retail, financial, business support and professional services.

Bixby Knolls is a small neighborhood in North Long Beach. The majority of the homes in the area were custom-built between 1920 and 1940, providing the community with a rich variety of home architecture. Myrtle Avenue North of Longfellow school is a prime example of Bixby Knolls' appeal. Trendy small shops and restaurants dot a strip of Atlantic Ave. South of San Antonio and North of the 405 Freeway. The neighborhood is also serviced by several grocery stores and shopping centers in the local area.



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FLOOR PLAN



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**SUBJECT
PROPERTY**



**CARSON & PARAMOUNT
RETAIL CENTERS (PARTIAL LIST)**

**LBX - LONG BEACH EXCHANGE &
THE VILLAGE AT DOUGLAS PARK (PARTIAL LIST)**



**NEW
DEVELOPMENT**

STEELCRAFT



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