

**RARE LIVE
WORK ZONE TRI-PLEX
FOR SALE OR LEASE**

341343

**REDONDO AVENUE
Long Beach | CA 90814**

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE OR LEASE

341-343

REDONDO AVENUE

Long Beach | CA 90814

PROPERTY HIGHLIGHTS

343-A REDONDO AVENUE

- 693 SF Leased MTM
- Large 1 Bed 1 Bath with original hardwood flooring
- Use as Residential or Commercial
- Huge Laundry/Storage Room
- Top of the line Milgard windows
- Oversized 2 car garage with additional off-street parking in the driveway
- Current Rent \$2,350.00 Month to Month
- Plus possible ADU income from garage conversion

341 REDONDO AVENUE

- 750 SF Available for Lease at \$2,350.00/ Month
- Available for Lease or a Buyer can occupy – Vacant at COE
- Interior has been professionally prepped and primed white – ready to paint to your color scheme

343 REDONDO AVENUE

- 750 SF
- Leased as a hair salon through February 2028 at \$2,350.00– tenant desires to extend the lease now
- Fully modernized / upgraded interior.

341-343 & 343-A REDONDO AVENUE

- \$1,200,000 (\$400,000/unit | \$547.20 PSF)
- Rare live/work zoning - LBCNR
- Art Deco/Craftsman style architecture Tri-Plex
- Approx. 2,193 SF in two separate buildings

RECENT CAPITAL IMPROVEMENTS

- Exterior paint
- Driveway with sump pump and underground percolation system
- Comprehensive roof tune up in 2024 – new 30 year roof in front building approx. 10 years ago
- Termite inspection/remediation 2019

AMENITIES

- Retro / craftsman style architecture
- Short term leases with upside in rents or expansion capabilities
- 2 units have original hardwood floors.
- 3 Miles to Cal State Long Beach or LB City College
- Easy walk to coffee shops, restaurants, beach
- Mid way between downtown and 2nd Street nightlife/amenities
- High visibility on Redondo Ave
- Traffic Count: approx. 21,000 CPD per 2026 count

FOR SALE OR LEASE

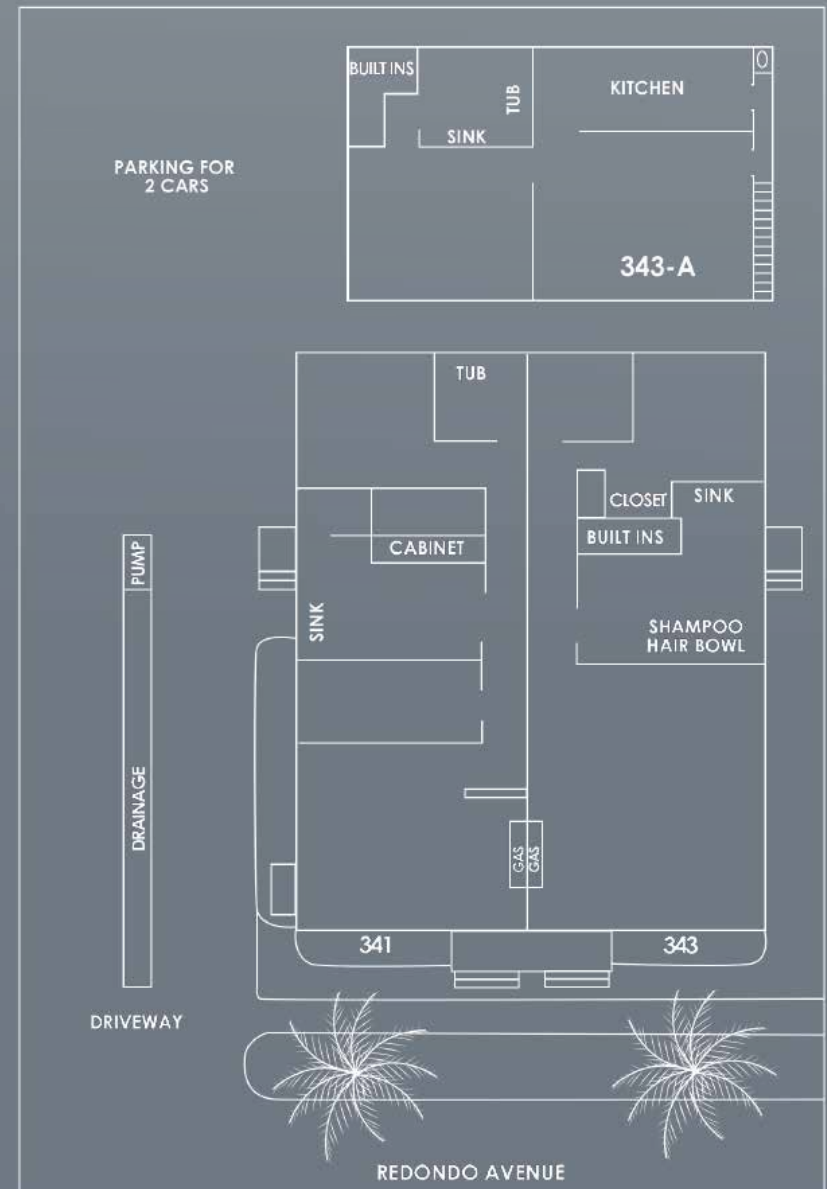
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RENT ROLL SNAPSHOT

