

2335 LONG BEACH BLVD.

JUST LISTED

FOR SALE

5,500 SF (APPROX.) RETAIL/OFFICE BUILDING



2335 LONG BEACH BLVD. LONG BEACH, CA 90806

P R O P E R T Y S U M M A R Y



BUILDING SIZE: 5,500 SF (approx.)
SALE PRICE: \$975,000 (\$177/SF)
ZONING: LBPD29
YEAR BUILT: 1948
APN: 7208-014-025

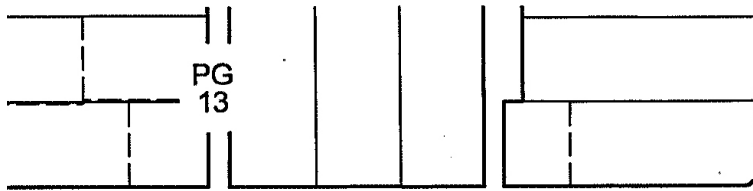
- FEATURES:**
- Rare Freestanding Building
 - Partially Air Conditioned
 - Close to Wrigley Marketplace
 - Direct access to the 405 and 710 freeways
 - Excellent Street Frontage
 - Tenant in place until August 2021, paying \$4,800/month.

DESCRIPTION: Freestanding commercial building within walking distance to the Metro Blue Line station (Willow Station). Large open space with the possibility of private offices. Creative space great for office/flex. Street parking out front. Parking lot in rear.

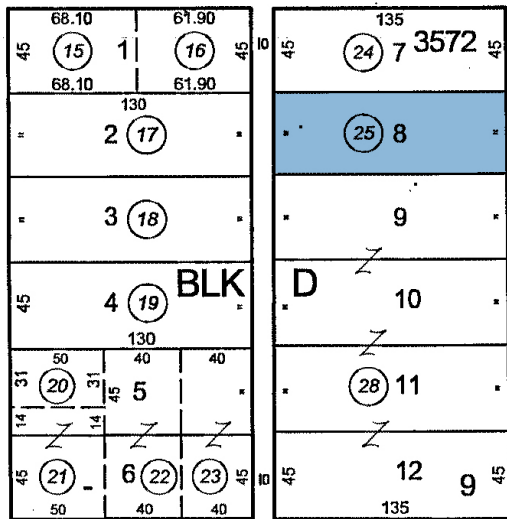
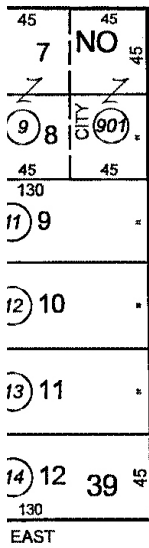


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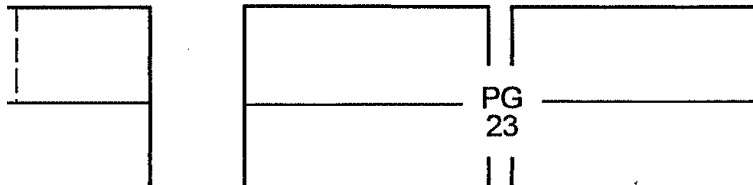
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Eagle Street

