



SUBJECT

1837

E. 7TH ST
LONG BEACH, CA

2ND GENERATION
RESTAURANT SPACE AVAILABLE
BEER & WINE LICENSE AVAILABLE



PEGASUS

LOWDOWN

DOWNTOWN LONG BEACH

SUBJECT

LEASING TEAM

ARI MENCIAS

Senior Associate, Leasing

amencias@pegasusam.com

LIC # 02085900 (CA)

ANDREW COHEN

Executive Vice President, Leasing

acohen@pegasusam.com

LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate, Leasing

epierson@pegasusam.com

LIC # 02048600 (CA)

EXECUTIVE SUMMARY

Voted one of America's "Most Walkable Cities," Long Beach is tucked along the waterfront centrally located to Los Angeles and Orange County, yet has always managed to distance itself from the hustle and bustle of Downtown Los Angeles. Its urban sophistication, with the atmosphere of a beach resort, offers big city amenities alongside the visitor friendly charm of a small town and sought-after self-contained community.

Located in a converted Craftsman bungalow, 1837 E. 7th Street is perfectly positioned, straddling the quaint Hellman Street district and the vibrant and nightlife-heavy Alamitos Beach neighborhood. Primed to become Long Beach's next hottest local pizzeria, brewpub or iconic restaurant, the subject property is surrounded by newly acclaimed and long-established restaurants and bars. These include Aji Peruvian, Aki Sushi Bar, Alex's Bar, Art Du Vin Wine Bar, Gus's World Famous Fried Chicken, Little Vice, Lola's Mexican Cuisine, Que Sera, Seabirds Kitchen, The Grasshopper, The Pike, and The Social List.

This 2,773 square foot 2nd generation restaurant is available for immediate possession with a beer and wine license available. Additionally, the property features two outdoor patios and parking in the rear. All of the above is being offered with no key money!



