8,640 SF Retail Space

HUGE PRICE REDUCTION!

Motivated Seller

5321 - 5345

LONG BEACH BLVD

For Sale

or For Lease

Approx. 1,300 SQ FT available

LONG BEACH, CA 90805

CBRE

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THE OFFERING

The property includes two buildings with a combined size of approximately 8,640 square feet on a 21,875 SF square-foot lot.

The buildings feature multiple entrances, bathrooms, and ample parking both on-site and at nearby public metered spaces.

Located on highly-trafficked corridor of Long Beach Boulevard, the property has easy access to DTLB and LA via Interstate 710, 405 & 605 Freeways.

ADDRESS
5321 – 5345 Long Beach Blvd,
Long Beach, CA 90805

MARKET/SUBMARKET
Long Beach

SQUARE FOOTAGE
8,640 SF

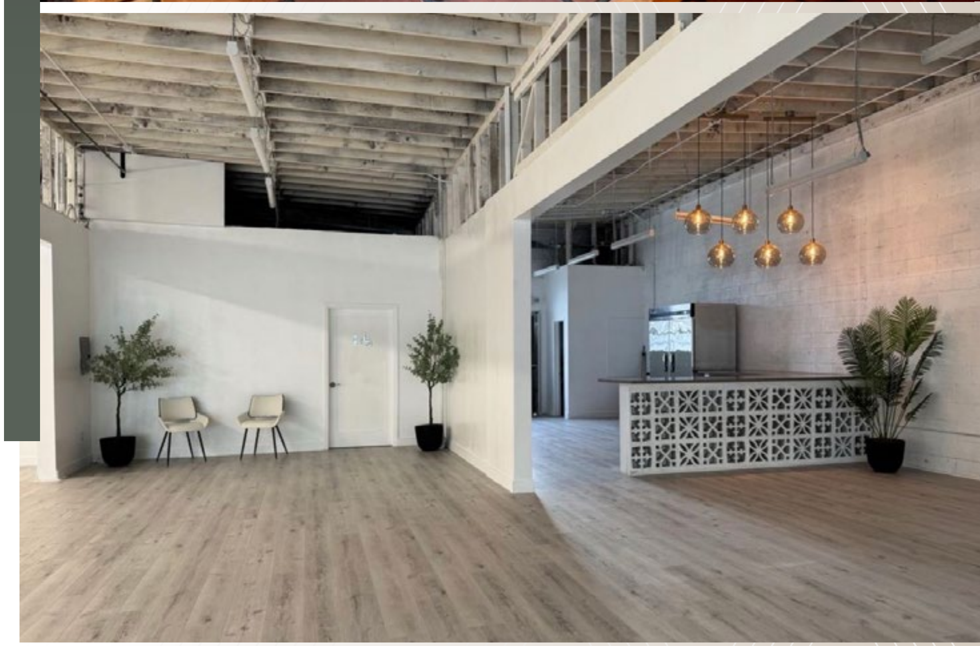
LOT SIZE
21,875 SF

YEAR BUILT
1924/2019 Renovated

OCCUPANCY
85%

PRICE
REDUCED: $2,695,000

HIGH-TRAFFIC
are near the 710 Freeway
in North Long Beach



P R O P E R T Y   H I G H L I G H T S

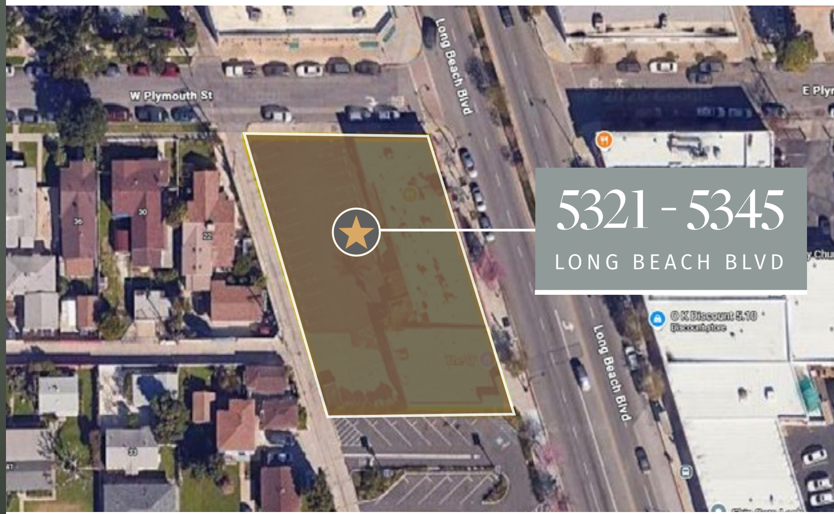
Current Tenants: This property is 85% leased. Notably, it houses a popular Vietnamese restaurant, Pho Express and the Q Venue. This can provide immediate rental income to new owners. 1,300 square feet is available for lease. Please inquire with agent.

