

SWC Atherton St & Ximeno Ave | Long Beach, CA

Restaurant Leasing Opportunity in New Development

In a Densely Populated Coastal Community



For leasing, please contact:

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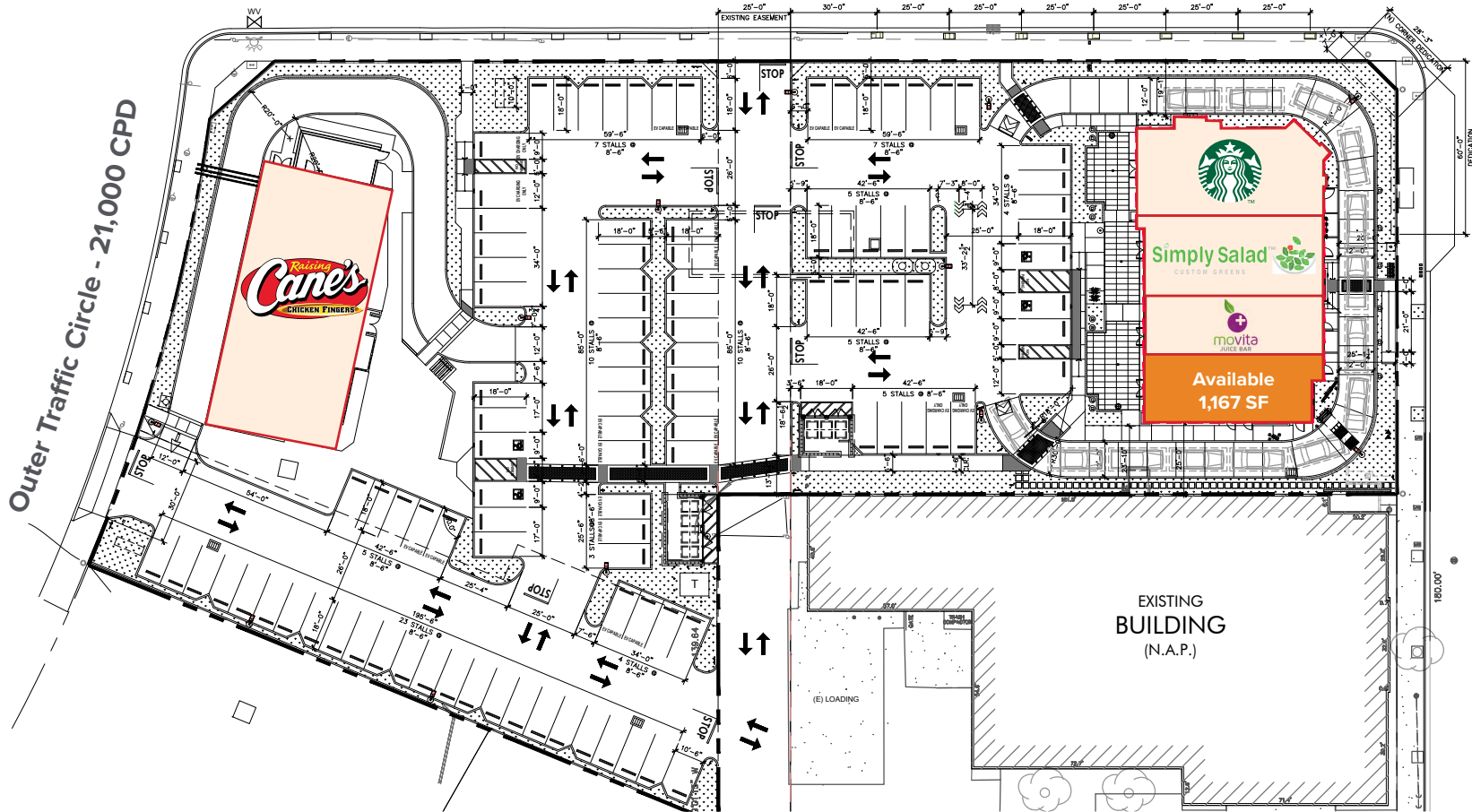
beta.



- **Located in the Traffic Circle Hub**, one of the premier business corridors within the Long Beach Market.
- Surrounded by a mix of **national retailers, service businesses, and dining options**, including Starbucks, Marshalls, and CVS.
- **1,167 SF** remaining retail space, ideal for quick-service restaurant (QSR) or food-related businesses.
- **Existing Buildout:** Currently configured as a **Jimmy John's**, the space includes built-in sandwich prep areas, counters, seating, and kitchen equipment.
- **Modern Infrastructure:** Located in a recently constructed development project, the space comes with updated utilities and HVAC.
- Strong mix of local **residents, students, and professionals**. Over 70% of residents are college educated and above.

