

FREESTANDING AUTO SERVICE / YARD PROPERTY

FOR SALE OR LEASE

3015

E SOUTH STREET

LONG BEACH, CA 90805

SELLER FINANCING POSSIBLE

SOUTH STREET

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JOSH REILLY MBA
Principal | DRE # 01474368
jreilly@leelalb.com
949.525.2720

RYAN ENDRES
Principal | DRE # 01901652
rendres@leelalb.com
562.354.2527

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
DRE # 01069854
5000 E Spring St, Suite 600,
Long Beach, CA 90815

PROPERTY OVERVIEW

Lee & Associates is pleased to present 3015 E South Street, a freestanding automotive service and repair property available for sale or lease in Long Beach, California. The offering consists of an approximately 3,332-square-foot building situated on approximately 19,803 square feet of land.

The property is currently used for automotive service and repair and includes office space, workshop areas, multiple automotive lifts, and a substantial excess yard. The existing lifts may remain with the property, providing a potential turnkey opportunity for automotive users.

The large yard can accommodate excess parking, contractor operations, outdoor storage, or hobby-shop uses. The property also benefits from visibility and frontage along South Street and convenient proximity to the 91 and 710 Freeways. The property is offered for lease at \$9,900 per month gross, equivalent to approximately \$0.50 per land square foot. Sale pricing is to be determined, and seller financing may be available.

OFFERING SUMMARY

Property Address	3015 E South Street, Long Beach, CA 90805
Building Size	±3,332 SF
Land Size	±19,803 SF
Sale Price	TBD
Lease Rate	\$9,900/Month Gross (\$0.50/Land SF)
Financing	Seller Financing Possible

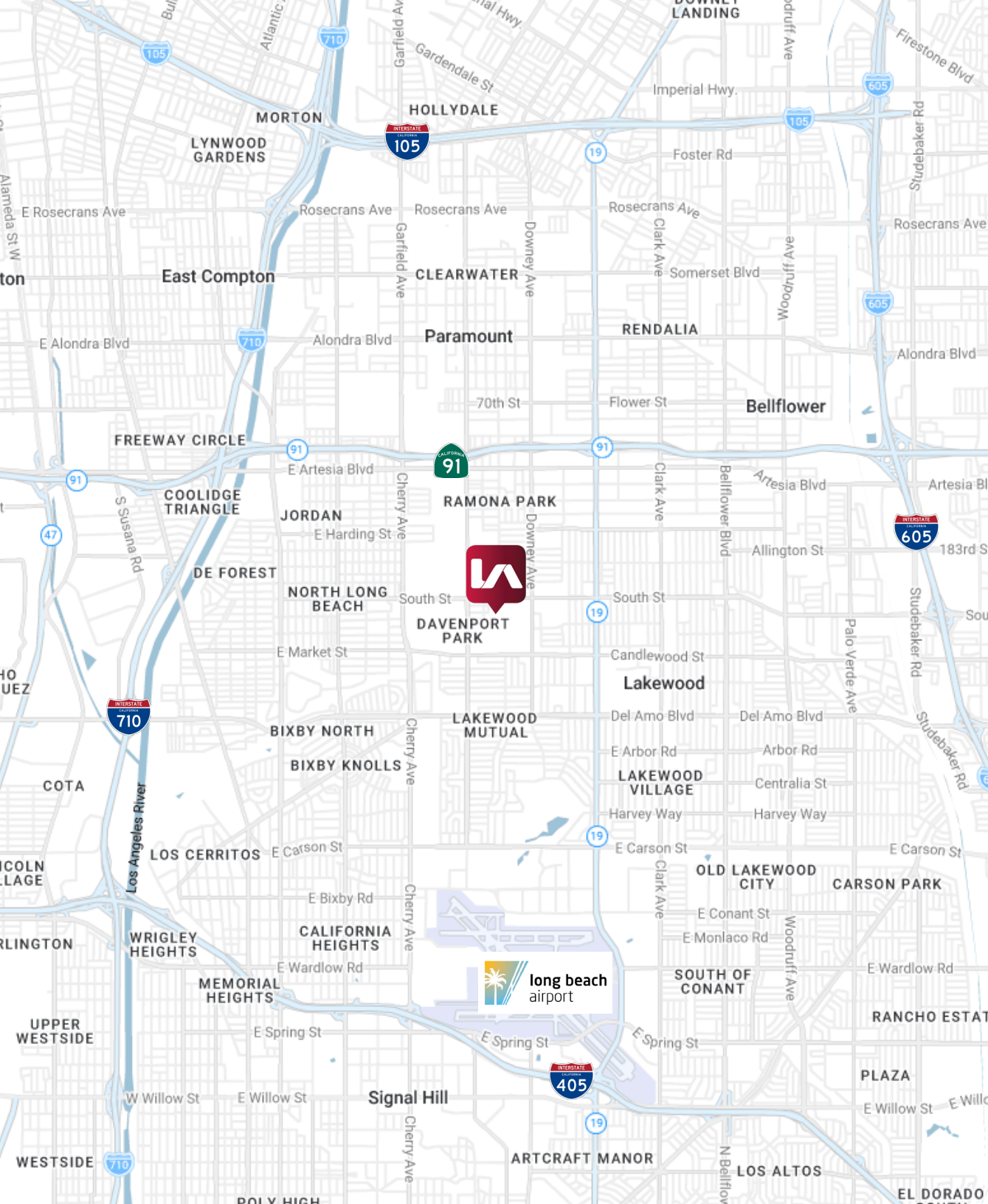
PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- ±3,332 SF Freestanding Building on ±19,803 SF of Land
- Lease Rate of \$9,900 per Month Gross
- Office, Workshop, and Expansive Yard Areas
- Current Automotive Service Use with Multiple Lifts Available
- South Street Frontage with Convenient Access to the 91 and 710 Freeways









LOCATION OVERVIEW

3015 E South Street is positioned along a highly visible commercial corridor in Long Beach, California. The property offers South Street frontage and convenient access to the surrounding Long Beach market.

The location is situated near both the 91 and 710 Freeways, providing regional connectivity throughout Long Beach and the greater Los Angeles area. This accessibility can support automotive, contractor, service, storage, and other owner-user operations that require a combination of building area, yard space, and freeway access.

Its combination of street visibility, usable land area, and regional transportation access makes the property a distinctive opportunity for an owner-user seeking a freestanding facility with operational flexibility.

LOCATION HIGHLIGHTS

SOUTH STREET FRONTAGE

Prominent positioning along South Street provides visibility and convenient customer and employee access.

91 FREEWAY ACCESS

Convenient proximity to the 91 Freeway supports east-west connectivity throughout the region.

710 FREEWAY ACCESS

Nearby access to the 710 Freeway provides north-south connectivity through Long Beach and surrounding Los Angeles communities.

REGIONAL CONNECTIVITY

The property is positioned for convenient access to customers, vendors, employees, and surrounding commercial areas.

LONG BEACH LOCATION

Located within the Long Beach market near established residential, commercial, and industrial neighborhoods.

OWNER-USER ACCESSIBILITY

The location supports users that require a combination of street visibility, vehicle access, workshop space, and outdoor yard area.

3015

E SOUTH STREET

LONG BEACH, CA 90805

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



JOSH REILLY MBA
Principal | DRE # 01474368
jreilly@leelalb.com
949.525.2720

RYAN ENDRES
Principal | DRE # 01901652
rendres@leelalb.com
562.354.2527

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
DRE # 01069854
5000 E Spring St, Suite 600,
Long Beach, CA 90815