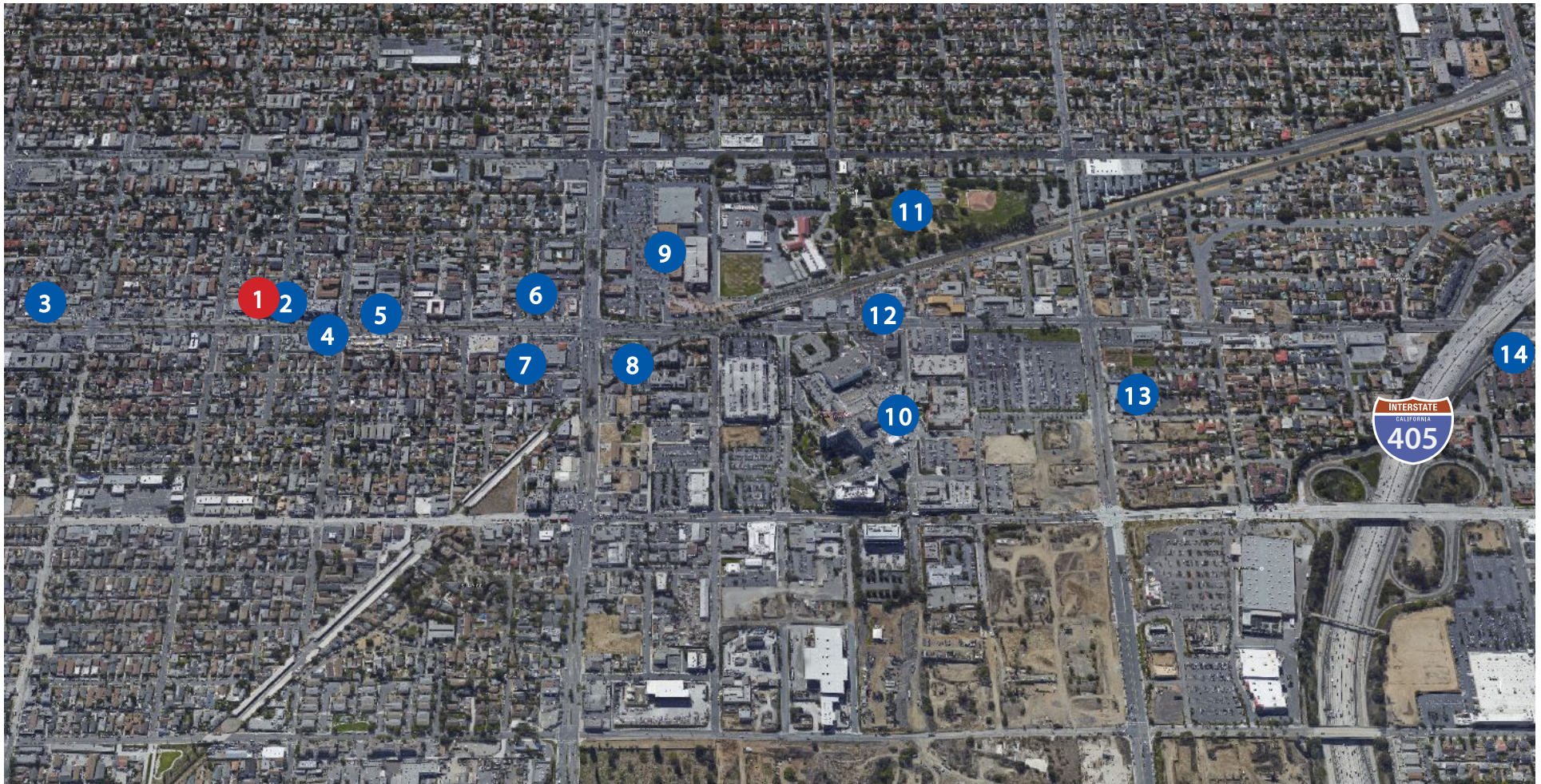


23rd Street



Long Beach Blvd.





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|------------------------------|--|---|--|
| 1 Subject Property | 5 Auto Zone | 9 Wrigley Marketplace - Carl's Jr., Wells Fargo Bank, Chile Verde, Rent-A-Center, Metro Station (Willow Station), Starbucks, CVS Pharmacy, T-Mobile, Manpower, Bank of America ATM, Albertsons Grocery, Wienerschnitzel, 7-Eleven, | 11 Jackie Robinson Academy, Veterans Park |
| 2 Napa Auto Parts Company | 6 El Pollo Loco, Taco Bell, McDonald's, Church's Chicken, Comfort Inn & Suites | 10 Long Beach Memorial Medical Center, Miller's Children's Hospital, Ronald McDonald House | 12 Cabe Toyota/Scion Long Beach |
| 3 Budget Truck Rental | 7 Galls Uniforms, Rite Aid | | 13 Salvation Army |
| 4 Warehouse Shoes Sale (WSS) | 8 Burger King, Subway, Flame Broiler, H&R Block, Taste of India | | 14 Subway, 7-Eleven, Flame Broiler, Arco/AMPM, Boost Mobile, Fastsigns, Freeway Insurance Services |

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