SITE PLAN

Atherton St - 27,000 CPD



Outer Traffic Circle - 21,000 CPD

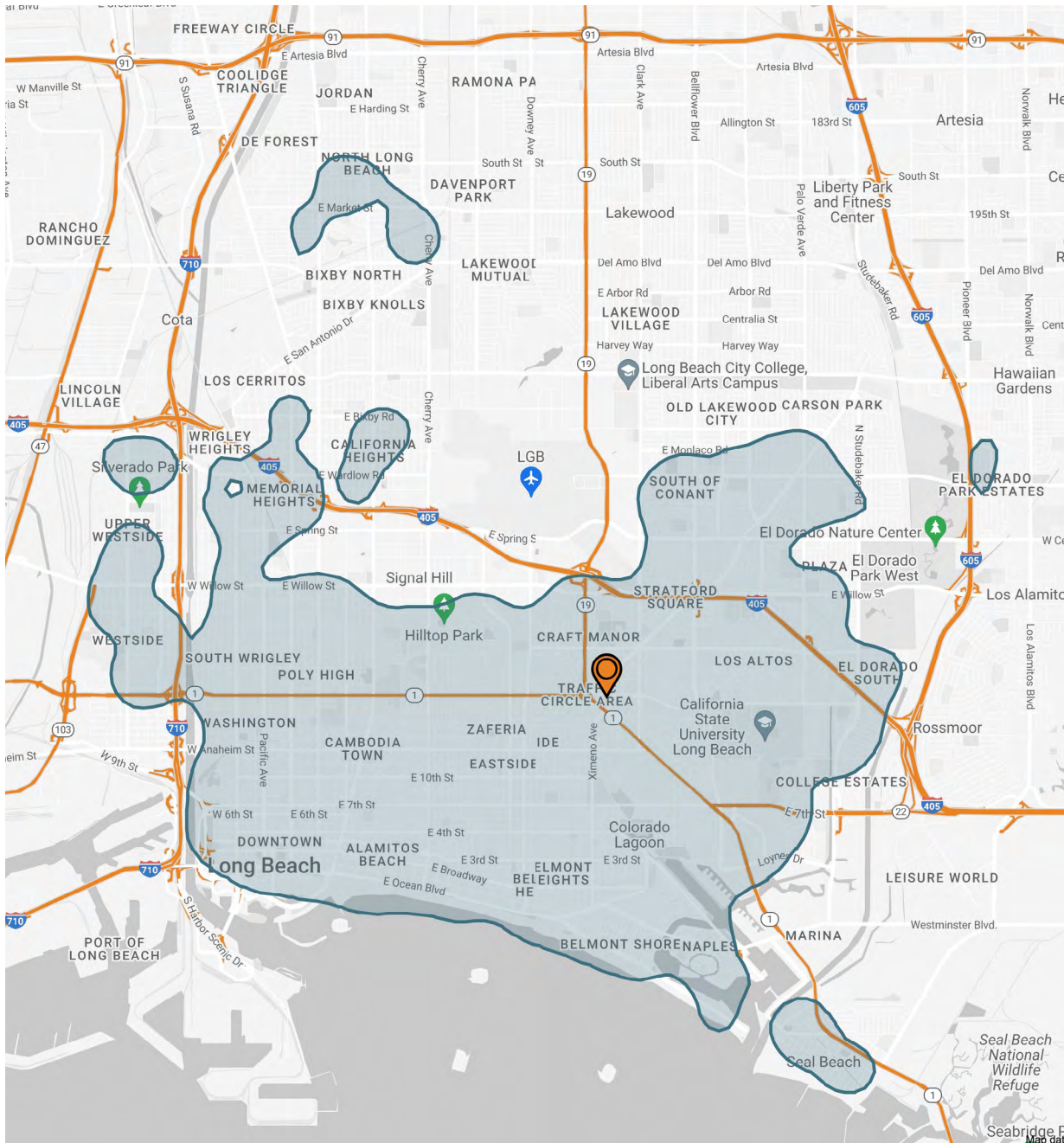
Ximeno Ave - 20,000 CPD

EXISTING BUILDING (N.A.P.)

