



**COLDWELL BANKER  
COMMERCIAL**

**BLAIR**



# **FOR SALE** | **1736 EAST 7TH STREET** LONG BEACH, CALIFORNIA 90813

For more information contact:

**SHEVA HOSSEINZADEH**

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**SCAN FOR VIDEO**

**COLDWELL BANKER COMMERCIAL BLAIR**

333 West Broadway, Ste. 312,

Long Beach, CA 90802

Company BRE #01330395

[www.cbcblair.com](http://www.cbcblair.com)



## BUILDING DESCRIPTION

<b>ADDRESS:</b>	1736 E. 7th Street Long Beach, CA 90813
<b>SALE PRICE:</b>	\$1,175,000
<b>PRICE PSF:</b>	\$300 PSF
<b>BUILDING SIZE:</b>	3,920 SF
<b>LOT SIZE:</b>	5,087 SF
<b>ZONING:</b>	LBCNR
<b>APN:</b>	7266-022-010

## PROPERTY HIGHLIGHTS

- Corner Property located on the high traffic corridor of 7th Street
- Great Owner/ User property
- Facade and structural upgrades were recently done to the exterior of the premises
- Original vintage monument sign located on the Premises
- Excellent visibility
- Easy accessibility to the 405/ 605 Freeways
- High ceilings with skylights throughout

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# PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present the property located at 1736–1740 E 7th Street, Long Beach, CA on the market for Sale. This 3 unit commercial building features high ceilings with skylights, an open layout, and is situated along the major arterial 7th Street corridor in Long Beach, providing excellent visibility and accessibility. The site includes approximately 3,920 square feet of building improvements situated on 5,084 square feet of land, per the Tax Assessor. A notable feature is its original vintage monument sign.

Currently, the property is fully leased to a single tenant who utilizes the space as an art gallery/print shop, offering a unique mixed-use configuration. The tenant’s lease has expired on the two end-cap spaces which total approximately 1,855 SF; however, he still has a lease in place for the middle unit which totals approximately 2,006 SF until December 31, 2027. This property would be ideal for an owner/user.

## ZONING

**LBCNR** - The Neighborhood Commercial Zoning District includes neighborhood-serving centers and corridors that provide small-scale, low-intensity uses to meet the daily retail and service needs of surrounding residents. Uses and the scale of development is compatible with surrounding residential neighborhoods and size designed to promote pedestrian and bicycle access. The scale is determined by the size of adjoining residential uses, the commercial lot size and the commercial street width. Special scale restrictions apply in these districts. The Neighborhood Commercial and Residential (CNR) District is a mixed-use district permitting small scale commercial uses and/or moderate density residential development at R-3-T densities. The Land Use Element plan will allow mixed-use and/or residential development projects in the near future (2-3 years)

## RENT ROLL

<b>1736 E. 7th Street</b>	\$1,113/Per Month (Month - Month)
<b>1738 E. 7th Street</b>	\$2,560/Per Month (12/31/27)
<b>1740 E. 7th Street</b>	\$1,260/Per Month (Month - Month)

