

4,073 SF

1082-1084
REDONDO AVENUE



FOR SALE

LONG BEACH, CA 90804

THE OFFERING

The property includes a two-story building comprised of approximately 4,073 square feet on a 6,252 square-foot lot. The building feature multiple entrances and ample Parking both on-site (8 spaces) and at nearby public spaces. A gated parking lot for security.

The office is upstairs and is approximately 2,000 sq ft with a large open area, a kitchen, two conference rooms, three bathrooms and two offices. The downstairs space is currently built out for retail, storage and/or distribution space. It includes a 8'H x 11'W roll-up door at the front allowing for drive-up access and. Inside, the each space offers a clear height of approximately 10 feet, providing efficient functionality for a wide range of uses. There are three electric meters with a provision for a fourth meter if needed. The power is currently 200 amps.

Located on highly trafficked corridor of Redondo Ave, the property has easy access to DTLB and LA via Interstate 710, 405 & 605 Freeways

Current Tenants: This property is vacant. Ready for an owner/user or a savvy investor. This can provide immediate rental income to new owners.



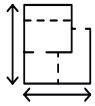
ADDRESS

1082-1084 REDONDO AVE.
LONG BEACH, CA 90804



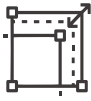
MARKET/SUBMARKET

LONG BEACH



SQUARE FOOTAGE

4,073 SF



LOT SIZE

0.14 AC



YEAR BUILT

1977



OCCUPANCY

VACANT



PRICE

\$1,575,000



HIGH-TRAFFIC

AREA NEAR THE 405 FREEWAY
IN LONG BEACH



COLDWELL BANKER
COMMERCIAL BLAIR

1082-1084 REDONDO AVENUE

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LONG BEACH, CA 90804

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PROPERTY HIGHLIGHTS



Current Tenants: This property is vacant. Ready for an owner/user or a savvy investor. This can provide immediate rental income to new owners.



Zoning & Potential Uses: Residential Mixed-Used (RMU4)
The property is zoned RMU4 - Residential Mixed-Use 4 (RMU4 and RMU4-A) zones are residentially focused and permit higher density residential uses in areas where multi-family housing is currently the dominant use. These zones permit intensification of existing residential areas to increase housing opportunities and introduce neighborhood-serving, non-residential uses in proximity to residents. Current uses can include basic Sales and Service: Retail/Business/ Professional/Personal



Additional Features: With high visibility and thousands of daily passing vehicles, this property provides a prime location for businesses aiming to attract a steady flow of foot traffic. The surrounding area includes a mix of retail, commercial establishments and residential housing, contributing to its potential as a thriving business hub.



This property is ideal for owner/users and/or investors looking to capitalize on Long Beach's growth and commercial development, especially given its flexible zoning and existing rental income opportunities.



 COLDWELL BANKER
COMMERCIAL BLAIR

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LONG BEACH MARKET OVERVIEW

Long Beach, California, is a vibrant coastal city that perfectly blends urban sophistication with laid-back beach culture.

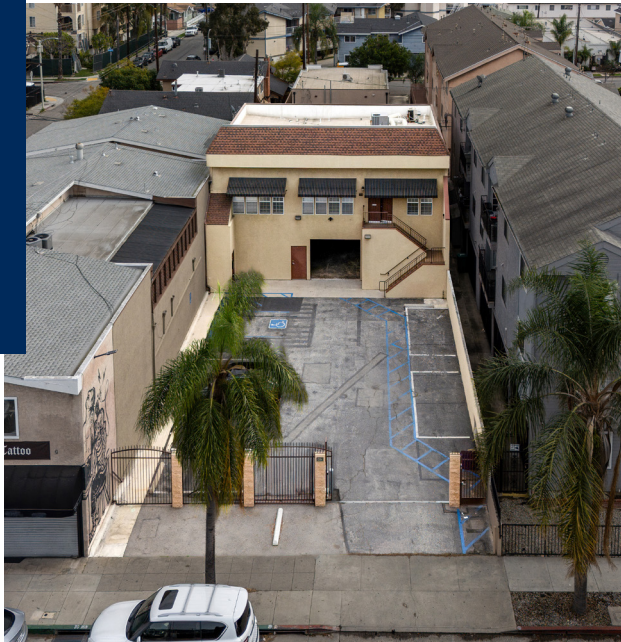
Long Beach is a well-established and strategically positioned office submarket within the Greater Los Angeles metro area. The property is located north of the Port of Long Beach and minutes from the 405, 605 and 710 Freeways, the area offers excellent regional connectivity for manufacturing, warehousing, and service-oriented business operations. Long Beach's office base is characterized by a mix of modern, mid-century and pre-1940's buildings that cater to a wide range of users, from owner-users to small and mid-sized retailers and distributors.

