

CHERRY AVENUE PROPERTIES **OWNER-USER & DEVELOPMENT OPPORTUNITY**

±58,244 SF Total Land Area | Dual-Zoned Infill Assemblage

FLEXIBLE NORTH LONG BEACH OPPORTUNITY IDEAL FOR OWNER-USERS, INVESTORS, AND REDEVELOPMENT CONCEPTS



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HAYMAKERS

All information furnished regarding the property has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Buyer shall verify all property information, zoning, allowable uses, parcel data, financing terms, and development standards. Lee & Associates and Haymakers shall not be held liable for any inaccuracies contained herein.



CHERRY AVE

Buyer to verify all zoning, allowable uses, density, parking, setbacks, building requirements, and development standards with the City of Long Beach.

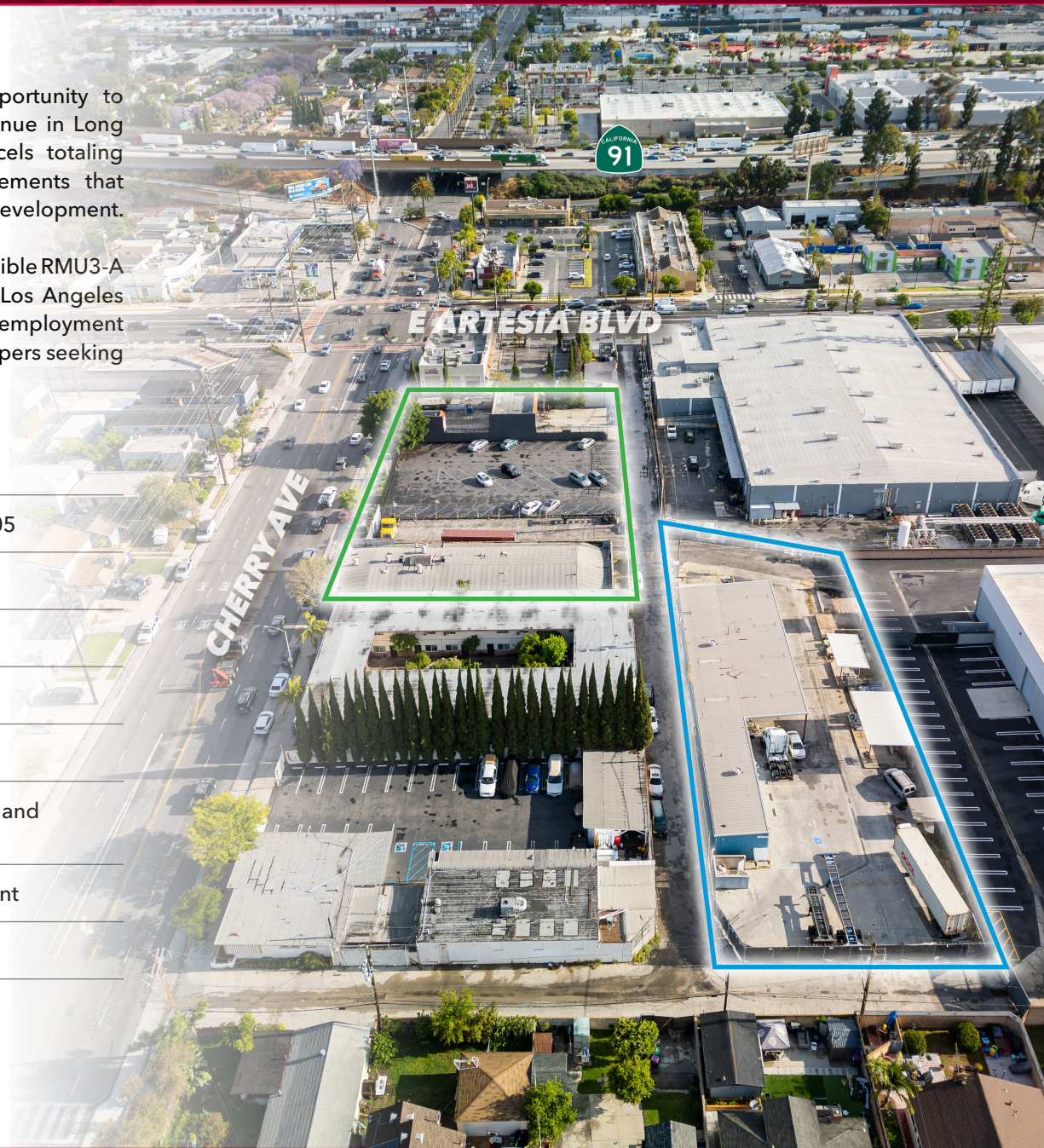
PROPERTY OVERVIEW

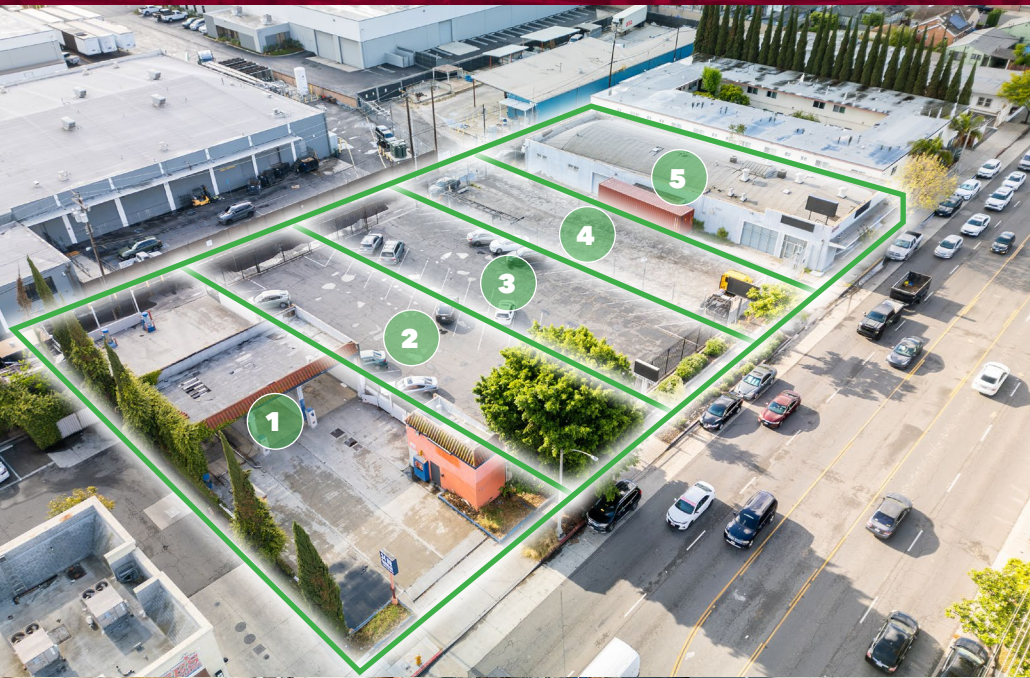
Lee & Associates and Haymakers are pleased to present the opportunity to acquire a rare dual-zoned infill assemblage located along Cherry Avenue in Long Beach, California. The offering consists of multiple contiguous parcels totaling approximately $\pm 58,244$ square feet of land, with existing improvements that may support immediate occupancy, interim income, or future redevelopment.

The property features a highly visible Cherry Avenue frontage position, flexible RMU3-A and NI-1 zoning, and close proximity to major freeways, the Ports of Los Angeles and Long Beach, Long Beach Airport, and surrounding residential and employment centers. The site is well-positioned for owner-users, investors, and developers seeking a flexible infill opportunity in a supply-constrained Long Beach market.

PROPERTY HIGHLIGHTS

Property Address	6544 Cherry Ave, Long Beach, CA 90805
Total Land Area	$\pm 58,244$ SF
Total Building Area	$\pm 9,970$ SF
Pricing	\$5,125,472.00 (\$88.00 / Land SF)
Zoning	RMU3-A / NI-1
Existing Improvements	Industrial buildings, car wash structure, and related site improvements
Opportunity Type	Owner-User, Investment, Redevelopment
Access	Minutes to 91, 405, and 710 Freeways





PROPERTY PARCELS AND ZONING

The property consists of six contiguous parcels with RMU3-A frontage parcels along Cherry Avenue and an NI-1 industrial parcel positioned toward the rear of the assemblage.

