

801

E. ARTESIA BLVD.
LONG BEACH, CA 90805

FREESTANDING CORNER-LOT PROPERTY



OFFERING MEMORANDUM

CONTACT

Kenneth Chung

310-227-0066

chungkenneth@yahoo.com

DRE# 01350852



801

E. ARTESIA BLVD.
LONG BEACH, CA 90805

FREESTANDING CORNER-LOT PROPERTY

Features

PRICE	\$1,500,000
SALE TYPE	Owner User
TYPE	Retail
BLDG SIZE	2,880 SF
BLDG CLASS	C
YEAR BUILT	1940
TENANCY	Single
BLDG HEIGHT	1 Story
LOADING DOCK	1 Exterior
BLDG FAR	0.47
LOT SIZE	0.14 AC
ZONING	CCA, Long Beach
PARKING	4 Spaces
APN	7115-005-012

Description

Ideal for an owner user occupancy, this freestanding corner-lot property is located along one of the area's most active commercial corridors near Atlantic Blvd. and Artesia Blvd. The property offers an exceptional combination of visibility, accessibility, and functionality, featuring private onsite parking, prominent street frontage, and clear signage exposure. Recent streetscape improvements have further enhanced the corridor's appeal with strong vehicle traffic and consistent neighborhood activity, while benefiting from a dense surrounding residential base. Convenient access to both the 91 and 710 Freeways allows for efficient connectivity throughout the region. Suitable for continued beauty supply operations or conversion to other retail, boutique, salon, or specialty business use. Please do not disturb tenants.



CONTACT

Kenneth Chung
310-227-0066
chungkenneth@yahoo.com
DRE# 01350852

801

E. ARTESIA BLVD.
LONG BEACH, CA 90805

FREESTANDING CORNER-LOT PROPERTY



CONTACT

Kenneth Chung
310-227-0066
chungkenneth@yahoo.com
DRE# 01350852

E. ARTESIA BLVD.
LONG BEACH, CA 90805

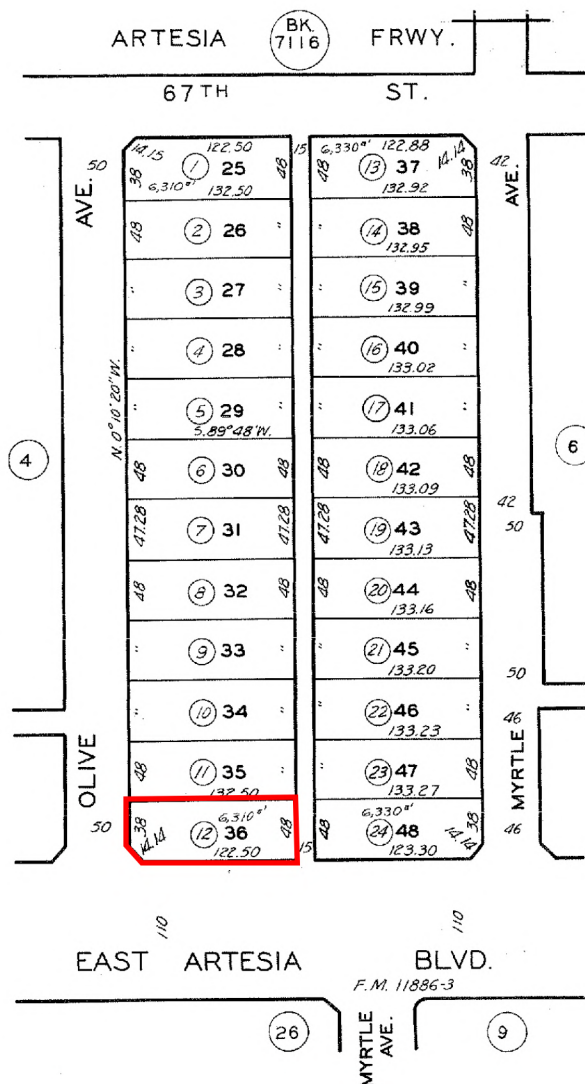
7115 | 5
SCALE 1" = 80'

721

M. B. 225 - 19

CODE
4992

FOR PREV. ASSM'T. SEE:
7116-14



9609/79 12-18-61



CONTACT

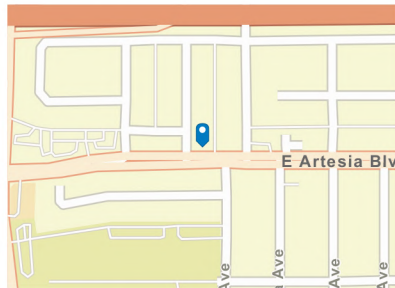
Kenneth Chung
310-227-0066
chungkenneth@yahoo.com
DRE# 01350852