The city's pro-business environment, central location, and access to the ports make it a highly desirable destination for companies seeking efficient operations and long-term stability. With proximity to Downtown Long Beach and surrounding commercial amenities, 1082-1084 Redondo Avenue offers both functionality and convenience within one of Southern California's most active business corridors. This makes it a prime spot for an investment opportunity.

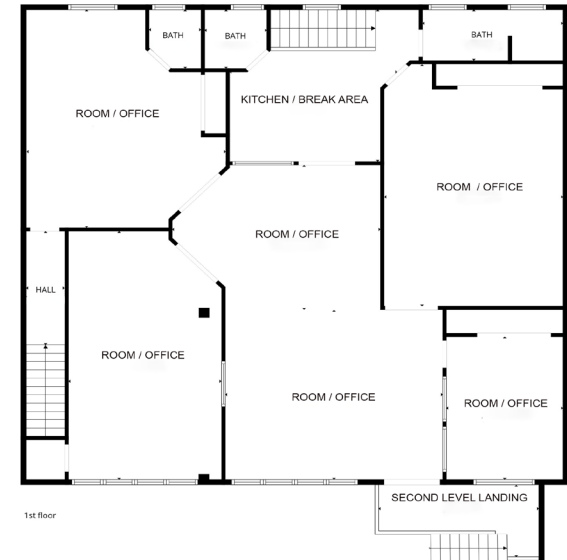
