



FOR SALE
2338

PACIFIC AVENUE

LONG BEACH, CA



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PACIFIC AVENUE

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**COLDWELL BANKER
COMMERCIAL
BLAIR**

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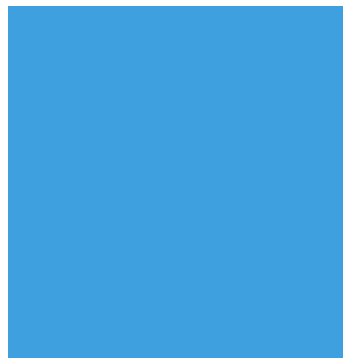
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TABLE OF CONTENTS

01

PROPERTY HIGHLIGHTS



02

PHOTOS



03

NEARBY AMENITIES





BUILDING SPECIFICATIONS

Address:	2338 PACIFIC AVE LONG BEACH, CA 90806
Price:	\$1,100,000 (\$335 PSF)
Year Built:	1939
Building Size:	3,284 SF
Lot Size:	7,787 SF
Zoning:	CCA - Community Automobile Oriented District
APN:	7205-017-030

HIGHLIGHTS

- ±3,284 SF Building on ±7,787 SF Lot
- Mixed-Use Layout: two retail units + single-family residence
- Restaurant Tenant leased through 2029
- Three-Bedroom / One-Bath House at rear of property
- On-Site Parking for up to 8 vehicles via alley access
- Additional retail tenant and single-family house currently month-to-month
- Excellent opportunity for investors or owner-users

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to list the mixed-use opportunity located at 2338 Pacific Avenue for sale in the heart of Long Beach. Positioned prominently on the corner of Pacific Avenue and Eagle Street, this versatile property features approximately 3,284 SF of improvements situated on 7,787 SF of land.

The front portion of the building offers two retail units, a tenant that sells beef jerky on a month- to- month basis, and a restaurant tenant with a lease through 2027, providing immediate income stability. In addition, a three-bedroom, one-bath single-family residence is located at the rear of the property, offering added rental flexibility or potential owner-user occupancy.

Convenient on-site parking is accessible via the alley, accommodating up to 8 vehicles adjacent to the home and behind the retail storefronts. The surrounding neighborhood offers a blend of retail, residential, and service-oriented businesses, supporting strong demand and consistent traffic to the area.

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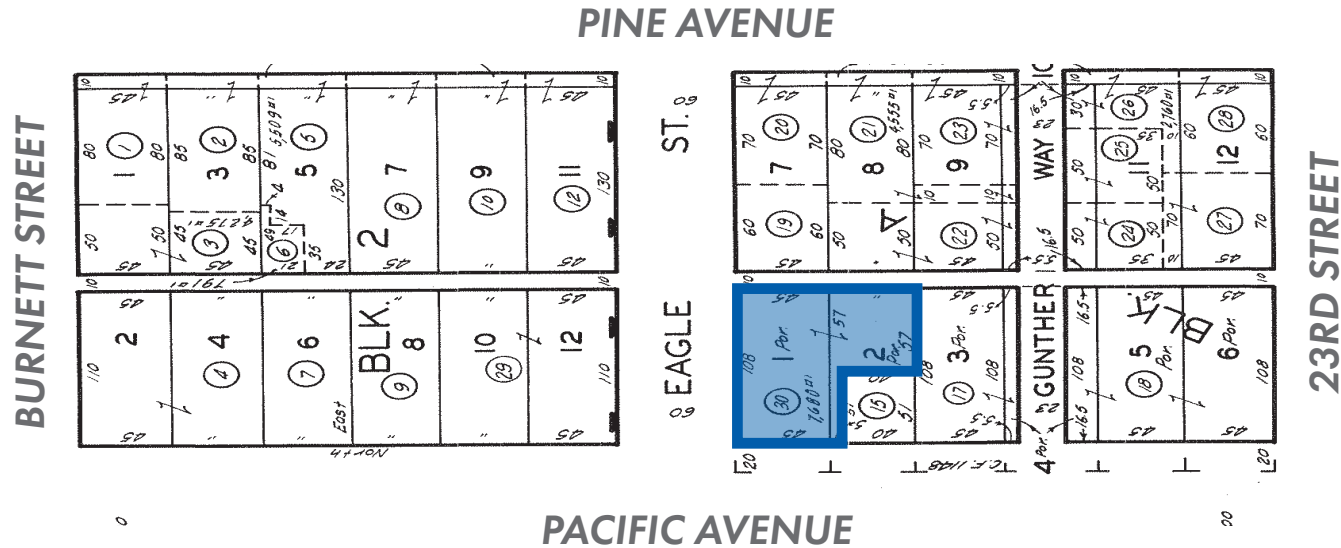
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BLAIR

PARCEL MAP



ZONING

Neighborhood Commercial Zoning Districts: The Neighborhood Commercial Zoning District provides small scale, neighborhood compatible uses. 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. This property is zoned CNP which is the Neighborhood Pedestrian (CNP) District. It is oriented towards serving pedestrians with buildings located at the front setback and parking behind the buildings. Permitted uses would include but are not restricted too: Personal Services, Automobile Uses, Business Office Support, Financial Services, Entertainment, Retail Services, and etc.

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NEARBY AMENITIES

WILLOW & LONG BEACH BLVD. RETAIL

LONG BEACH AIRPORT
Building a Better Way to Fly



LOCAL RETAIL MAP

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