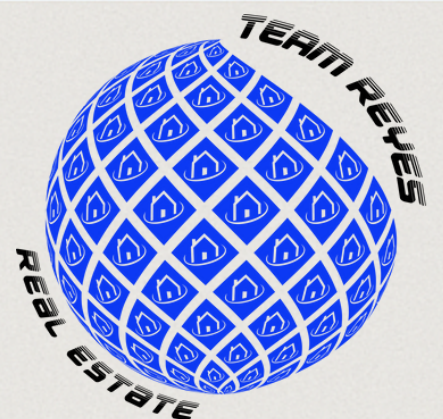


OFFERING MEMORANDUM



1900 E ANAHEIM ST
LONG BEACH, CALIFORNIA

PROPER
REAL ESTATE





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Offering Memorandum: 1900 E Anaheim St, Long Beach, CA

Executive Summary

1900 E Anaheim St is a high-visibility commercial corner property located in the heart of Long Beach, California's Principal Urban Center. Zoned CCP (Community Pedestrian-Oriented District), the property offers ideal potential for retail, medical, food and beverage, or service-based tenants. With strong market fundamentals, a median neighborhood age of 29, and high rental demand, this 5,400 sq. ft. building on a 6,067 sq. ft. lot represents a compelling opportunity for investors, 1031 exchange buyers, and owner-users.

Investment Highlights

- Prime corner lot with maximum signage exposure
- Located in a thriving, revitalizing urban corridor
- Zoned CCP: ideal for pedestrian-oriented commercial activity
- High vehicle and foot traffic with public transit access
- Low commercial vacancy rates and strong rental demand
- Median local age of 29 supports dynamic business traffic
- 1031 exchange ready and ideal for long-term hold strategies

Property Overview

Address: 1900 E Anaheim St, Long Beach, CA

Building Size: 5,400 sq. ft. Lot Size: 6,067 sq. ft.

Zoning: CCP - Community Pedestrian-Oriented District

Price: Starting at \$1,500,000 Occupancy: 1 occupied and remainder Vacant / To Be Delivered Empty



Corner lot with strong signage visibility

Location Overview

This property is centrally located in Long Beach's Principal Urban Center, surrounded by dense residential neighborhoods and active commercial corridors. The area benefits from consistent economic development efforts, including infrastructure upgrades, transit improvements, and commercial revitalization. The walkability and demographics support strong demand for consumer-facing businesses.



Front Office - Ideal for Admin or Showroom



Warehouse - Open Layout and Ceiling Height



Warehouse - Rear Rolling Door



Workshop Area - Utility Access



Loft Storage - Flexible Upper Space

Enhanced Zoning Highlights

Zoning: CCP - Community Pedestrian-Oriented District
Permitted Uses Include: - Retail (convenience stores, specialty shops) - Restaurants and Cafes - Medical Offices and Urgent Care - Wellness Clinics, Salons, Gyms - Professional Offices
The zoning promotes pedestrian-friendly, vibrant commercial activity with direct sidewalk access, perfect for modern urban commerce.

Demographic & Trade Area Insights

The trade area surrounding 1900 E Anaheim St shows steady population growth and increasing demand for retail and service businesses. Between 2023 and 2028, population is projected to grow between 1.35% and 3.64% across surrounding census blocks. The dominant household segments include young dual-income families and ethnically diverse renters in multi-family properties. These consumers drive demand for food, medical, beauty, and daily needs services. This property is strategically positioned in a trade area with evolving economic energy and growth.

Map near Long Beach, CA 90813



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To Schedule A Private Tour
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