PROPERTY PHOTOS



PROPERTY PHOTOS



LEVEL ONE



LEVEL TWO

1082-1084 REDONDO AVENUE

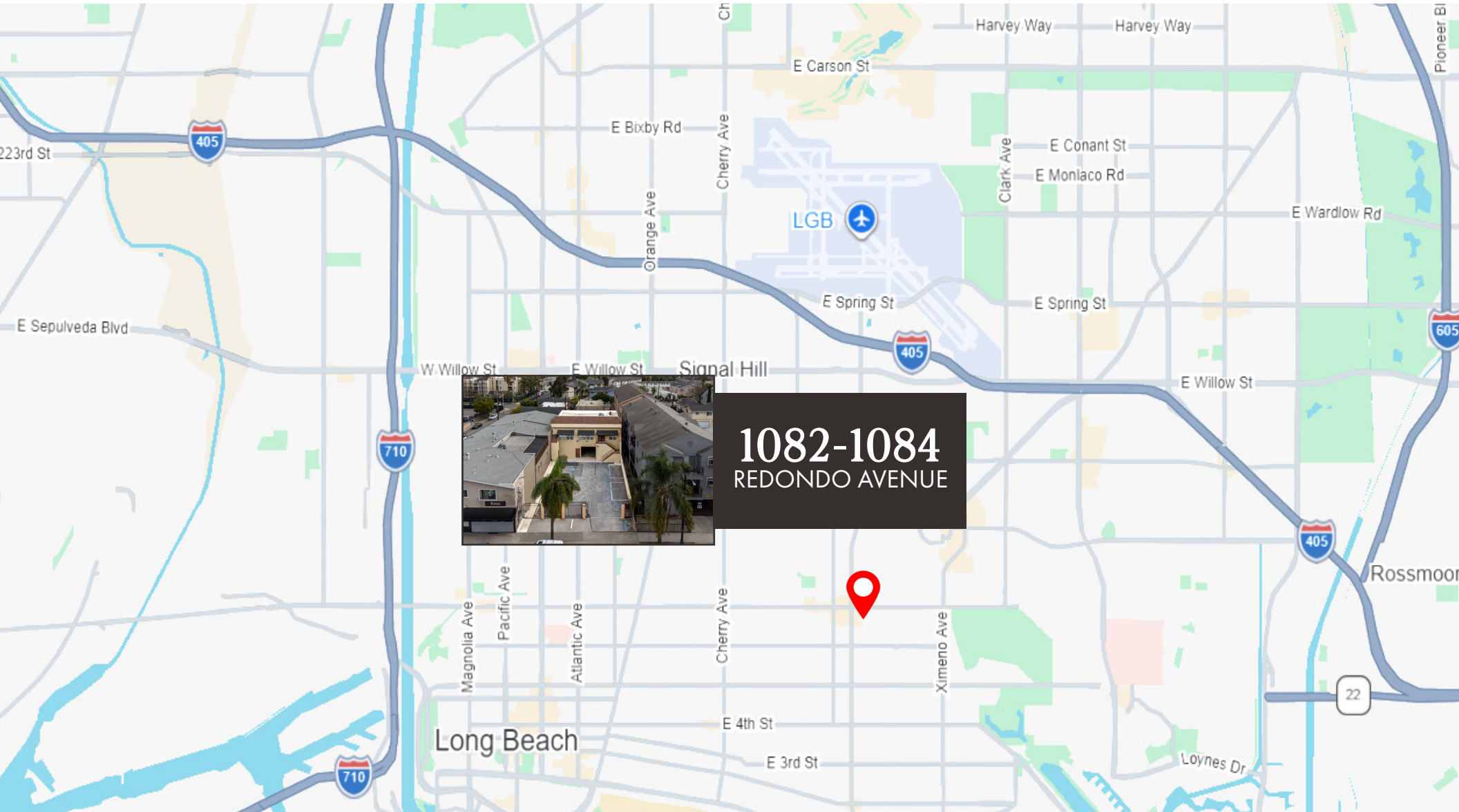
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LONG BEACH, CA 90804

PROPERTY PHOTOS



LOCATION MAP



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1082-1084 REDONDO AVENUE

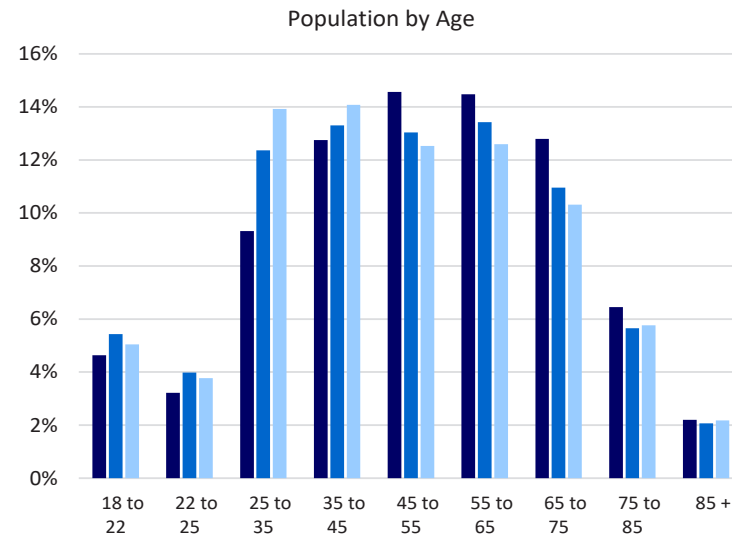
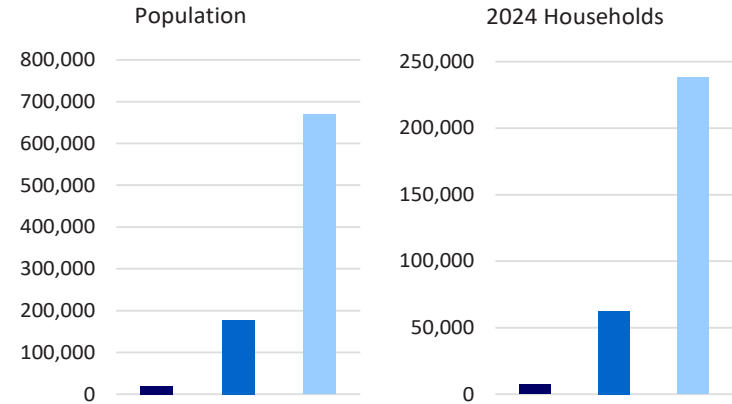
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LONG BEACH, CA 90804

Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	19,776	---	177,854	---	669,447	---
2029 Projected Population	19,849	---	178,870	---	674,128	---
Pop Growth (%)	0.4%	---	0.6%	---	0.7%	---
2024 Households	7,144	---	62,463	---	238,033	---
2029 Projected Households	7,171	---	62,815	---	239,787	---
HH Growth (%)	0.4%	---	0.6%	---	0.7%	---
Census Year						
2010 Population	19,152	---	172,405	---	667,525	---
2020 Population	19,837	---	179,131	---	675,666	---
Pop Growth (%)	3.6%	---	3.9%	---	1.2%	---
2010 Households	7,125	---	61,475	---	233,224	---
2020 Households	7,157	---	62,851	---	240,284	---
HH Growth (%)	0.4%	---	2.2%	---	3.0%	---
Total Population by Age						
Average Age (2024)	43.4		41.4		41.0	
Children (2024)						
0 - 4 Years	876		8,970		36,835	
5 - 9 Years	1,101		9,114		33,840	
10-13 Years	916		7,736		28,964	
14-17 Years	982		9,374		---	861
Adults (2024)						
18 to 22	917	4.6%	9,669	5.4%	33,788	5.0%
22 to 25	638	3.2%	7,079	4.0%	25,265	3.8%
25 to 35	1,842	9.3%	21,977	12.4%	93,228	13.9%
35 to 45	2,521	12.7%	23,658	13.3%	94,249	14.1%
45 to 55	2,880	14.6%	23,185	13.0%	83,861	12.5%
55 to 65	2,863	14.5%	23,874	13.4%	84,308	12.6%
65 to 75	2,530	12.8%	19,483	11.0%	69,031	10.3%
75 to 85	1,277	6.5%	10,062	5.7%	38,608	5.8%
85 +	435	2.2%	3,672	2.1%	14,610	2.2%

