

6641
PARAMOUNT BLVD.
Suite B



FOR LEASE
COMMERCIAL SPACE



6641 PARAMOUNT BLVD. SUITE B LONG BEACH, CA 90805

PROPERTY SUMMARY

SPACE: 6,000 SF + 2,900 SF parking asking \$15,000 NNN/month

TOTAL LOT SIZE: 70,147 SF (1.61 Acres)

APN: 7119-021-017

ZONING: LBIG / Auto Repair

- DESCRIPTION:
- Coldwell Banker Commercial Blair Westmac is pleased to list the property located at 6641 Paramount Blvd Suite #B available for Lease. This property consists of approximately 6,000 SF of vacant automotive and/or industrial zoned space plus a 2,900 SF parking lot. The space includes one (1) office building, two (2) automotive/industrial buildings with five (5) ground level doors and parking lot. The buildings are located adjacent to All Star Sound and are protected with a secured parking gate.
 - ** PROPERTY IS ALSO LOCATED IN AREA OUTSIDE OF RESIDENTIAL ZONES AND BUFFER AREAS FOR MEASURE MM COMPLIANCY**

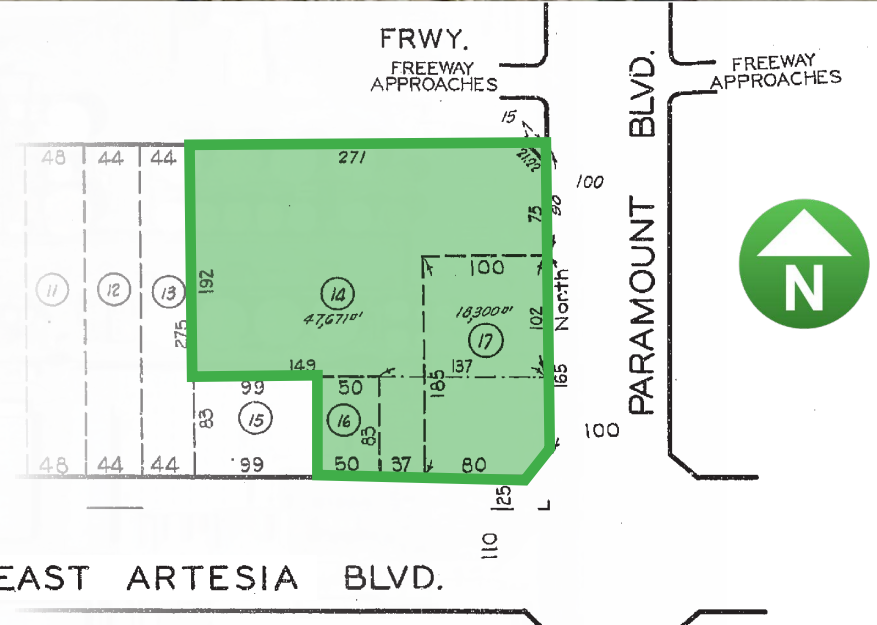
AERIAL, RENT ROLL & PARCEL MAP



SPACE: 6,000 SF + 2,900 SF PARKING \$ 15,000 NNN/MONTH

- KING TIRE AND WHEEL
- ALL STAR STEREO
- CAR WASH
- UPHOLSTERY
- SMOG TEST CENTER
- ALL STAR TIRE

CURRENT TENANTS



© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial affiliates fully supports the principles of the equal opportunity act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial affiliates. All information is deemed reliable but not guaranteed. Corporate BRE #01330395



6641
PARAMOUNT BLVD.
SUITE B

PROPERTY PHOTOS



**CHERRY AVE. & 91 FWY
RETAIL CENTER**

TARGET
 Jack in the box
 Pizza Hut
 Starbucks
 Food 4 Less
 FATBURGER
 JETPRO
 Where Restaurant's Stop
 SUBWAY
 T-Mobile
 Jersey Mike's
 WING-STOP

267,500

24,900



261,000

24,900

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

PARAMOUNT
PETROLEUM CORPORATION



Disclaimer

The information presented in this offering is based upon the knowledge of the offering broker and owner (without the duty of inquiry or investigation) for the purposes of giving prospective buyers notice of specific conditions which, among other things, the prospective buyer should pay particular attention to during their due diligence. Please reference the map concerning the use of operating a cannabis (marijuana) business provided from the city of Long Beach ("City") has been created from a sub set of data from the City of Long Beach Geographic Information System (GIS) database. Map information is believed to be accurate, but accuracy is not guaranteed. Although the City strives to provide the best data that it can, it is provided for informational and preliminary planning purposes only. The City makes no claims, representations, or warranties (express or implied) concerning the validity, reliability, or accuracy of the information depicted on this map. The City cannot guarantee the currency of the information contained in this map, and decisions regarding the purchase or lease of real property for the purpose of operating a cannabis business should not be based upon the information depicted on this map or on the data displayed. City departments will not necessarily approve applications or permits based solely on the GIS data displayed in this map or any sub set thereof. Actual field conditions will determine whether or not a cannabis business is located in conformance with applicable law s. All information and data on this map is subject to change without notice. You can find this map on the City of Long Beach website at:

<http://www.longbeach.gov/marijuana>

© 2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial affiliates fully supports the principles of the equal opportunity act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial affiliates. All information is deemed reliable but not guaranteed. Corporate BRE #01330395

As of 1.22.2020



CONTACT: BECKY BLAIR, CCIM

PRESIDENT & PRINCIPAL

Cell: (562) 301-4515

Email: BBlair@cbcblair.com

LIC# 00630793

SHEVA HOSSEINZADEH

ASSOCIATE

Cell: (562) 400-5949

Email: Sheva@cbcblair.com

LIC# 01922147



**6641
PARAMOUNT BLVD.
SUITE B**