- Raising Canes - Suite 4500 - 4,086
- Starbucks - 2,005 SF
- Simply Salad - 1,740 SF
- Movita Juice Bar - 1,250 SF

- Available - 1,167 SF

AREA LOCATION



POPULATION

1 MILE	31,729
3 MILES	235,456
POLYGON	341,156



COLLEGE EDUCATED

1 MILE	70.8%
3 MILES	67.5%
POLYGON	64.8%



AVG. HOUSEHOLD INCOME

1 MILE	\$120,188
3 MILES	\$124,036
POLYGON	\$116,347

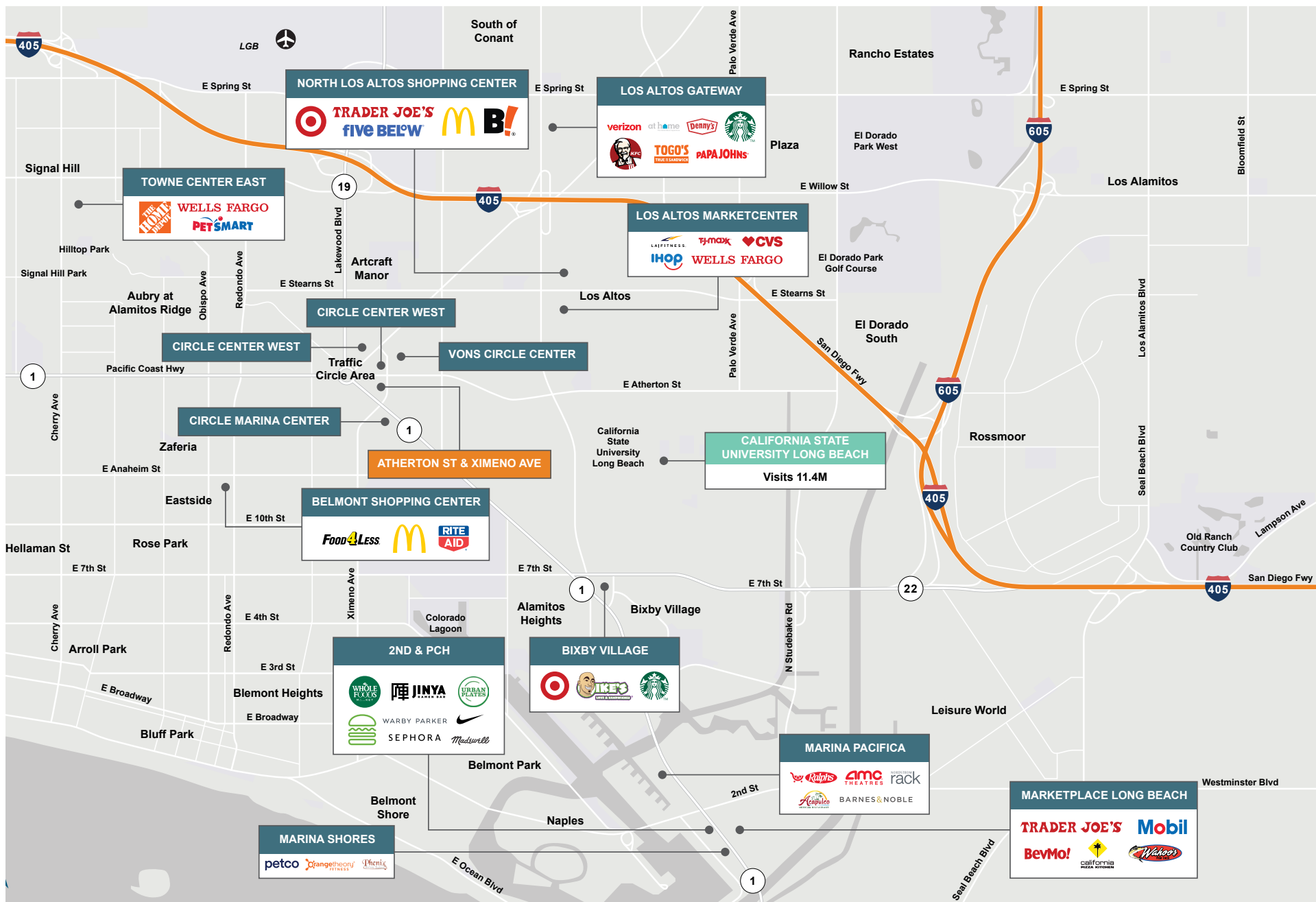


DAYTIME POPULATION

1 MILE	19,232
3 MILES	154,496
POLYGON	178,775

- The shading represents the customer trade area encompassing 70% of the traffic volume from Placer.ai over the last 12 months.
- High traffic center with 2.9 Visits Annually.

AREA RETAIL MAP



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