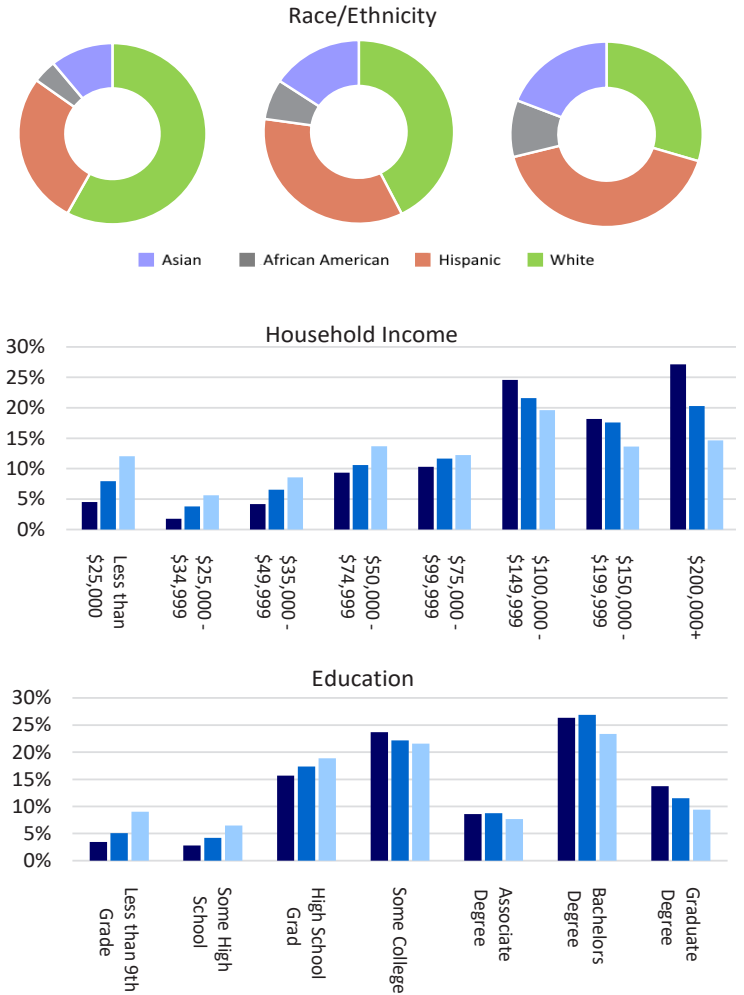


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Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2024)						
White, Non-Hispanic	10,565	53.4%	70,694	39.7%	187,885	28.1%
Hispanic	4,940	25.0%	57,619	32.4%	261,954	39.1%
Black	752	3.8%	11,806	6.6%	62,819	9.4%
Asian	1,977	10.0%	25,947	14.6%	120,383	18.0%
Language at Home (2024)						
Spanish	18,900		168,883		632,612	
Spanish	2,809	14.9%	31,930	18.9%	179,044	28.3%
Asian Language	567	3.0%	9,616	5.7%	52,741	8.3%
Ancestry (2024)						
American Indian (ancestry)	35	0.2%	396	0.2%	1,409	0.2%
Hawaiian (ancestry)	84	0.4%	952	0.5%	4,282	0.6%
Household Income (2024)						
Per Capita Income	\$57,791	---	\$50,829	---	\$43,696	---
Average HH Income	\$159,978	---	\$144,726	---	\$122,890	---
Median HH Income	\$141,646	---	\$119,967	---	\$94,940	---
Less than \$25,000	322	4.5%	4,953	7.9%	28,621	12.0%
\$25,000 - \$34,999	128	1.8%	2,356	3.8%	13,427	5.6%
\$35,000 - \$49,999	300	4.2%	4,089	6.5%	20,346	8.5%
\$50,000 - \$74,999	667	9.3%	6,625	10.6%	32,558	13.7%
\$75,000 - \$99,999	736	10.3%	7,289	11.7%	29,080	12.2%
\$100,000 - \$149,999	1,756	24.6%	13,494	21.6%	67,689	19.6%
\$150,000 - \$199,999	1,298	18.2%	10,993	17.6%	32,424	13.6%
\$200,000+	1,938	27.1%	12,665	20.3%	34,888	14.7%
Education (2024)						
Less than 9th Grade	14,347		125,912		477,895	
Less than 9th Grade	498	3.5%	6,398	5.1%	43,228	9.0%
Some High School	399	2.8%	5,324	4.2%	30,954	6.5%
High School Grad	2,251	15.7%	21,870	17.4%	90,055	18.8%
Some College	3,402	23.7%	27,883	22.1%	103,212	21.6%
Associate Degree	1,232	8.6%	11,038	8.8%	36,738	7.7%
Bachelors Degree	3,783	26.4%	33,825	26.9%	111,600	23.4%
Graduate Degree	1,969	13.7%	14,462	11.5%	45,006	9.4%

