



6590 Long Beach Blvd

L O N G B E A C H C A L I F O R N I A 9 0 8 0 5

Listing Agents:

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**6590 LONG BEACH BLVD
LONG BEACH, CA 90805**

ASKING PRICE: \$1,995,000
PRICE PSF: \$331.73
BUILDING SF: 6,014 SF
LOT SIZE SF: 19,000 SF
NO. OF UNITS 4
APN: 7304-032-025
YEAR BUILT: 1986
ZONING: LBCCA

PROPERTY HIGHLIGHTS:

- Near Compton College & the Crystal Casino
- Vacant unit (2,500 SF available) allows for owner/user opportunity
- Signalized major corner
- Beautiful strip shopping center
- Next to a major freeway on-ramp and off-ramp
- Professionally managed

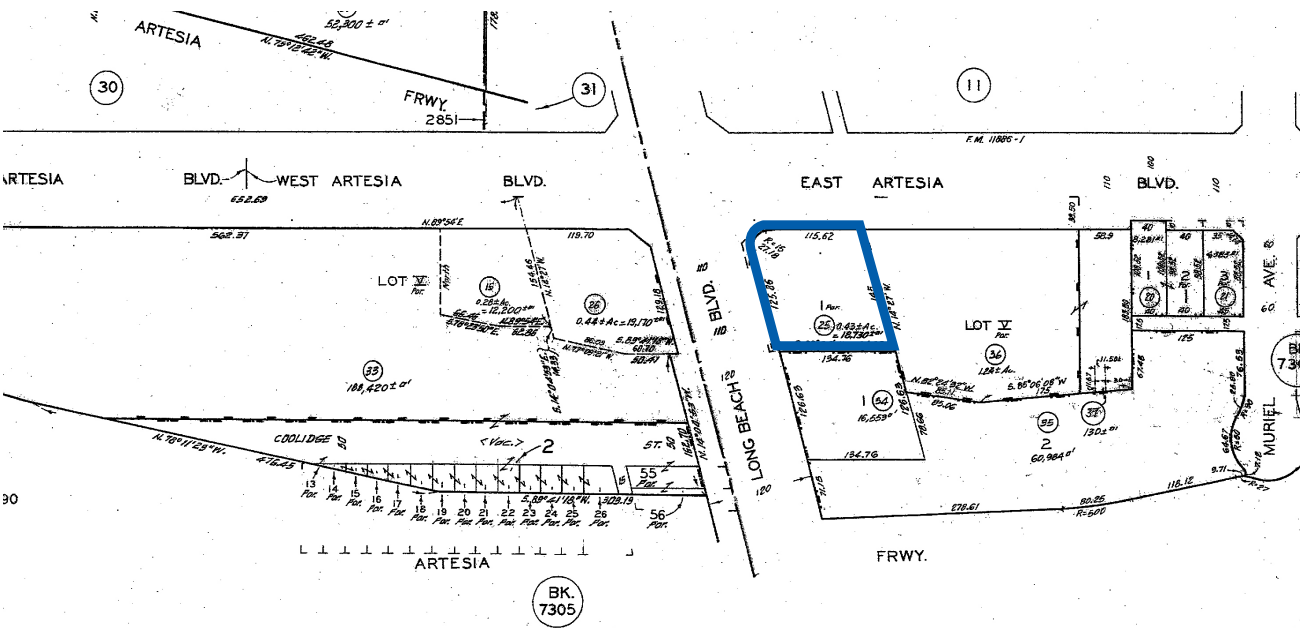
UPTOWN LONG BEACH:

Uptown Long Beach is mostly residential. It is home to the Uptown Business Improvement District, which represents commercial and multifamily property owners on Atlantic Avenue between Artesia Boulevard and Market Street and a portion of Artesia Boulevard adjacent to Jordan High School, as well as retail activity along most major streets in the area, including Artesia Boulevard, Long Beach Boulevard, and Cherry Avenue. Crystal Casino, Compton College, and Jordan High School are all just a few blocks away, making this a perfect retail opportunity.

RENT ROLL:

Tenant	Type	Size SF	Rate	Monthly	Lease Exp.
Tax Office	MG	1,000	\$1.80	\$1,800	MTM
Metro PCS	MG	1,325	\$1.51	\$2,000	8/2020
Donut Shop	NNN	1,150	\$1.90	\$2,185	1/2020
Vacant	N/A	2,500	N/A	N/A	N/A

PARCEL MAP & AERIAL



LBCCA



ZONING: LBCCA

6590 Long Beach Boulevard is zoned LBCCA which is in the Community Commercial Zoning Districts. The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining

larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. Within the Community Commercial Zoning District, this property is in the Community Automobile-Oriented (CCA) District. CCA permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services.

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For more information contact:

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