

2734 E Broadway # 8, Long Beach 90803

1 - Belmont Shore/Park,Naples,Marina
Pac,Bay Hrbr

STATUS: Active

LIST CONTRACT DATE: 05/26/26

LISTING ID: PW26114128

LIST PRICE: \$450,000

PROP TYPE: Commercial Sale

PROP SUB TYPE: Retail

SELLER WILL CONSIDER
CONCESSIONS IN OFFER:

PARCEL #: 7264030037



SQFT(SRC): 508
 SQFT LOT: 8,313 (A)
 ACRES: 0.191
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT: 1986
 SLC: Standard
 LEVELS: 2
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS:
 ENTRY LEVEL: 2
 BUILDING STATUS: Existing
 OCCUPANCY:
 BUILDING \$/PER SQFT: \$885.83
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 2
 COUNTY: Los Angeles
 PARCEL MASTER:
 INVEST?: A/C?:Yes
 FENCE?: HEAT?:Yes

Rece05/26/2026 : NEW

DESCRIPTION

2734 E. Broadway, Suite 8 presents a rare opportunity to acquire a professionally renovated loft-style office condominium in Long Beach's renowned Bluff Park Historic District. Encompassing approximately 508 square feet across two levels, the space features soaring ceilings, abundant natural light, a dramatic open-to-above design, private restroom, loft workspace, and multiple glass-enclosed offices that create a modern and highly functional layout. Thoughtfully improved with contemporary finishes throughout, the flexible floor plan is well suited for a variety of professional, creative, and media-related uses, including consulting, design, and content creation. The efficient two-story layout provides multiple work areas while maintaining an open and collaborative feel. Two glass-enclosed offices add functionality and privacy, with one ideally suited for calls and meetings and the other well suited for recording, podcasting, or focused work. This is an ideal opportunity for small business owners, entrepreneurs, and professionals seeking to own their workspace rather than lease. Conveniently located along the Broadway corridor with easy access to Downtown Long Beach, Belmont Shore, and the waterfront. Low HOA dues of \$279 per month.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING: Central
 LAUNDRY: None
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY: Smoke Detector(s)
 CONSTRUCTION:
 LOT: 0-1 Unit/Acre

UTILITIES

ELECTRICITY: Electricity - On Property
 AMPERAGE:
 VOLTS:
 UTILITIES: Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPOT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: Condominium
 LAND USE: Office, Retail
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: 7264030037
 ADDITIONAL PARCEL(s): No

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS:
 CLOSE DATE:
 INCLUSIONS:
 EXCLUSIONS: furniture

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:

of UNITS LEASED:

MOVE-IN:

OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

ANCHORS/Co-TENANTS:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LLEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: [Juan Huizar](#)
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: [01417642](#)
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: [PHUIJUA](#)
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **562-307-0838**
2.LA DIRECT:
3.LA PAGER: **000-0000**
4.LA FAX:
5.LA VOICEMAIL: **000-0000**
6.LA EMAIL: juan@sageregroup.com

OFFICE

LISTING OFFICE: [Sage Real Estate Group, Inc.](#)
LISTING OFFICE PHONE: **562-400-7622**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [02163228](#)
LISTING OFFICE FAX:
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [0173](#)
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **05/26/26**
START SHOWING DATE:
ON MARKET DATE: **05/26/26**
BAC REMARKS:
PRIVATE REMARKS: **Seller currently occupies this office as a CA licensed real estate broker.**

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **08/26/26**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes**/
MOD TIMESTAMP: **05/26/26**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **By appointment only, call listing agent. HOA dues \$279/month. Please email offers to juan@sageregroup.com and phoebe@sageregroup.com.**
DIRECTIONS: **On Broadway between Temple and Molino.**

PHOTOS

Click arrow to display photos