PIN	APN	CURRENT USE	ZONING
1	7119-001-011	Car Wash	RMU3-A
2	7119-001-010	Parking Lot	RMU3-A
3	7119-001-009	Parking Lot	RMU3-A
4	7119-001-008	Vacant Land	RMU3-A
5	7119-001-007	Light Manufacturing	RMU3-A
6	7119-001-013	Light Manufacturing	NI-1

ZONING SUMMARY

RMU3-A

Supports mixed-use, residential, retail, office, medical, personal service, fitness, education, and other compatible corridor uses.

NI-1

Supports light industrial, flex, showroom, creative industrial, contractor, warehouse, distribution, repair/service, and compatible employment uses.

DISCLAIMER

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THE OPPORTUNITY: **OWNER-USER & REDEVELOPMENT****OWNER-USER POTENTIAL**

This opportunity is well-suited for businesses seeking to own and operate from a highly visible Long Beach location. The site offers flexibility for a range of uses, allowing owner-users to control occupancy, build long-term equity, and position their business within a well-connected infill corridor.

**MEDICAL / DENTAL**

Urgent care, dental, outpatient, and wellness uses

**PROFESSIONAL OFFICE**

Administrative, office, and community-facing business use

**RETAIL / SHOWROOM**

Retail showroom and service-oriented concepts

**CONTRACTOR / INDUSTRIAL**

Contractor operations, storage, light industrial, and distribution

**EDUCATION / TRAINING**

Trade school, training center, or instructional use

**AUTO / SERVICE**

Auto-related service or operational use

DEVELOPMENT / REDEVELOPMENT POTENTIAL

The property's RMU3-A and NI-1 zoning create flexibility for a variety of future development concepts. Its location, parcel configuration, and existing improvements make it a strong candidate for both phased repositioning and long-term redevelopment.