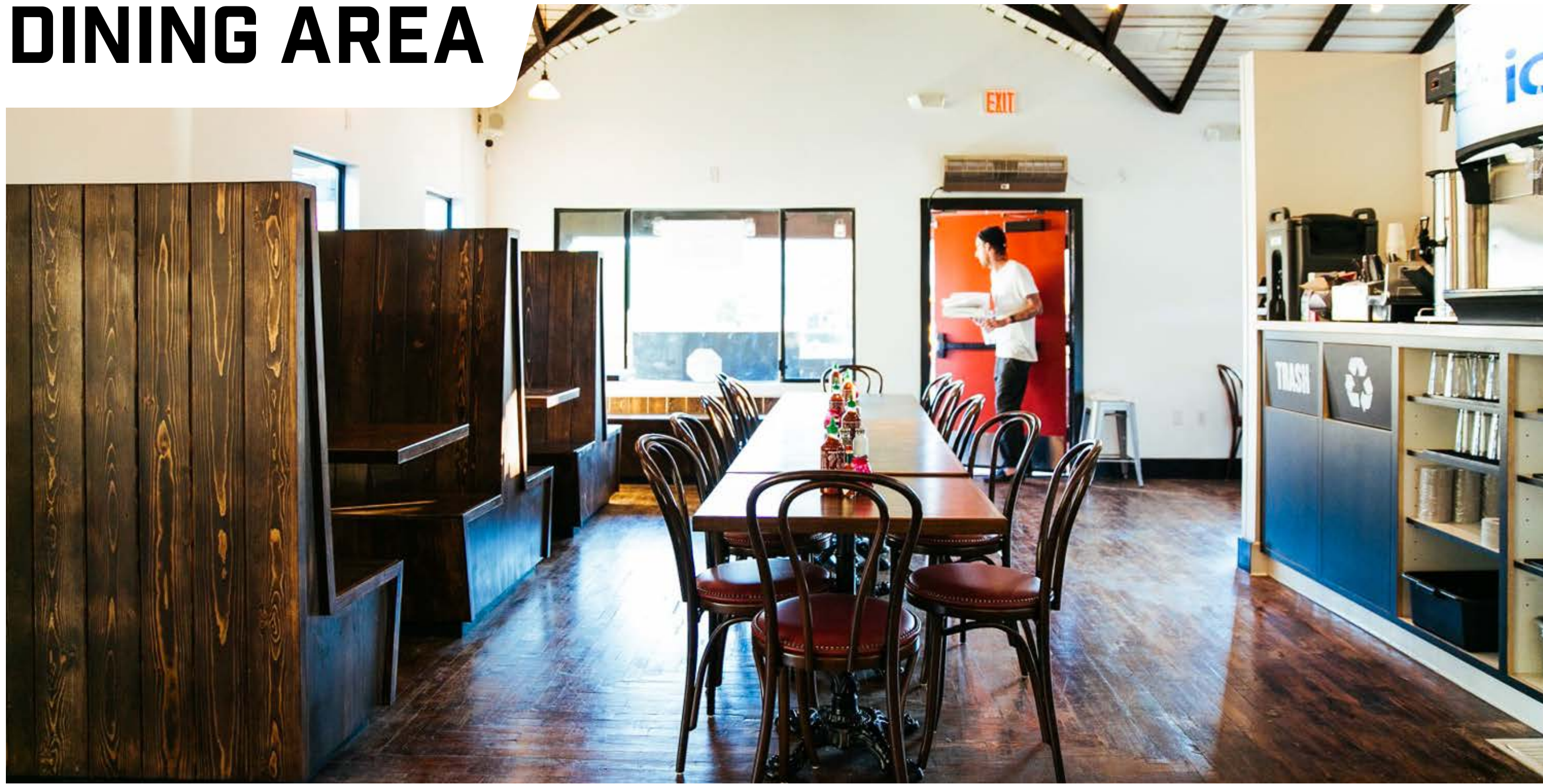
SUBJECT

UNIQUE CONVERTED CRAFTSMAN-STYLE HOME

Patrons will feel warmly welcomed into a one-of-a-kind restaurant, located in a converted craftsman-style home. These homes became popular in the 1930s and have remained a staple of the Southern California housing landscape for decades. This property underwent major upgrades and improvements in 2015 (including state of the art commercial kitchen, large walk-in cooler, custom Captive Aire hoods, all new plumbing, electrical, gas, HVAC, roof, windows and doors, grease trap, structural engineering and foundation work, outdoor decks, ADA lift, enclosed office and landscaping), which gives a prospective tenant the amazing opportunity to uniquely brand their business in a striking building.

