



FOR LEASE

853

PINE AVENUE

LONG BEACH, CA



For more information contact:

SHEVA HOSSEINZADEH

Associate Vice President

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Sheva@cbclair.com

COLDWELL BANKER COMMERCIAL

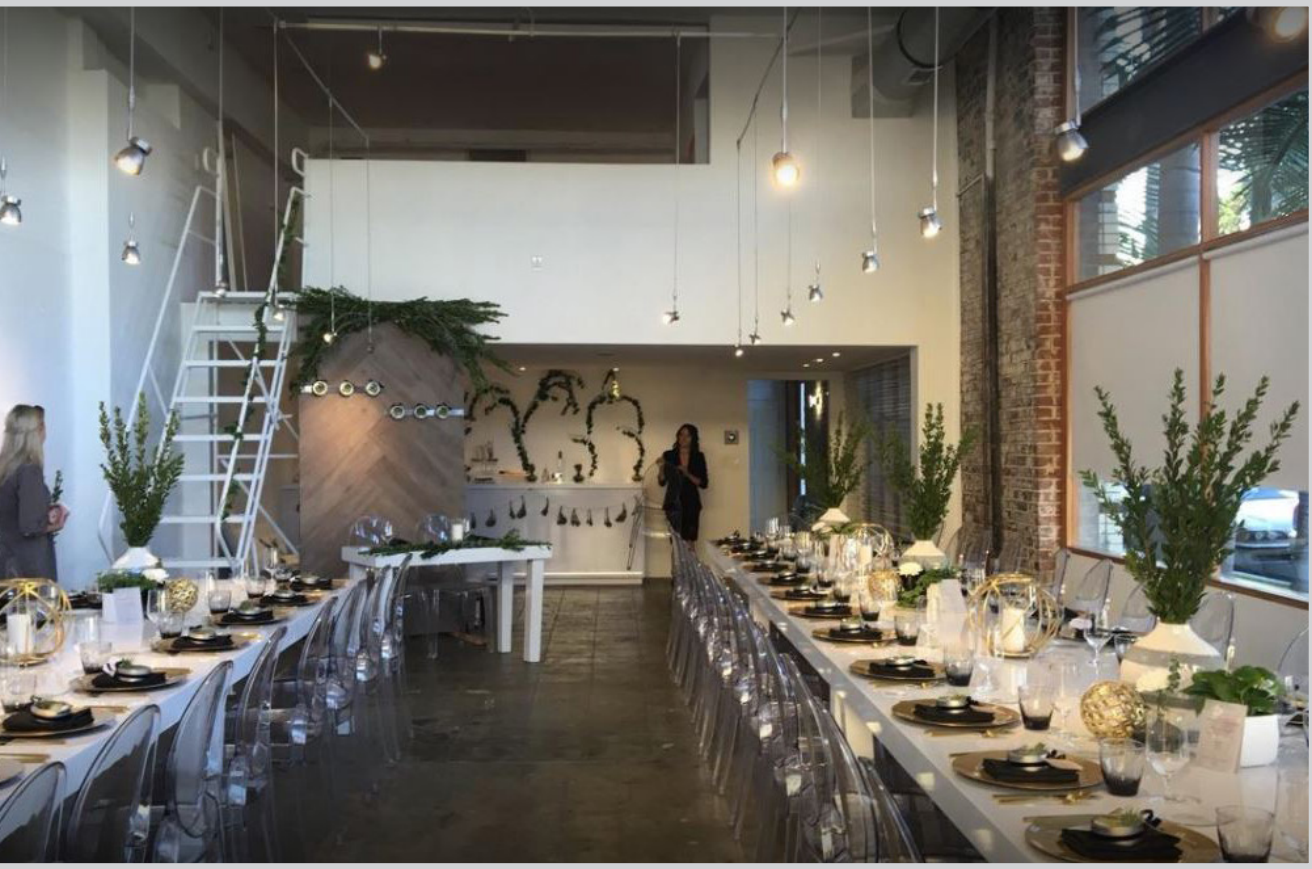
CBC Blair Westmac

333 West Broadway, Ste. 312

Long Beach, CA 90802

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www.cbclair.com



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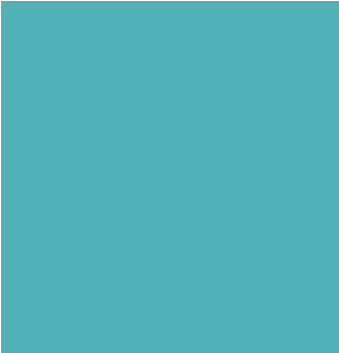
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PROPERTY HIGHLIGHTS



02

PHOTOS, AERIALS & MAPS



03

FLOOR PLANS, AERIAL & PARCEL MAPS



04

NEARBY AMENITIES



BUILDING DESCRIPTION

| | |
|----------------|---------------------------------------------------------------|
| Address: | 853 Pine Avenue Long Beach, CA 90813 853 Pine: 1,915 SF |
| Asking Rate: | \$2.10/SF Modified Gross |
| Property Type: | Retail |
| Year Built: | 1924 |
| Walk Score: | 96 (Walker's Paradise) |
| Transit Score: | 77 (Excellent Transit) |