801

E. ARTESIA BLVD.
LONG BEACH, CA 90805

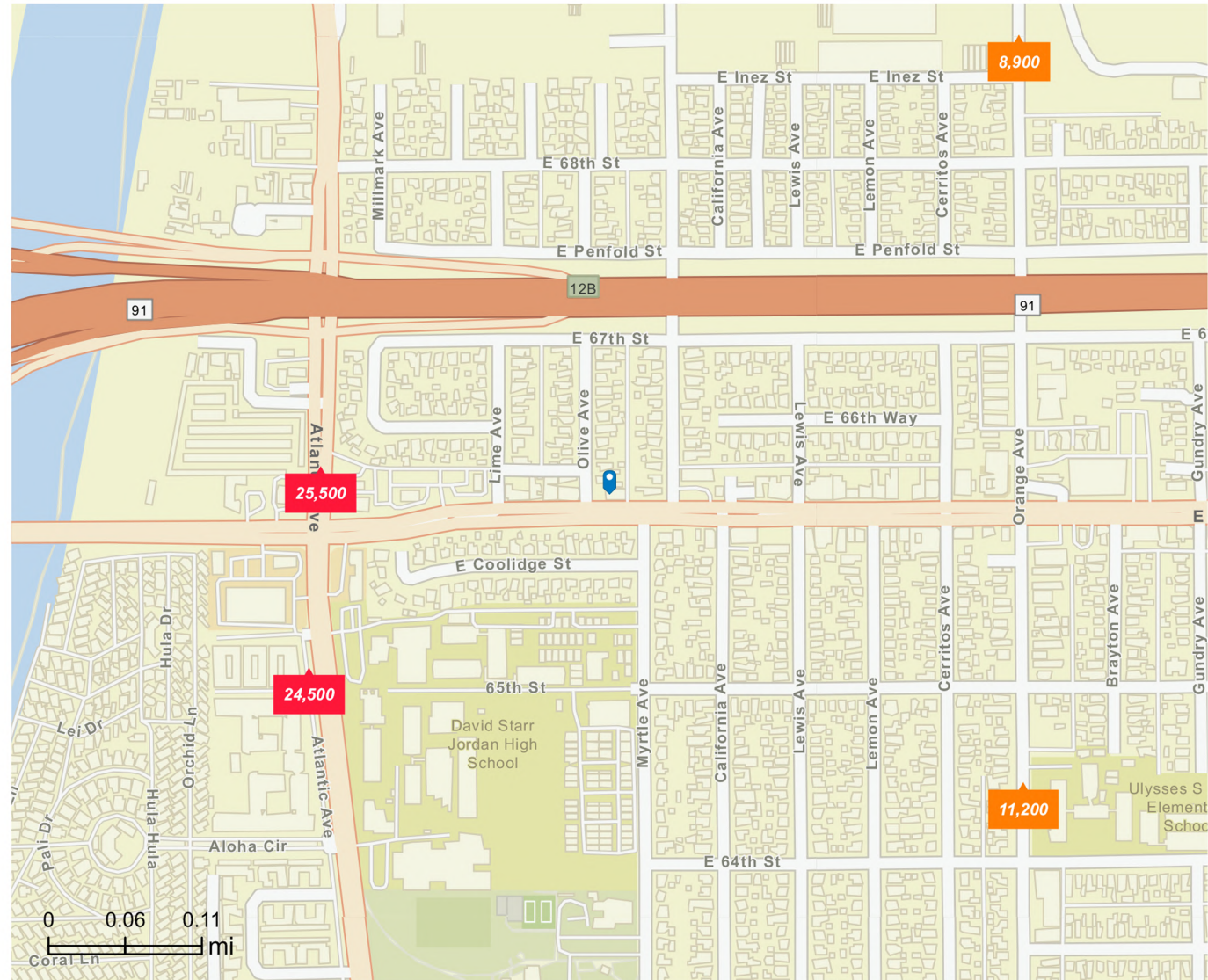
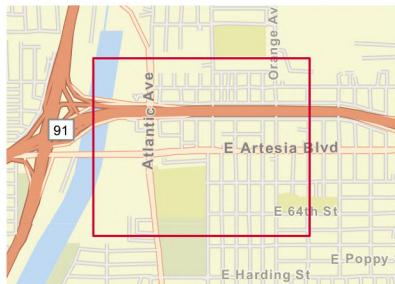
FREESTANDING CORNER-LOT PROPERTY

TRAFFIC COUNT MAP (CLOSE UP)



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



CONTACT

Kenneth Chung

310-227-0066

chungkenneth@yahoo.com

DRE# 01350852



801

E. ARTESIA BLVD.
LONG BEACH, CA 90805

FREESTANDING CORNER-LOT PROPERTY

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	38,496	290,770	709,489
WHITE ALONE	4,306	36,821	104,511
BLACK ALONE	4,415	35,195	85,801
ASIAN ALONE	3,005	19,604	49,284
HISPANIC	19,804	148,016	345,582
MEDIAN AGE	35.1	35.0	36.2