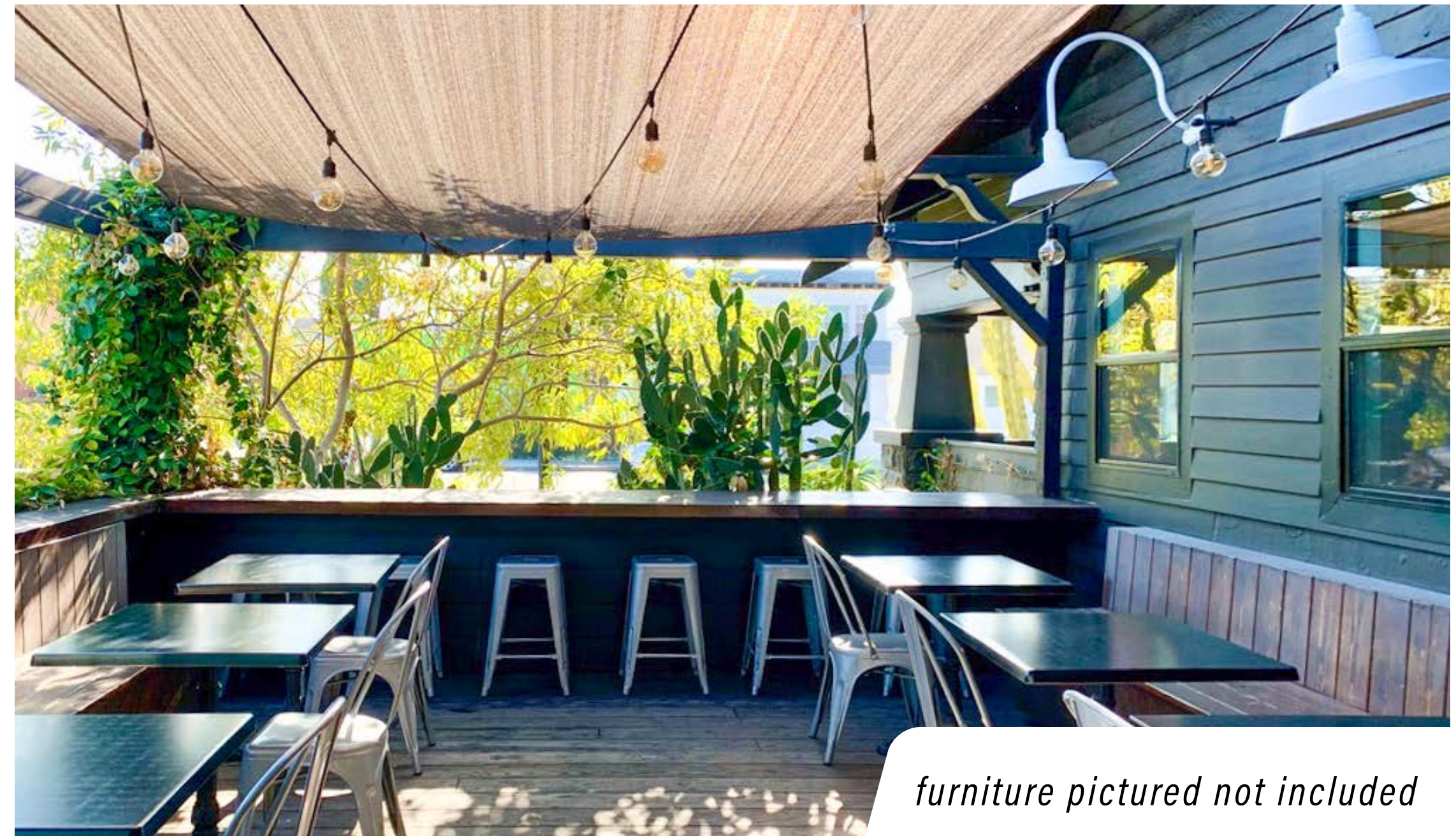


DINING AREA



UNIQUE RUSTIC SPACE + PATIOS

- The restaurant features original hardwood floors and post & beam ceilings from 1912
- Vintage architectural design elements both indoor and out
- Charming outdoor patios (±1,000 square feet) allow for al fresco dining and drinking
- A beautifully maintained cactus garden creates a sense of privacy within the outdoor space