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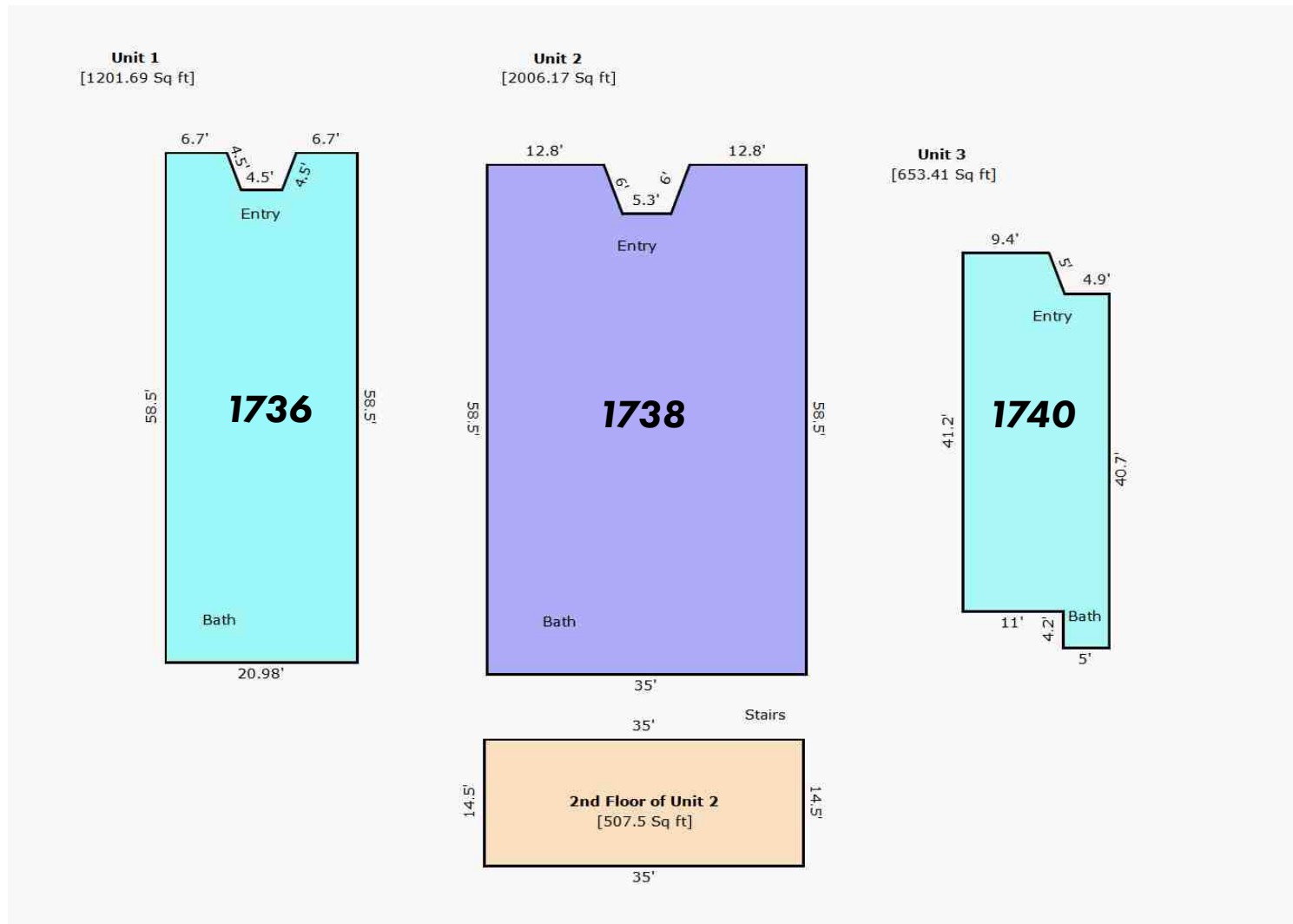
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# FLOOR PLAN