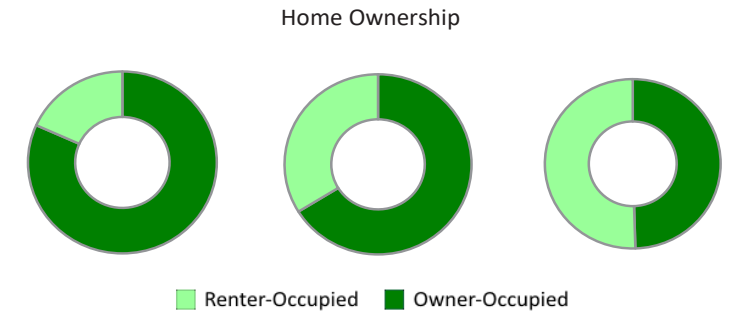
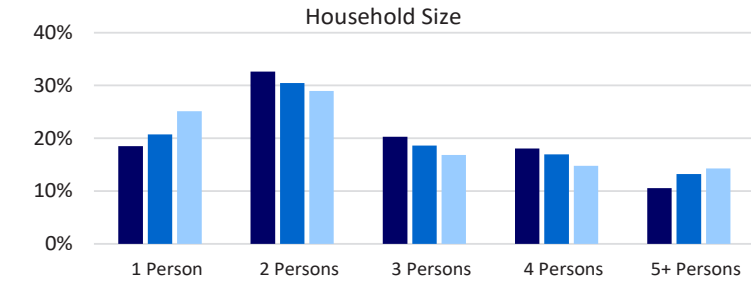
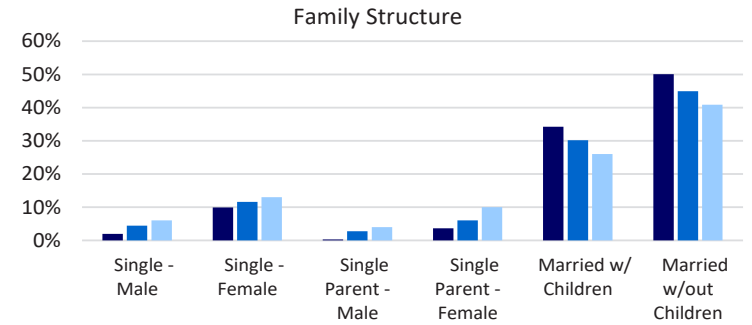


AREA DEMOGRAPHICS

Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Family Structure (2024)	5,458		45,168		158,034	
Single - Male	108	2.0%	2,003	4.4%	9,581	6.1%
Single - Female	542	9.9%	5,245	11.6%	20,612	13.0%
Single Parent - Male	13	0.2%	1,254	2.8%	6,266	4.0%
Single Parent - Female	198	3.6%	2,729	6.0%	15,825	10.0%
Married w/ Children	1,867	34.2%	13,636	30.2%	41,124	26.0%
Married w/out Children	2,730	50.0%	20,302	44.9%	64,626	40.9%
Household Size (2024)						
1 Person	1,321	18.5%	12,948	20.7%	59,815	25.1%
2 Persons	2,331	32.6%	19,032	30.5%	69,004	29.0%
3 Persons	1,448	20.3%	11,622	18.6%	40,052	16.8%
4 Persons	1,291	18.1%	10,603	17.0%	35,185	14.8%
5+ Persons	754	10.5%	8,259	13.2%	33,976	14.3%
Home Ownership (2024)	7,144		62,463		238,033	
Owners	5,838	81.7%	41,360	66.2%	117,885	49.5%
Renters	1,306	18.3%	21,103	33.8%	120,149	50.5%
Components of Change (2024)						
Births	159	0.8%	1,685	0.9%	6,865	1.0%
Deaths	163	0.8%	1,295	0.7%	4,840	0.7%
Migration	-49	-0.2%	-928	-0.5%	-3,152	-0.5%
Unemployment Rate (2024)	4.3%		4.2%		5.4%	
Employment, Pop 16+ (2024)	16,363		147,358		553,396	
Armed Services	0	0.0%	107	0.1%	591	0.1%
Civilian	10,683	65.3%	96,629	65.6%	359,174	64.9%
Employed	10,230	62.5%	92,563	62.8%	339,847	61.4%
Unemployed	453	2.8%	4,065	2.8%	19,327	3.5%
Not in Labor Force	5,680	34.7%	50,730	34.4%	194,222	35.1%
Businesses						
Establishments	560	---	8,733	---	28,171	---
Employees (FTE)	5,942	---	79,663	---	231,896	---





1082-1084

REDONDO AVENUE

LONG BEACH, CA 90804

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Principal

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Principal

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