

PRICE REDUCED

730-740
LONG BEACH BLVD.



FOR SALE
MULTI-TENANT RETAIL STRIP CENTER

730-740 Long Beach Blvd. Long Beach, CA 90813

Building SF: 7,562 SF
Land SF: 11,885
Asking Price: \$3,100,000
Price PSF: \$410 PSF
Zoning: LBPD29
APN: 7273-020-006
 7273-020-005
Year Built: 1947 / 1992

Features:

- Anchor Tenants: Walgreens Pharmacy and Oportun
- Other Tenants: LB Fashion and E – Bike retail store and repair service
- Parking: On-site and street parking available
- Long-term stable tenancy with two vacant units for upside potential or owner/user opportunity
- One of the vacant spaces is a built-out restaurant (previously Zi's Mexican Restaurant)
- Situated along Long Beach Blvd near 7th Street (710 Freeway on-ramp)
- Metro Blue Line Station directly in front of property
- Surrounded by national retailers: T-Mobile, Carl's Jr., McDonald's, Taco Bell, El Pollo Loco, Denny's

Coldwell Banker Commercial BLAIR is pleased to offer for sale 730–740 Long Beach Boulevard, a multi-tenant retail strip center in the heart of Downtown Long Beach. The property consists of approximately 7,562 square feet of building area situated on an 11,885 square foot lot.

Anchored by Walgreens Pharmacy and Oportun, the tenant roster also includes LB Fashion and an E-Bike retail store. There are two vacant units, retail store that is approximately 2,445 SF and a built-out restaurant space that is approximately 650 SF with includes an outdoor patio.

The center benefits from both on-site parking and convenient street parking directly in front of the property. With long-term, stable tenancy and two vacant unit providing upside potential for an investor or the perfect owner/user opportunity.

Strategically positioned along the Long Beach Boulevard corridor, the property is near the signalized intersection at 7th Street, which serves as an on-ramp to the 710 Freeway. The Metro Blue Line Station runs along Long Beach Boulevard directly in front of the property, offering strong transit accessibility. Surrounding national and regional retailers include T-Mobile, Carl's Jr., McDonald's, Taco Bell, El Pollo Loco, and Denny's, among others.



**FOR MORE
INFORMATION
CONTACT:**

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CURRENT ZONING

The Midtown Specific Plan (SP 1) replaced PD 29 in the Long Beach Municipal Code as the regulatory framework for the Long Beach Boulevard corridor. SP 1 defines a new zoning model, refined land use districts, design guidelines, and mobility strategies to drive transit-oriented, mixed-use revitalization, consistent with the City's modern planning goals. The Midtown Specific Plan was designed to revitalize a corridor that had struggled with transit and land use challenges despite previous investment under. It aims for balanced multi-modal mobility, form-based zoning, new public open spaces (including 11 parklets), and targeted infill and mixed-use development incentives

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RENT ROLL

ACTUAL

Rent Roll - ACTUAL	SF	Rent	CAM	Total:	Term	End	Options
Walgreens (Unit A & C)	2,400	\$ 5,522.00	\$ 600.00	\$ 6,122.00	1-May-18	31-May-28	Two (2) - Five (5) year options to extend
VACANT	2,445			\$ -			
Oportun (Unit G)	1,000	\$ 2,000.00	\$ 1,170.00	\$ 3,170.00	1-Oct-10	1-Oct-27	One (1) - Three (3) year option to extend
VACANT	650			\$ -			
Pioneer Pulse Electric Bike and Repair Shop	1,000	\$ 2,500.00	\$ 1,170.00	\$ 3,670.00	1-Oct-25	30-Sep-28	No Options
Total		\$ 10,022	\$ 2,940	\$ 12,962			

PRO FORMA

Rent Roll - Pro Forma	SF	Rent	CAM	Total:	Term	End	Options
Walgreens (Unit A & C)	2,400	\$ 5,522.00	\$ 600.00	\$ 6,122.00	1-May-18	31-May-28	Two (2) - Five (5) year options to extend
VACANT	2,445	\$ 3,667.50	\$ 2,860.00	\$ 6,527.50			
Oportun (Unit G)	1,000	\$ 2,000.00	\$ 1,170.00	\$ 3,170.00	1-Oct-10	1-Oct-27	One (1) - Three (3) year option to extend
VACANT	650	\$ 1,787.50	\$ 760.50	\$ 2,548.00			
Pioneer Pulse Electric Bike and Repair Shop	1,000	\$ 2,500.00	\$ 1,170.00	\$ 3,670.00	1-Oct-25	30-Sep-28	No Options
Total		\$ 15,477	\$ 6,561	\$ 22,038			



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