	SF	Type	Term	Monthly Rent	Annual
Unit: 341	750	Commercial/ Residential Lease	TBD	\$2,350	\$28,200
Unit: 343	750	Commercial Lease	23mo remaining. Desire to extent for 5 Yrs.	\$2,300	\$27,600
Unit: 343-A	693	1 bd / 1 ba	M-T-M	\$2,350	\$28,200
Total:	2,193			\$7,000	84,000

RENTAL INCOME		\$/SF/MO	MONTHLY	ANNUAL
Unit: 341		\$3.07	\$2,300	\$27,600
Unit: 343		\$3.13	\$2,350	\$28,200
Unit: 343-A		\$3.39	\$2,350	\$28,200
Gross Rental Income		\$3.19	\$7,000	\$84,000

OPERATING EXPENSES				
Property Taxes (1.33% of Purchase Price)		\$0.60	\$1,325	\$15,900
Insurance		\$0.17	\$375	\$4,500
Utilities (Paid by Tenants)		\$0.00	\$0	\$0
Tree Trimming		\$0.01	\$21	\$250
Total Operating Expenses		\$0.78	\$1,721	\$20,650

NET OPERATING INCOME (NOI)		\$2.41	\$5,279	\$63,350
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Capitalization Rate:				5.28%
Sale Price				\$1,200,000
Sale Price / SF				\$547.20

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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UNIT 343

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UNIT 343-A


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UNIT 341

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MARKET CONDITION

E. COLORADO ST.



REDONDO AVE.

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Demographics	1 Mile	3 Miles	5 Miles
Households			
2020 Population	246,947	397,076	1,612,680
2025 Population	244,834	388,210	1,559,810
2030 Population Projection	244,119	385,845	1,546,786
Annual Growth 2020-2025	-0.2%	-0.4%	-0.7%
Annual Growth 2025-2030	-0.1%	-0.1%	-0.2%
Owner Occupied Households	29,000	64,576	260,799
Renter Occupied Households	71,127	87,339	252,591

2020 Avg Household Income	\$107,063	\$117,018	\$118,771
2020 Med Household Income	\$81,960	\$89,400	\$92,607

2026 % of Households by Household Income:

