



FOR SALE

1152

E. HILL STREET

LONG BEACH, CA



HILL STREET

ORANGE AVENUE

**1152**  
E HILL STREET

For more information contact:

**GEORGE BUSTAMANTE**

Principal  
T: 714.856-7017  
DRE #02074710  
GBustamante@cbcblair.com

**SHEVA HOSSEINZADEH**

Principal  
T: 562.400.5949  
DRE #01922147  
Sheva@cbcblair.com

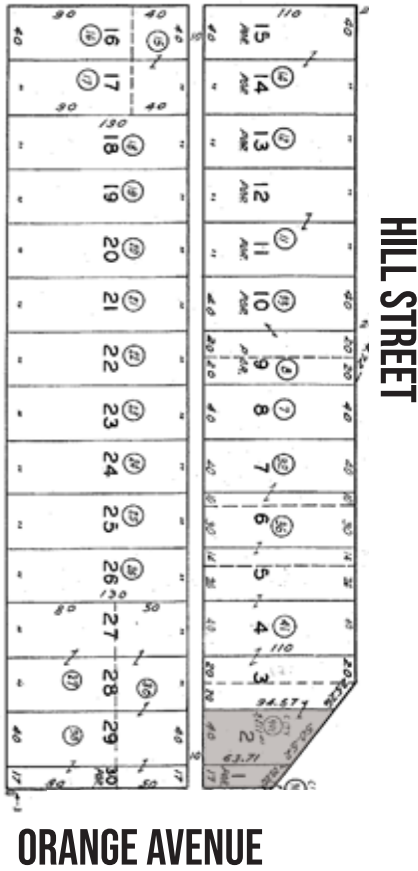
**CBC BLAIR**

333 West Broadway, Ste. 312  
Long Beach, CA 90802  
Company DRE #01330395  
www.cbcblair.com



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR

## PARCEL MAP



## LOT SPECIFICATIONS

**Address:** 1152 East Hill Street Long Beach, CA 90806  
**APN:** 7210-025-901-7210-025-900  
**General Plan:** Residential (Founding and Contemporary Neighborhood)  
**Zoning:** LIGHT INDUSTRIAL (IL)  
**Lot Area:** 6,206 SF  
**Projected Market Value:** \$280,000/\$45 PSF

## PROPERTY

Coldwell Banker Commercial BLAIR is pleased to present the property located at 1152 East Hill Street in Long Beach (APN# 7210-025-900 & 7210-025-901) for sale. The subject property consists of approximately 6,206 square feet of land and is currently zoned Light Industrial, although the existing General Plan designation and planned future zoning designate the site for residential use. While the current zoning designation remains Light Industrial, the surrounding properties are predominantly residential. As such, there may be a higher likelihood—and potentially greater value—in pursuing a residential development opportunity for the site.

## HIGHLIGHTS

- ±6,206 SF land parcel located at 1152 East Hill Street in Long Beach
- Currently zoned Light Industrial with updated zoning that allows for residential development potential
- Surrounded predominantly by established residential neighborhoods, supporting potential residential repositioning
- Ideal opportunity for developers, investors, or owner-users seeking redevelopment potential
- Centrally located with convenient access to major transportation corridors and nearby amenities
- Located in a strong infill market with continued residential demand in Long Beach

**1152**  
E HILL STREET

For more information contact:

**GEORGE BUSTAMANTE**  
Principal  
T: 714.856-7017  
DRE #02074710  
GBustamante@cbclair.com

**SHEVA HOSSEINZADEH**  
Principal  
T: 562.400.5949  
DRE #01922147  
Sheva@cbclair.com

**CBC BLAIR**  
333 West Broadway, Ste. 312  
Long Beach, CA 90802  
Company DRE #01330395  
www.cbclair.com



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR

# CURRENT ZONING \*

Long Beach: Light Industrial (IL) Zoning — Key Details:

## Purpose & Intent

- The IL (Light Industrial) district is intended for industrial operations whose primary activities occur entirely within enclosed structure.
- This zoning is supposed to minimize the nuisance and environmental impacts so that IL uses are relatively compatible with nearby non-industrial or less-intensive uses.