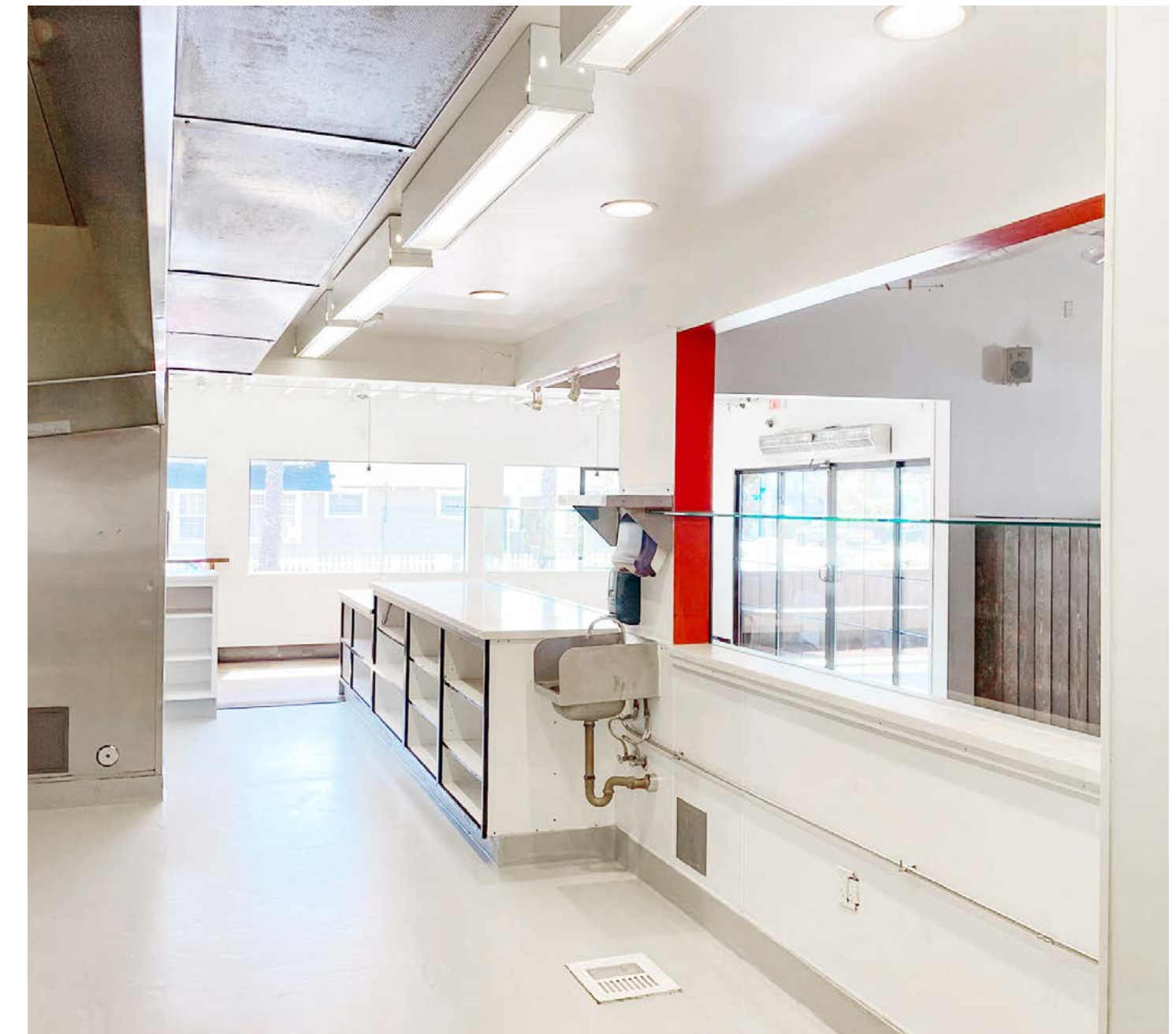
furniture pictured not included

KITCHEN



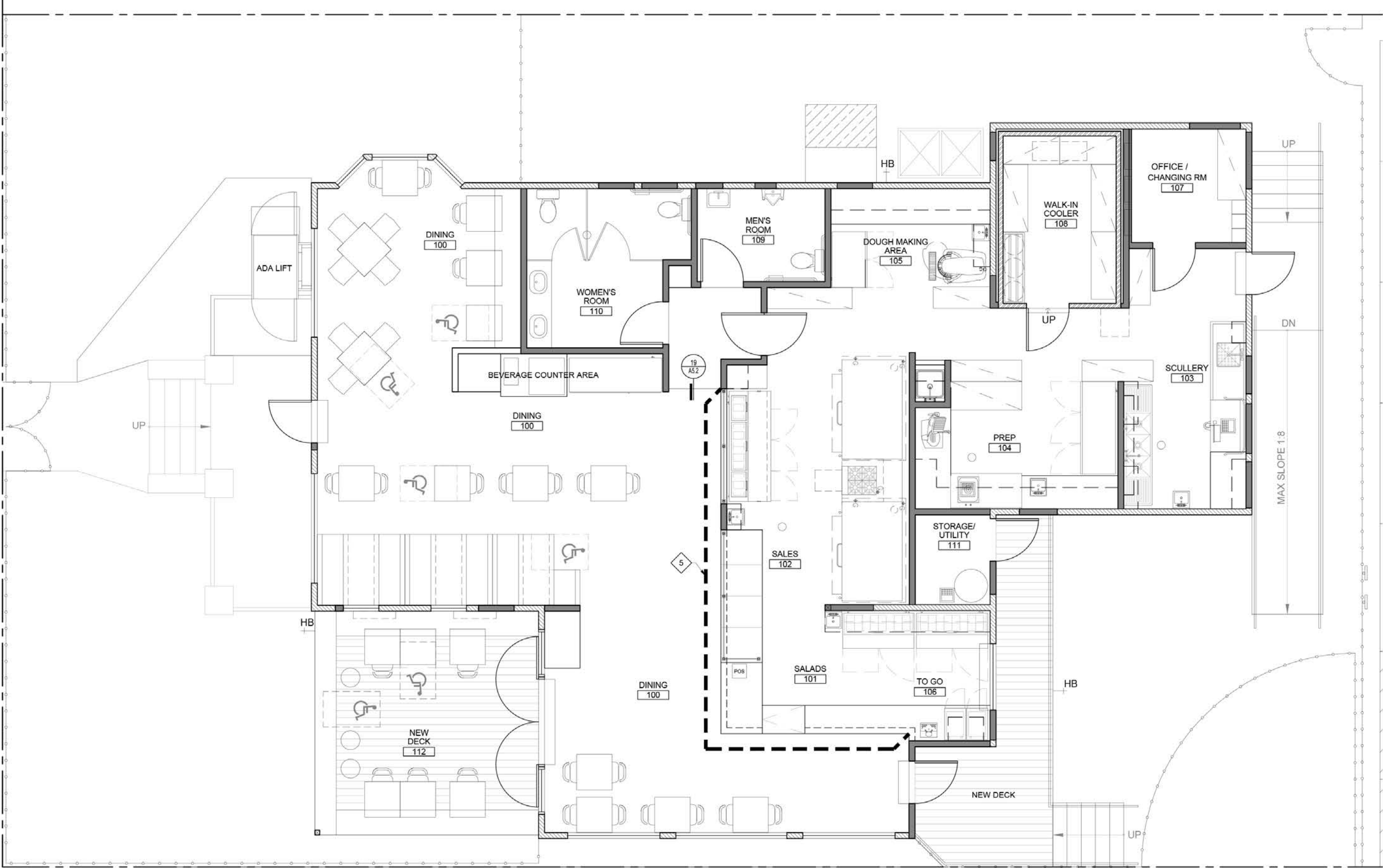
BUILT OUT KITCHEN

- Beer and wine license available.
- Although formerly operating as a pizzeria, the kitchen has the ability to be easily transformed into a kitchen able to handle any and all cuisines.
- Large state-of-the-art hoods, walk-in, and sinks make this space truly "move-in ready!"



BUILDING & SPACE DETAIL

ADDRESS	1837 E 7 TH STREET LONG BEACH, CA 90813
APN	7267-030-005
ZONING	LBCNR
GLA	± 2,773 SF PLUS PATIOS
LOT SIZE	± 7,483 SF
BUILD OUT	RESTAURANT (PIZZERIA)
CROSS STREETS	E. 7 TH ST & GARDENIA AVE
PARKING	5 SPACES AT REAR
RATE	NEGOTIABLE
AVAILABILITY	IMMEDIATE



BELMONT SHORE

LONG BEACH HARBOR



LONG BEACH
HERITAGE



CHERRY AVE

E. 7TH ST. - #36,000 CARS/DAY



ROSE AVE

SUBJECT





DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

2025 POPULATION

82,261

251,657

401,495

AVERAGE HOUSEHOLD INCOME

\$88,365

\$103,547

\$115,280

SUBJECT



FOR MORE INFORMATION, CONTACT:

ARI MENCIAS

Senior Associate, Leasing

amencias@pegasusam.com
LIC # 02085900 (CA)

ANDREW COHEN

Executive Vice President, Leasing

acohen@pegasusam.com
LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate, Leasing

epierson@pegasusam.com
LIC # 02048600 (CA)



PEGASUS

PEGASUS ASSET MANAGEMENT INC.

1901 Avenue of the Stars, Suite 630, Los Angeles, CA 90067
(310) 691-1350 • www.pegasusam.com • LIC # 02119442 (CA)

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