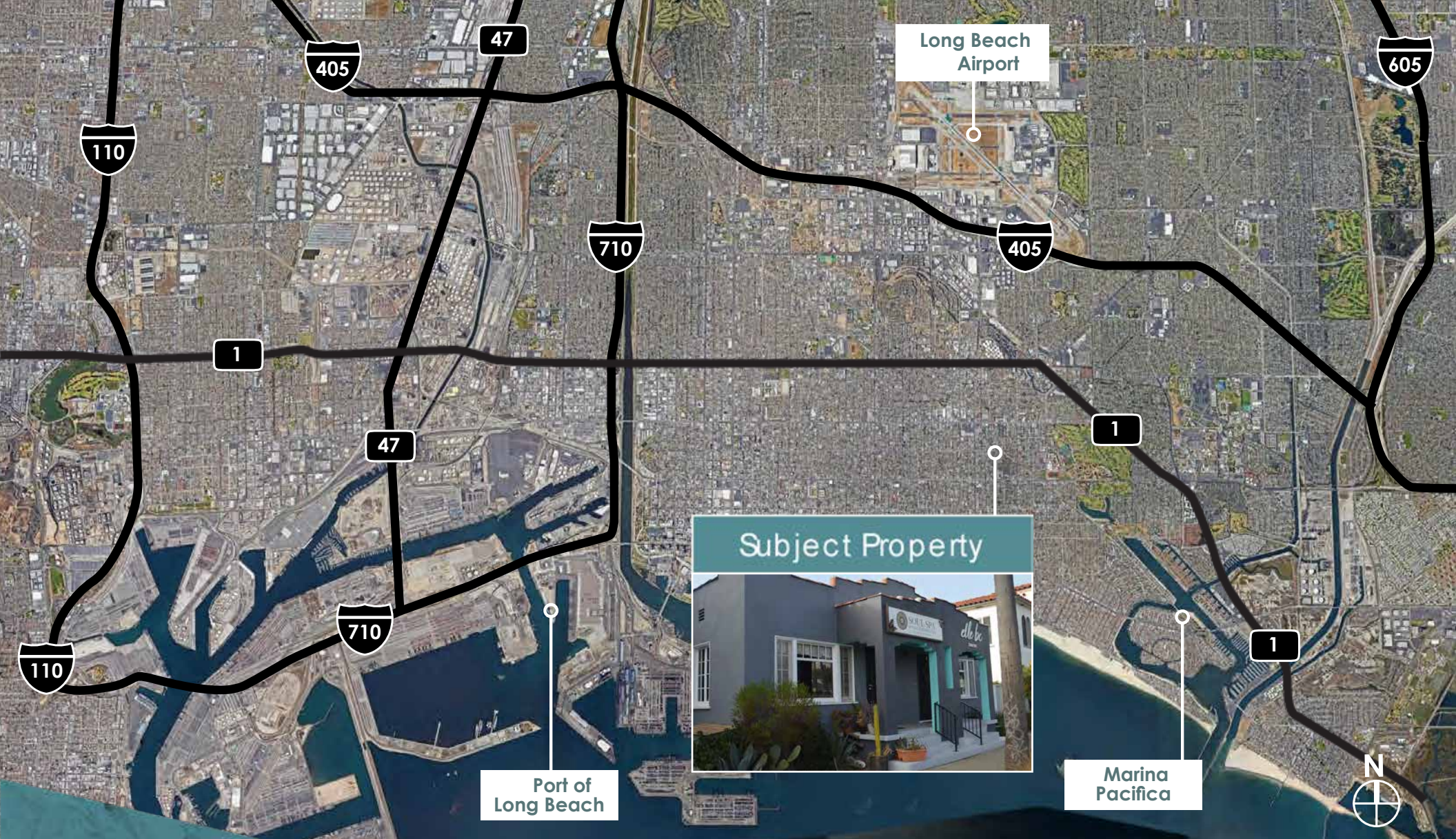
< \$25,000	15,494	21,550	68,057
\$25,000 - 50,000	15,218	21,860	73,283
\$50,000 - 75,000	15,972	22,344	73,302
\$75,000 - 100,000	12,728	18,549	63,159
\$100,000 - 125,000	11,275	16,468	58,528
\$125,000 - 150,000	7,486	11,537	41,396
\$150,000 - 200,000	9,877	16,679	59,680
\$200,000+	12,405	23,891	80,845

Traffic Count	Cross Street	Traffic Vol.	Year	Distance
Collection St.				
E 4th St	Coronado Ave E	17,150	2018	0.16 mi
N Redondo Ave.	E Vista St S	20,506	2018	0.18 mi
E 4th St	N Grand Ave E	18,631	2018	0.25 mi
N Redondo Ave.	E 6th St N	20,322	2018	0.26 mi
E Broadway	N Euclid Ave E	16,209	2018	0.50 mi