## Permitted Uses & Restrictions

While the code is detailed, here are general types of uses typically allowed (or conditionally allowed) in IL zones:

- Low to moderate intensity industrial / manufacturing / assembly that does not produce heavy nuisance or pollutants.
- Warehousing, distribution, light fabrication, small-scale production where operations are enclosed (i.e. noise, dust, fumes are controlled).
- Certain accessory uses that support the primary industrial uses (offices for businesses operating on site, storage, etc.) as per specific regulations.

**\* Please note that while the IL zoning permits industrial uses, the current General Plan designation does not; accordingly, proposed industrial uses may not be permitted or compatible with the surrounding neighborhood.**

**1152**  
E. HILL STREET

For more information contact:

**GEORGE BUSTAMANTE**

Principal  
T: 714.856-7017  
DRE #02074710  
GBustamante@cbcblair.com

**SHEVA HOSSEINZADEH**

Principal  
T: 562.400.5949  
DRE #01922147  
Sheva@cbcblair.com

**CBC BLAIR**

333 West Broadway, Ste. 312  
Long Beach, CA 90802  
Company DRE #01330395  
www.cbcblair.com



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR

# UPDATED ZONING

The City of Long Beach General Plan Land Use Element outlines the intended land uses for current and future development in the city. The General Plan Land Use Place Type for 1152 E. Hill St is called, "Founding and Contemporary Neighborhood". The intent of this land use is single-family and low-density housing and or neighborhood-serving low-intensity commercial uses.

The following development standards are regulated by Land Use Place Type and can be found in the City of Long Beach Land Use Element:

- Building height (stories): 2
- Number of dwelling units per acre (density): 18
- Number of units permitted: Duplex and two ADUs for a total of four units

While the General Plan regulates that this project is 2-stories and up to 18/ du per acre, the remaining development standards are regulated by zoning (found in LBMC Title 21.31 Residential Districts), (R-2-N or similar standards would apply to the property). including, but not limited to:

- Frontage
- Building Placement
- FAR
- Open Space
- Parking
- Fence Height
- This area is Parking Exempt, no parking is required

While IL zoned parcels would not usually allow for residential, under Senate Bill 330, the applicant is able to apply the General Plan land use designation to allow for by-right residential development without requiring a zone change and waive all industrial zoning standards that do not align with the General Plan regarding housing development potential. ADUs would be permitted on the site once a primary dwelling unit(s) is proposed. Together, these parcels could accommodate at least two dwelling units and two ADUs.

**1152**  
E. HILL STREET

For more information contact:

**GEORGE BUSTAMANTE**

Principal  
T: 714.856-7017  
DRE #02074710  
GBustamante@cbcblair.com

**SHEVA HOSSEINZADEH**

Principal  
T: 562.400.5949  
DRE #01922147  
Sheva@cbcblair.com

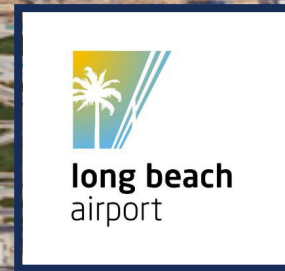
**CBC BLAIR**

333 West Broadway, Ste. 312  
Long Beach, CA 90802  
Company DRE #01330395  
www.cbcblair.com



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR

# NEARBY AMENITIES



**MemorialCare  
LB Memorial Medical  
Center**



ATLANTIC AVENUE



**SUBJECT PROPERTY**

CHERRY AVENUE

HILLTOP PARK

SIGNAL HILL

REDONDO AVENUE

**Long Beach City College  
Trades & Technology  
Campus**



**1152**  
E. HILL STREET

For more information contact:

**GEORGE BUSTAMANTE**  
Principal  
T: 714.856-7017  
DRE #02074710  
GBustamante@cbclair.com

**SHEVA HOSSEINZADEH**  
Principal  
T: 562.400.5949  
DRE #01922147  
Sheva@cbclair.com

**CBC BLAIR**  
333 West Broadway, Ste. 312  
Long Beach, CA 90802  
Company DRE #01330395  
www.cbclair.com



**COLDWELL BANKER  
COMMERCIAL**  
BLAIR