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	11,052	84,410	208,443
OWNER OCCUPIED HOUSING UNITS	5,948	39,930	109,747
RENTER OCCUPIED HOUSING UNITS	4,977	42,194	92,816
VACANT HOUSING UNITS	137	2,286	5,880

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$77,915	\$78,491	\$84,071
PER CAPITA INCOME	\$28,568	\$29,789	\$32,513
MEDIAN NET WORTH	\$121,393	\$118,158	\$164,504

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	538	7,350	20,233
TOTAL EMPLOYEES	3,513	72,192	214,637



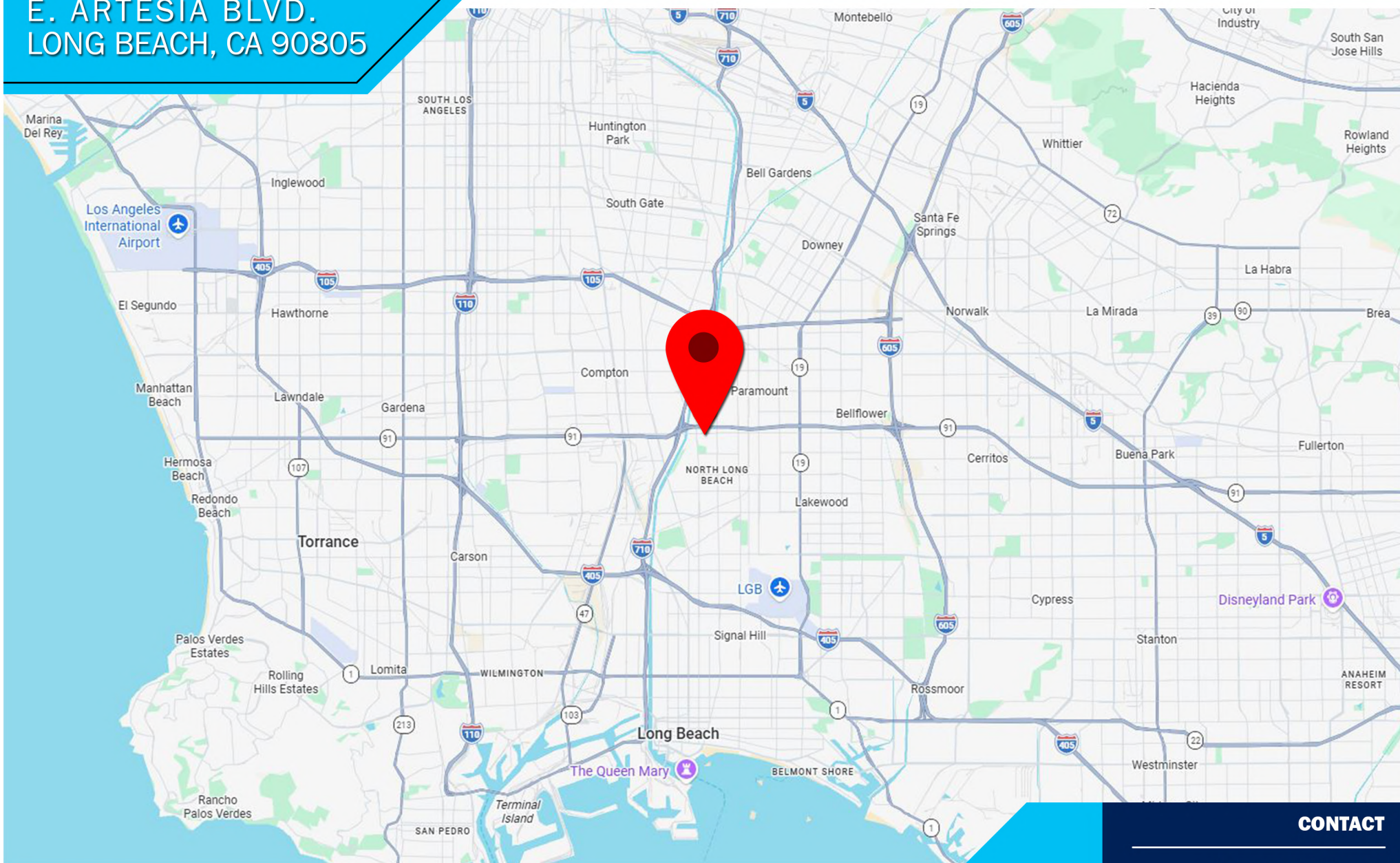
CONTACT

Kenneth Chung
310-227-0066
chungkenneth@yahoo.com
DRE# 01350852

801

E. ARTESIA BLVD.
LONG BEACH, CA 90805

FREESTANDING CORNER-LOT PROPERTY



CONTACT

Kenneth Chung

310-227-0066

chungkenneth@yahoo.com

DRE# 01350852