**\*Not to scale, buyer to verify**

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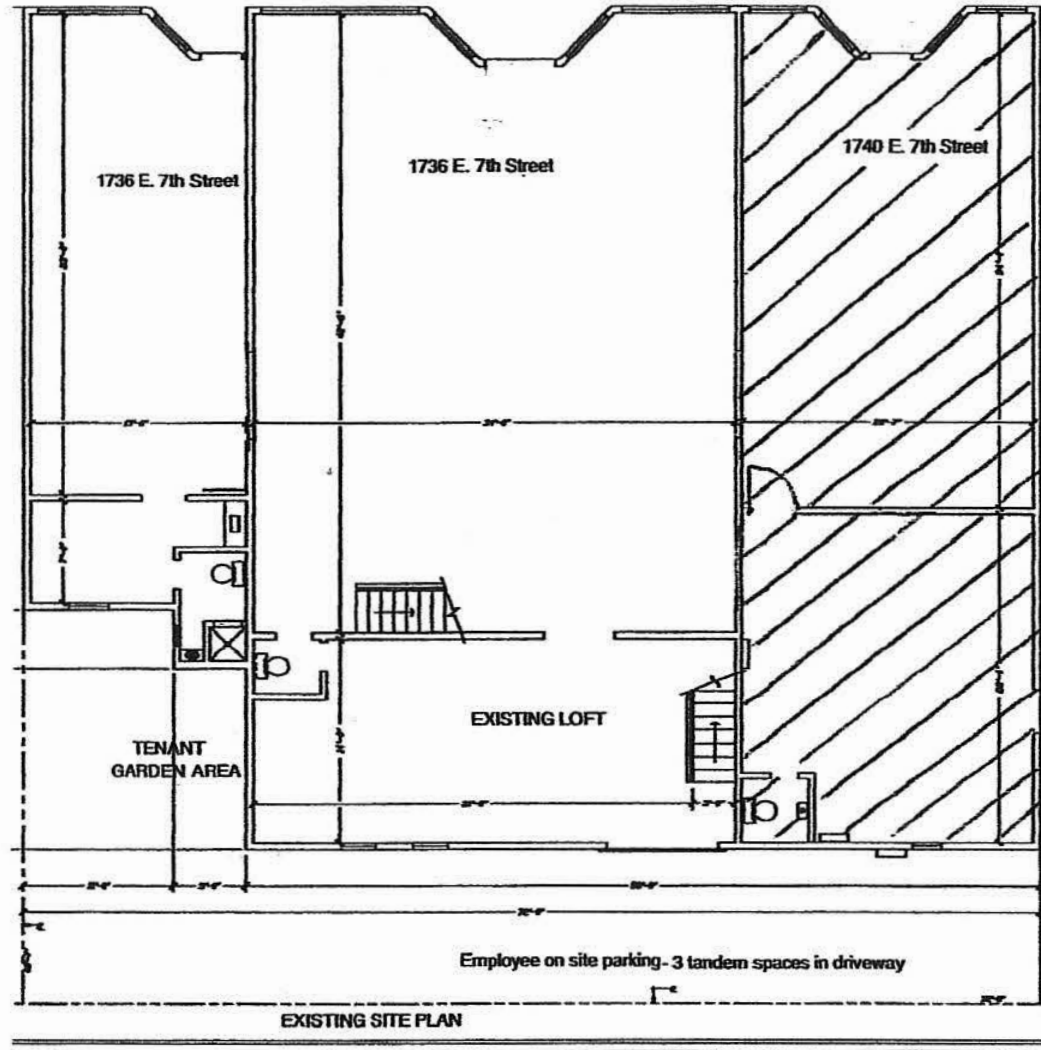
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# SITE PLAN



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# PROPERTY PHOTOS



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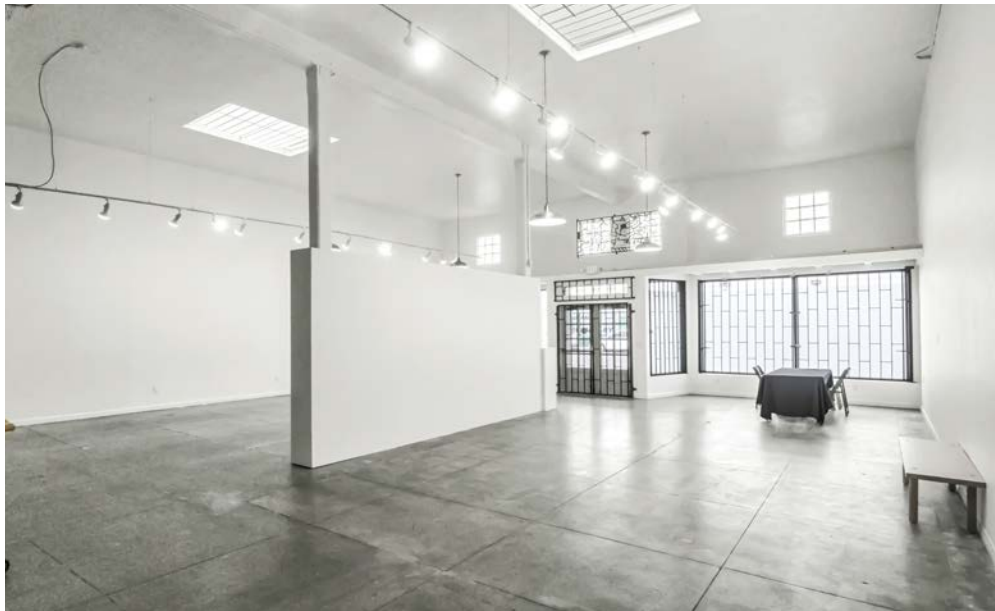
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