PROPERTY HIGHLIGHTS

853 Pine Ave. is an amazing corner location on 9th and Pine. The end-cap space is a wide open space with an upgraded bathroom and kitchenette. This space also has a loft/mezzanine area which would be called storage but its been used for many other uses by previous tenants. Ownership would like to ensure that tenants know it is not permitted but was well built out by a prior tenant. Ownership shows this space as 1,915 SF including loft/mezzanine (approx. 1,300 ground floor and 615 loft/mezzanine). This space is stunning and ready for immediate occupancy.

Landlord Requirements:

The space has central AC / Heat. At this time water, trash and gas is included. If/when they install submeters, the tenant would pay their share of water, gas and trash. Ownership requires 1m/occ 2/m liability insurance plus plate glass insurance. No Window AC or Satellite Dish allowed. 10% late after the 3rd and \$50 nsf. Tenant pays for all repairs.

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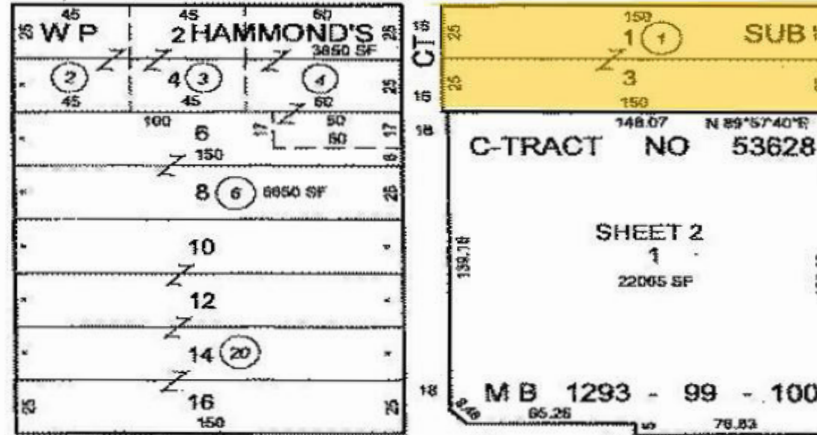
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9TH STREET

