

PRICE IMPROVEMENT

FOR SALE

3,318 SF Professional Office Condo in Downtown Long Beach



333 WEST BROADWAY, STE. 308/312

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

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333 WEST BROADWAY #308/312

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AVAILABLE:	3,318 SF
ASKING PRICE:	\$1,145,000 (\$345 PSF)
HOA FEE:	\$2,067.74/per month
BUILDING SIZE:	30,662 SF
LOT SF:	24,526 SF
ZONING:	LBPD30
APN:	7280-023-037
	7280-023-020

HIGHLIGHTS:

- Located in the heart of Downtown Long Beach
- Walking distance to various restaurant amenities, Pine Avenue, Deukmejian courthouse, City Hall, and Police Station
- Minutes to 710 Freeway
- Well maintained building with onsite property manager
- Multi-level gated parking structure with six (6) dedicated parking stalls plus guest parking
- One of only two office condos available for sale in downtown Long Beach
- Great office for attorneys or professionals alike!

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PROPERTY DESCRIPTION

Platinum Properties are pleased to present this rare opportunity to acquire a 3,318 SF office condominium located at 333 W. Broadway Ave., Suite 308/312 in the heart of Downtown Long Beach. Located within a professionally managed building along the Broadway corridor, this space offers a highly functional layout suitable for a wide range of professional, medical, creative, or administrative uses. Situated on W. Broadway Ave. between Magnolia Ave. and Chestnut Ave., the property benefits from excellent visibility and proximity to the Deukmejian Courthouse, Long Beach Civic Center, Pine Avenue, The Promenade, and numerous residential developments. Downtown Long Beach continues to experience strong growth, making this an attractive location for both owner-users and investors. This property is an ideal location for an attorney or office professionals alike.

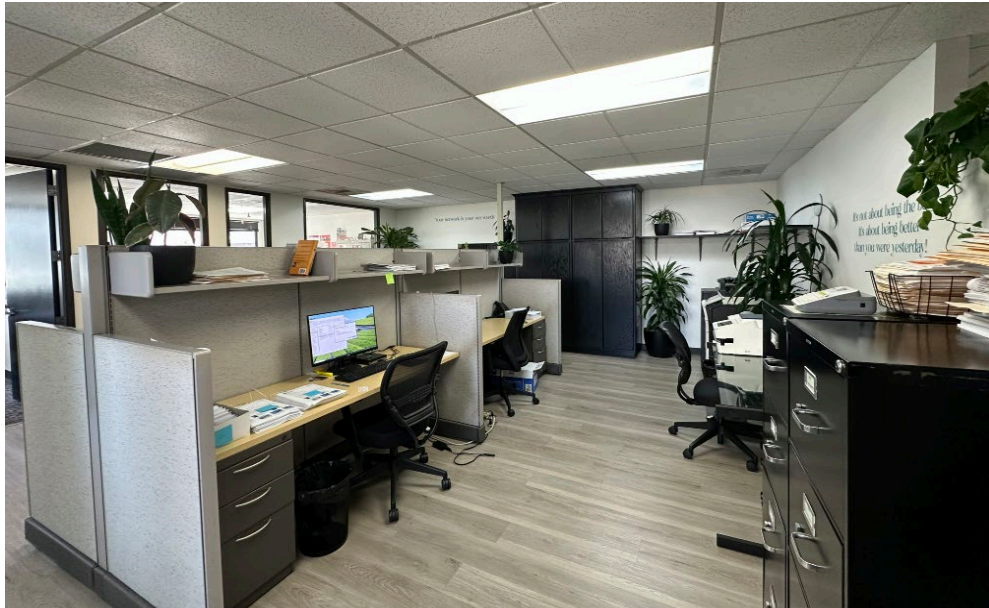
ZONING

The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social "visioning process" that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like. This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community's vision, and (2) provide specific standards and guidelines to reference when working with developers. Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.



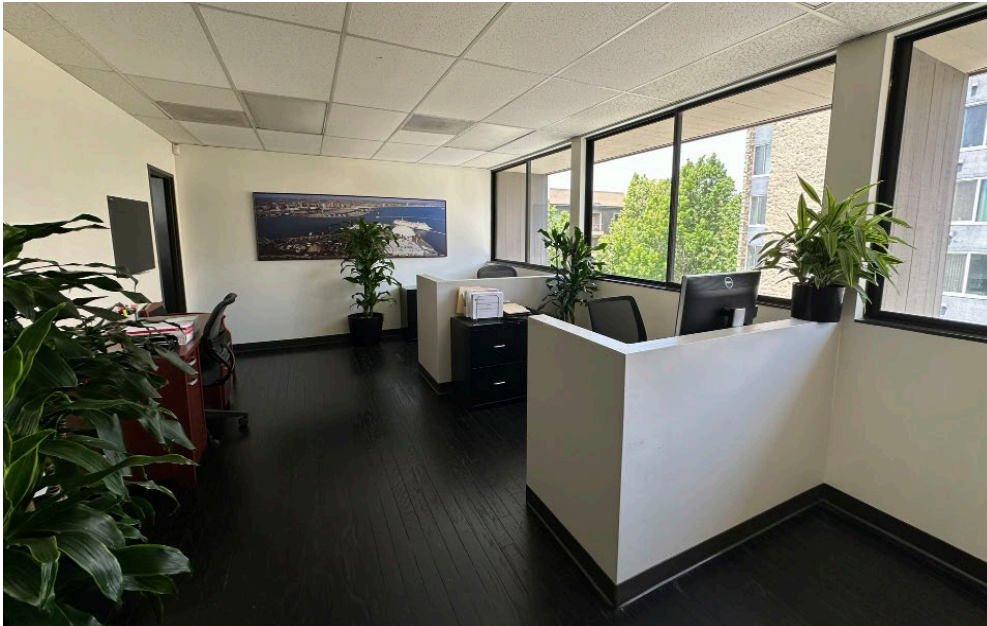
333 WEST BROADWAY #308/312

C O M M O N A R E A P H O T O S



333 WEST BROADWAY #308/312

O F F I C E P H O T O S



NEW LOCAL DEVELOPMENT



LOCAL RETAIL MAP

D O W N T O W N L O N G B E A C H



SUBJECT PROPERTY

INTERSTATE CALIFORNIA 710

Hilton

World Trade Center

Courthouse

Starbucks
Flamingo Broiler
JJ
DICHEYS
MOUNT KARBOR CREST

The Pike Outlet Marketplace

NikeStore
FOREVER 21
Starbucks
GAP
CINEMARK
PF CHANG'S
OUTBACK STEAKHOUSE
SUBARU GUY
PIZZA KITCHEN

The Aquarium of the Pacific

THE PIKE OUTLETS

Ocean Blvd

Long Beach Convention Center

WESTIN HOTELS & RESORTS

Shoreline Village

SUPERIOR GROCERS

CHASE

Dignity Health

RITE AID

City Place shopping Center

ROSS
GameStop
GNC

3rd Street

Broadway Ave.

1st Street

Pine Avenue

CHIPOTLE
GEORGE'S GREEK CAFE
7 ELEVEN

Atlantic Avenue

Chestnut Avenue

Cedar Avenue

Pacific Avenue

Pine Avenue

Long Beach Blvd.