Zoning & Potential Uses: Zoned for commercial cannabis use, this property has flexibility for various businesses, such as retail, medical offices, fitness centers, and more. It's well-suited for owner-occupiers or as an investment for those looking to add value with redevelopment or enhanced tenant improvements .

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 and commercial establishments, contributing to its potential as a thriving business hub.

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

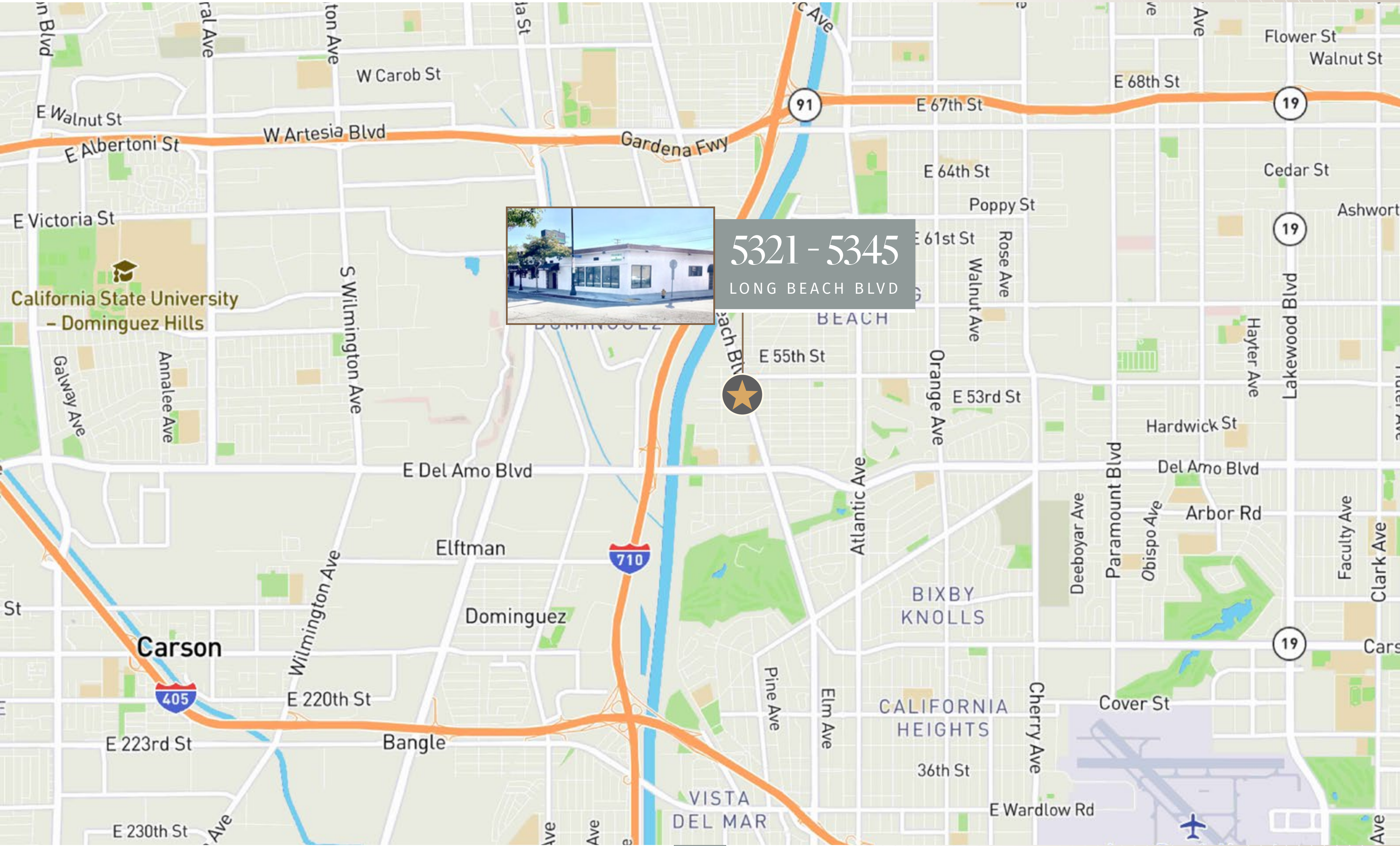
*Near California State University of Dominques Hills