**MULTIFAMILY HOUSING**

Multifamily, workforce housing, and residential concepts

**MIXED-USE DEVELOPMENT**

Residential over retail or live/work opportunities

**MEDICAL / COMMUNITY USES**

Urgent care, dental, pharmacy, and outpatient concepts

**OFFICE / COMMERCIAL**

Office, trade school, and community-serving commercial uses

**FLEX / INDUSTRIAL**

Creative industrial, showroom, and light manufacturing potential

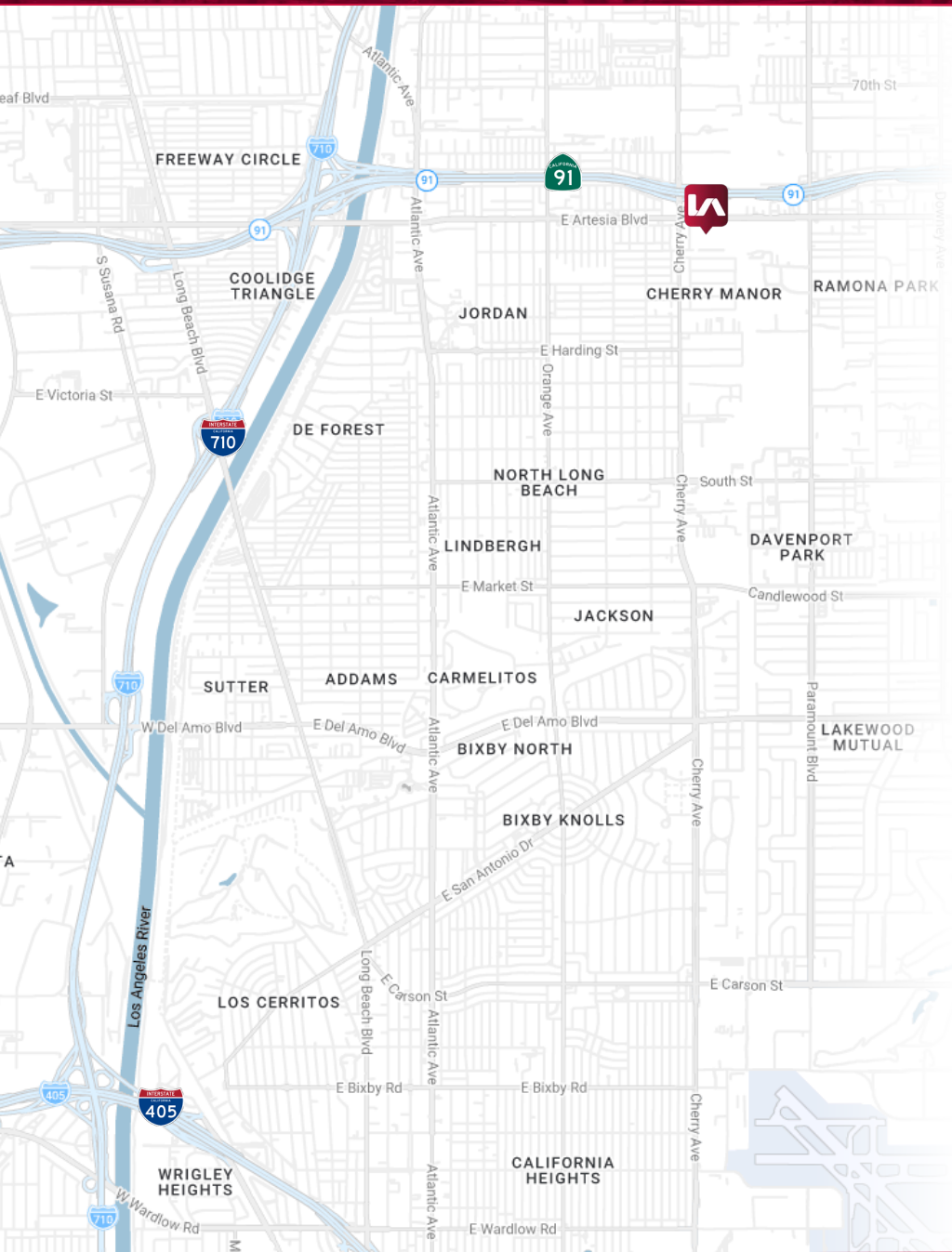
**PHASED REPOSITIONING**

Existing improvements may support interim use during future planning

SBA 504 FINANCING

For owner-users, SBA 504 financing may provide an attractive path to ownership through long-term fixed-rate financing and lower down payment requirements. This can allow buyers to preserve working capital while building equity in their real estate.

- **25-Year Fixed**
Roughly 5.7% - 6.0%
- **20-Year Fixed**
Roughly 5.8% - 6.1%
- **Lower Pricing for Manufacturers**
Manufacturers can sometimes receive slightly lower pricing



PROPERTY DEMOGRAPHICS				
		1 mile	3 miles	5 miles
Population	2020 Population	32,445	307,810	701,977
	2025 Population	30,084	290,492	662,450
	2030 Population Projection	29,507	286,206	652,658
	Annual Growth 2025-2030	-0.4%	-0.3%	-0.3%
Households	2020 Households	9,148	90,730	203,387
	2025 Households	8,381	84,860	190,330
	2030 Household Projection	8,194	83,407	187,103
	Annual Growth 2025-2030	-0.4%	-0.3%	-0.3%
Income		1 mile	3 miles	5 miles
	Avg Household Income	\$100,713	\$101,373	\$109,382
	Median Household Income	\$76,257	\$78,847	\$86,268
	\$50,000 - 75,000	1,384	14,058	29,865
	\$75,000 - 100,000	1,134	11,359	25,141
	\$100,000 - 125,000	665	9,177	21,549
	\$125,000 - 150,000	576	6,728	16,140
	\$150,000 - 200,000	1,115	8,743	21,394
\$200,000+	757	8,171	22,272	



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ABOUT LONG BEACH

Long Beach is one of Southern California's most important industrial, logistics, residential, and employment hubs. Its proximity to the Ports of Los Angeles and Long Beach, Long Beach Airport, and major regional freeways makes it a strategic location for businesses, service providers, and developers.

The property benefits from convenient access to the I-710, I-405, SR-91, and surrounding employment corridors, providing connectivity throughout Los Angeles County and the greater Southern California region.

With limited infill land availability, strong demand for workforce housing, and continued interest from industrial, service, and community-facing users, Long Beach continues to offer long-term value for owner-users, investors, and developers.

The current About Long Beach page already references the ports, freeway access, and the Long Beach industrial market, so this revised version keeps the same direction but makes it broader for this specific opportunity.

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