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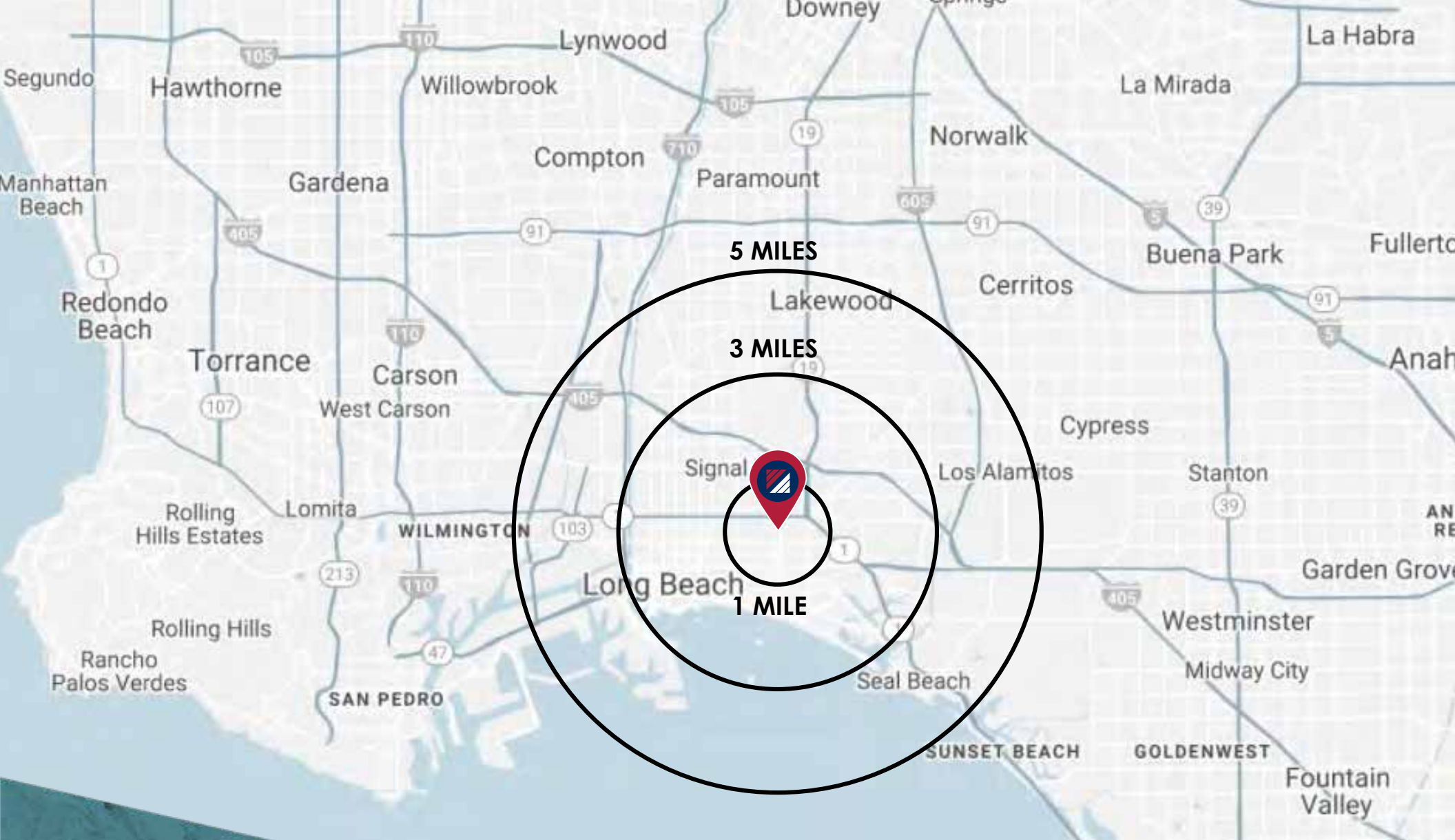
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