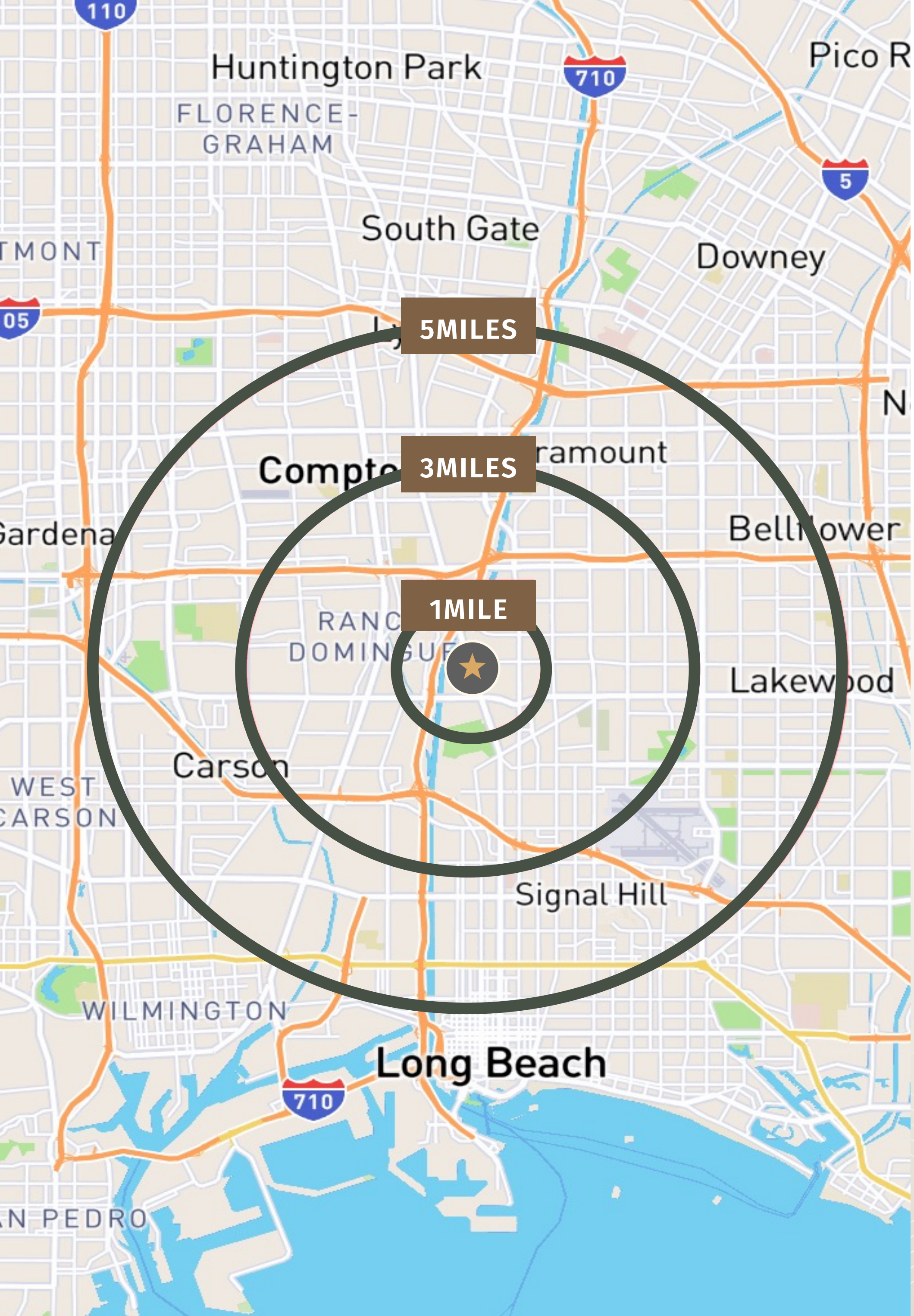



AVAILABLE please contact
agent for updates


BANQUET HALL & EVENTS

LOCATION MAP





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
Population	32,475	212,877	648,175
Average Household Income	$88,502	$110,216	$113,262
Average Value of Owner Occ. Housing Units	$722,529	$775,887	$767,709
Daytime Workers	8,367	88,259	249,464
Daytime Residents	16,976	112,986	346,328
Owner Occupied Housing Units	4,264	35,757	100,947
Renter Occupied Housing Units	6,266	31,457	96,362

***ALL NUMBERS ARE FOR 2025**

Source: Esri

5321 - 5345

LONG BEACH BLVD

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