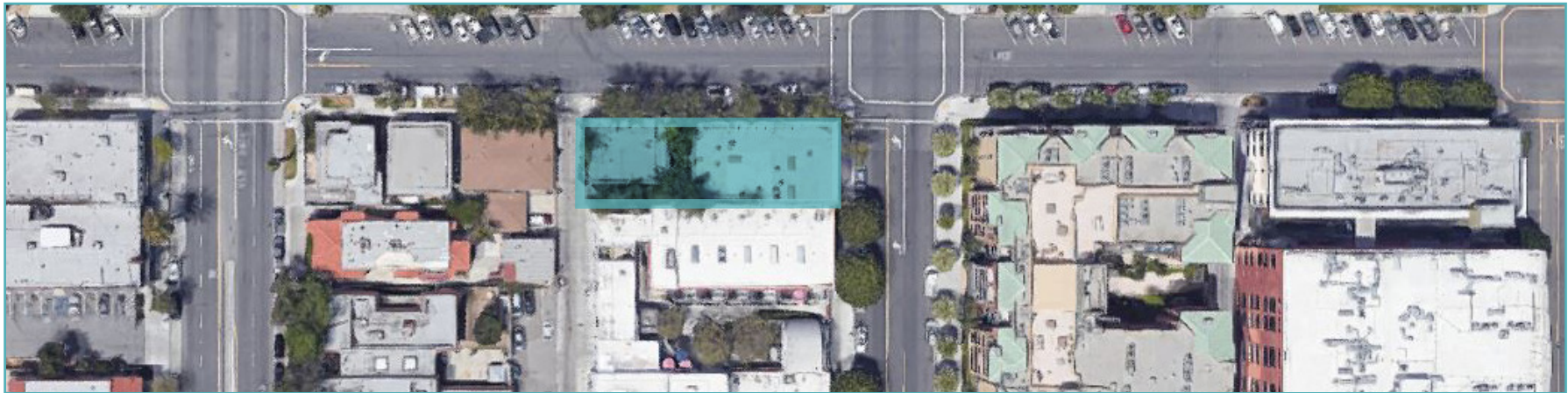
PACIFIC AVENUE



PINE AVENUE

02

FLOOR & SITE PLANS



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853 PINE AVE PHOTOS



03

PHOTOS, AERIALS & MAPS

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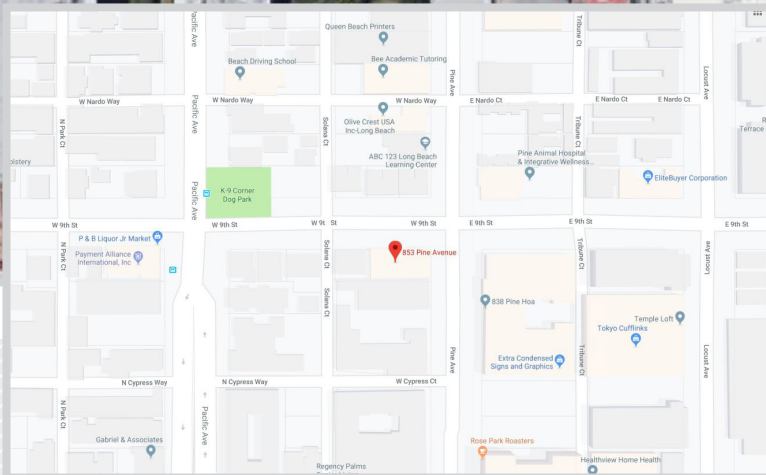
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LONG BEACH, CA

W. 9th St.

Pacific Ave.

Pine Ave.



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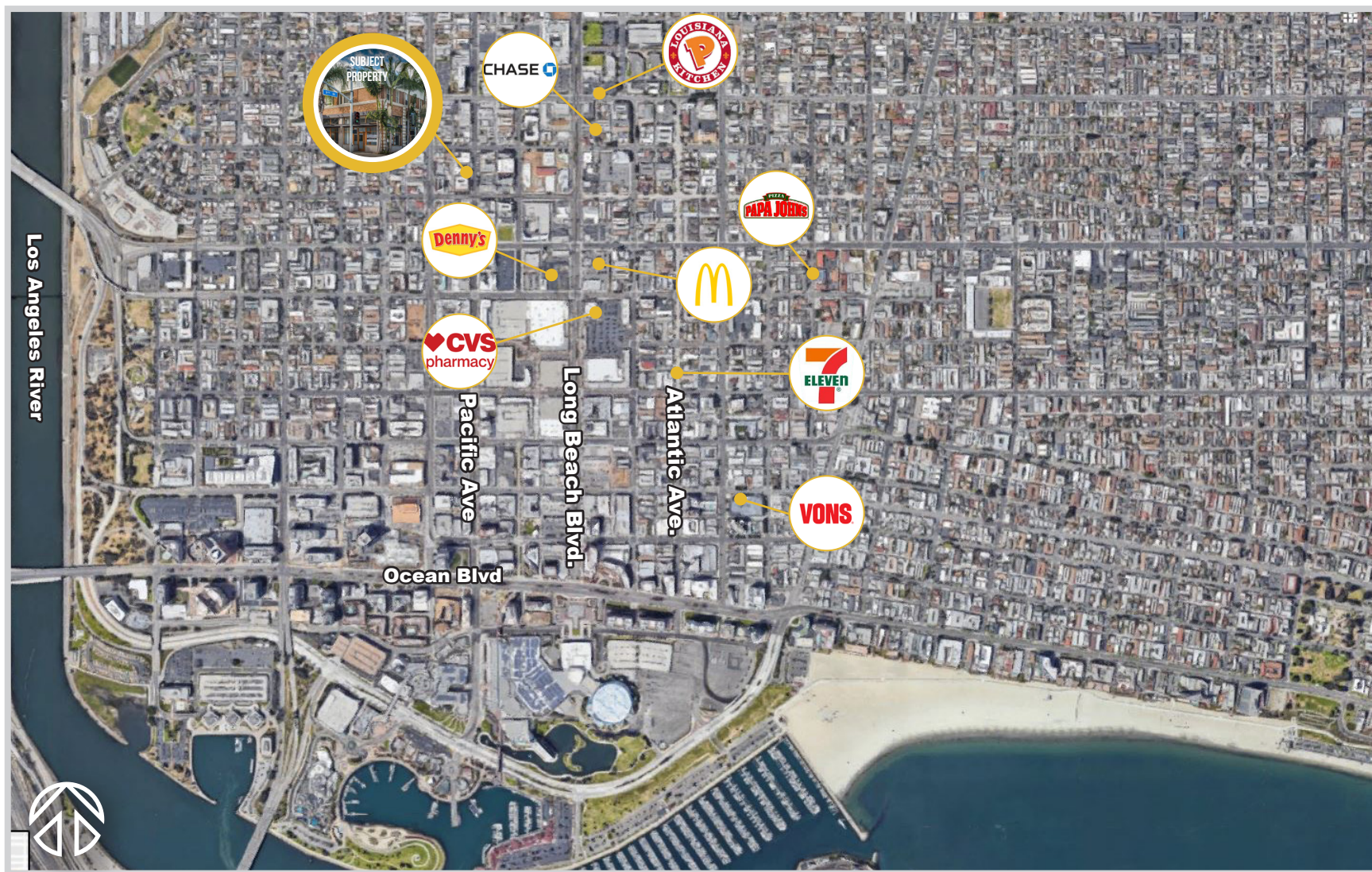
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RETAILERS / AMENITIES



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