

FOR LEASE

ROSE PARK
RETAIL & OFFICE BUILDING

2338

ANAHEIM STREET

LONG BEACH, CA



For more information contact:

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COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



BUILDING DESCRIPTION

Address: 2338 Anaheim Street
Long Beach, CA 90804

Available Size: 774 - 1,244 SF

Asking Rate: \$1.65 - \$2.50 PSF

Lease Type: \$0.35 - NNN

Zoning: LBCNP

APN: 7139-003-047

Building Size: 60,345 SF

Year Built: 1983

Parking Available 36 Spaces

PROPERTY HIGHLIGHTS

- Retail and Office space available for Lease
- Some of the office spaces are equipped with sinks for prep use
- Parking is available in the adjacent parking lot
- Located in the highly desirable Zaferia District

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present an exceptional leasing opportunity at 2338 E. Anaheim Street, Long Beach, CA 90804, a mixed-use property featuring retail on the ground floor and office spaces behind the retail and on the second floor. With flexible layouts, excellent street visibility, and several offices equipped with sinks for prep use, the property offers office spaces ranging from approximately 774 SF to 1,244 SF and retail space of approximately 250 SF to 900 SF. An adjacent dedicated parking lot provides ample parking for tenants and customers. Situated in the vibrant Zaferia District, the property benefits from heavy daily traffic, nearby transit via the Metro A Line (Blue Line), and convenient access to the 405, 605, and 22 freeways. The area offers a dynamic mix of restaurants, breweries, fitness studios, and local services, with significant revitalization underway through new residential developments. With its prime location, versatile layout, and on-site parking, 2338 E. Anaheim Street, Long Beach, CA 90804 is ideal for retail, dining, office use, ghost kitchens, and other neighborhood-serving businesses.

ZONING

Community Commercial Zoning Districts - The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. The Community Pedestrian-Oriented (CCP) District permits retail and service uses with a development character intended to encourage pedestrian activity with buildings built to the street property line and parking is to the side or the rear

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AVAILABLE SUITES

FLOOR	SUITE	SF	RATE	NNN FEE	TYPE	COMMENTS
1	103	797	\$2.00 PSF	\$0.35	Office	Open Area, Two(2) Offices, Mop Sink
	105	1,244	\$2.00 PSF	\$0.35	Office	Reception, Three(3) Offices, Mop Sink
	106	774	\$2.00 PSF	\$0.35	Office	Open Area, Small Commercial Sink, Mop Sink, Storage Closet
	203C	812	\$2.00 PSF	\$0.35	Office/Ghost Kitchen	Open Area, Three-Compartments Sink, Mop Sink, and a Prep Sink. Suitable for light food prep or Ghost Kitchen Use.
2	201A	1,075	\$1.65 PSF	\$0.35	Office/Ghost Kitchen	Open Area, Three-Compartments Sink, Mop Sink, and Prep Sink. Suitable for light food prep or Ghost Kitchen Use.

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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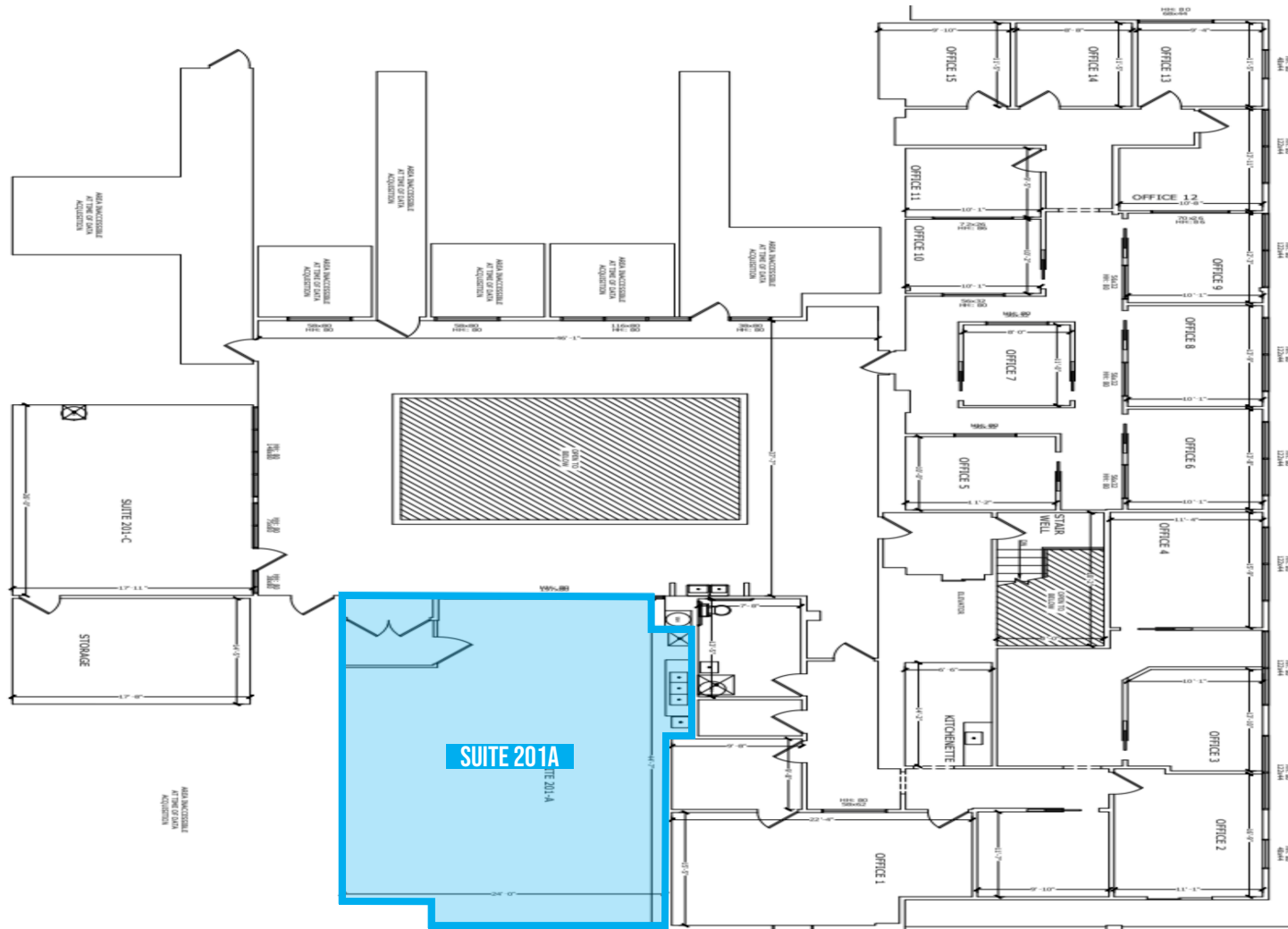
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SECOND FLOOR PLAN



