

# DOWNTOWN LONG BEACH DOG DAYCARE BUSINESS FOR SALE



127 W. 7<sup>TH</sup> STREET, LONG BEACH, CA 90813



**Business Type:** Dog Daycare

**Location Size:** 2,500 SF

**Years in Operation:** 15 total  
(3 years at current location)

**Ownership Structure:** Owner not required  
day-to-day

**Active Clients:** ~75

**Average Daily Attendance:** ~20 dogs

**Licensed Capacity:** 50-60 dogs per day



**FURBALL FITNESS DOG CAMP & DAYCARE IS A WELL-ESTABLISHED, STAFF-RUN, DOG DAYCARE BUSINESS OPERATING SIGNIFICANTLY BELOW LICENSED CAPACITY, OFFERING IMMEDIATE AND REALISTIC UPSIDE FOR A NEW OWNER WITHOUT THE NEED FOR FACILITY EXPANSION.**

**CALL FOR MORE INFO!**



**562-244-0854**

**HOYT HOCHMAN, CCIM  
BROKER**

**CABRE# 01211717**

**Broker # 02247644**

**Hoyt@Platinumpre.com**

**562-301-7293**

**BRENDAN MORRIS  
ASSOCIATE**

**CABRE# 01854557**

**Broker # 02247644**

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**PLATINUM**  
*properties*


**6201 E. BAYSHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644**


# PRIME COMMERCIAL BUILDING FOR SALE FULLY BUILT OUT FOR DOG DAYCARE




**127 W. 7<sup>th</sup> Street Long Beach, CA 90813**

 EXISTING TENANT WITH 3 YEARS REMAINING ON THE ORIGINAL LEASE TERM

 ONE 5-YEAR OPTION IN PLACE

 PURPOSE-BUILT IMPROVEMENTS FOR DOG DAYCARE OPERATIONS

 STRONG VISIBILITY AND WALKABLE LOCATION NEAR MAJOR DOWNTOWN AMENITIES

 IDEAL FOR INVESTORS SEEKING A NICHE, INCOME-PRODUCING ASSET IN A HIGH-DEMAND URBAN MARKET

**ASKING PRICE \$1,099,000.00**

**APN - 7273-023-014      YEAR BUILT - 1946**

**2,500 SF BUILDING      ZONING - LBPD30**

**A RARE OPPORTUNITY TO ACQUIRE A TURNKEY COMMERCIAL PROPERTY IN THE HEART OF DOWNTOWN LONG BEACH. THE BUILDING IS CURRENTLY IMPROVED AS A DOG DAYCARE FACILITY, OFFERING A SPECIALIZED BUILD-OUT IDEAL FOR PET-SERVICE OPERATORS OR INVESTORS SEEKING STABLE INCOME.**

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