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OFFICES WITHOUT SINKS



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COMMON AREA



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ADJACENT PARKING LOT



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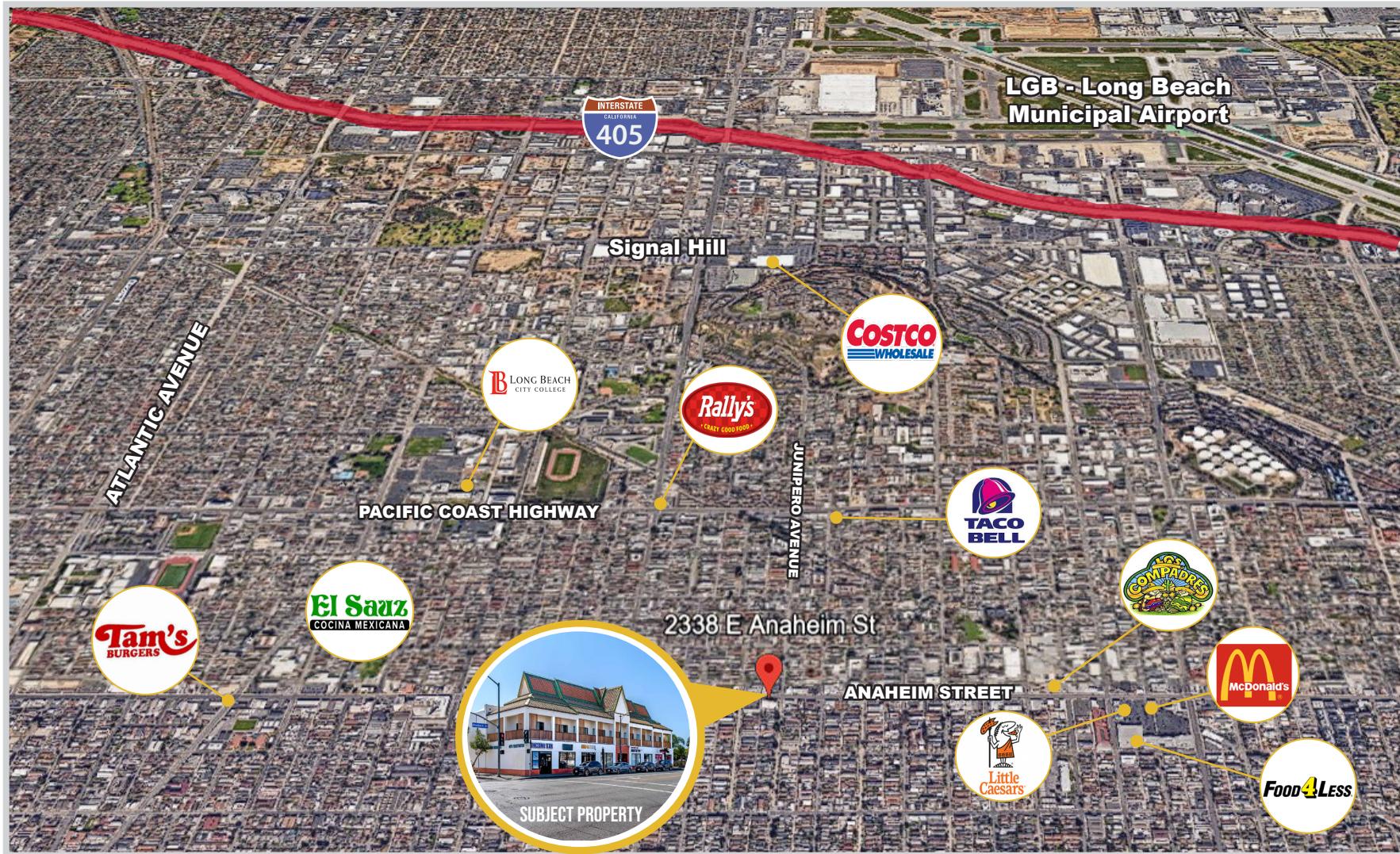
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RETAILERS / AMENITIES



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