

1512 N Stanton Pl Long Beach, CA 90804



Steve Sothear Vong

Broker

California Real Estate License #01273285

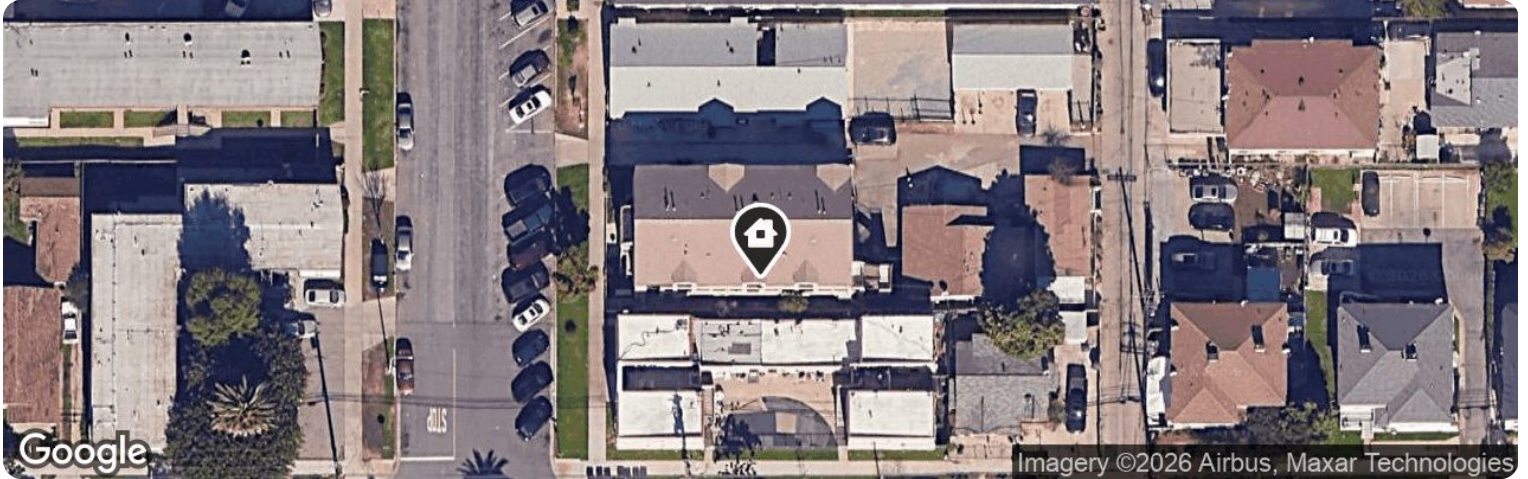
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1512 N Stanton Pl, Long Beach, CA 90804



NEW Active / For Sale • New, Active: 4/14/2026

List Price
\$2,190,000
 Active Date 4/14/2026 Listing ID PW26080526

ESTIMATE®
 ESTIMATE® not available

16 Beds **8** Baths **6,960** Sq Ft **8** Units

Basic Facts

Type Multifamily/Multiplex	Number of Buildings 3
Days in RPR 4	Zoning LBR2N
Year Built 1990	Land Use Apartment House (5+ units)
Price by SqFt \$315 per sq ft	APN/TaxID 7260-013-024

Property Information

Description

Good location Located in the heart of Long Beach close to public transportation, markets and restaurants. This 8 units property consists of three separate buildings with two houses (older built) and a 6 units three story building with great tenants. There is common shared driveway with the neighboring property.

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Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Multifamily/Multiplex	Multifamily/Multiplex	-
Property Subtype	Apartment House (5+ units)	Apartment	-
Bedrooms	4	16	-
Total Baths	2	8	-
Full Baths	2	8	-
Partial Baths	-	-	-
Living Area (sq ft)	6,960	6,960	-
Building Area (sq ft)	6,960	6,960	-
Lot Size	8,494 sq ft	8,494 sq ft	-
Lot Dimensions	8494 SF	-	-
Garage (spaces)	0	-	-
Pool	-	None	-
Year Built	1937	1990	-
Heating	Floor/Wall	-	-
Construction	Wood	-	-
Number of Buildings	3	3	-
Number of Units	8	8	-
Number of Stories	-	3	-

Interior Features

LISTING

Laundry Gas Dryer Hookup, Community, Washer Hookup

Exterior Features

LISTING

Pool	None	Parking Spaces	8
Sewer	Public Sewer	Water	Public

Exterior Features

PUBLIC

Lot Size - Square Feet	8,494 sq ft	Lot Size - Acres	0.20 acres
Neighborhood Code	10/10450		

Individual Units

Unit 1	Unit 2	Unit 3	Unit 4
Beds Total 2	Beds Total 2	Beds Total 2	Beds Total 2
Baths Total 1	Baths Total 1	Baths Total 1	Baths Total 1
Total Rent \$1,800	Total Rent \$2,006	Total Rent \$1,800	Total Rent \$1,800
Actual Rent \$1,800	Actual Rent \$2,006	Actual Rent \$1,800	Actual Rent \$1,800
Furnished No	Furnished No	Furnished No	Furnished No

Unit 5	Unit 6	Unit 7	Unit 8
Beds Total 2	Beds Total 2	Beds Total 3	Beds Total 1
Baths Total 1	Baths Total 1	Baths Total 1	Baths Total 1
Total Rent \$1,800	Total Rent \$1,800	Total Rent \$1,800	Total Rent \$1,400
Actual Rent \$1,800	Actual Rent \$1,800	Actual Rent \$1,800	Actual Rent \$1,400
Furnished No	Furnished No	Furnished No	Furnished No

Legal Description

Parcel Number	7260-013-024	County	Los Angeles County
Zoning	LBR2N	Census Tract	060375751.011006
Carrier Route	C019	Abbreviated Description	JACKSON PARK TRACT LOT 23 BLK 4
FIPS Parcel Number	060377260-013-024	Building Name	SAKPHAN KEAM
General Use	Apartment Building	Overall Use	HOUSING & LODGING
Current Use	Apartment		

Location Details

Directions to Property	South of Pacific Coast Hwy and East of Cherry Avenue	Subdivision	Eastside (ES)
Community Features	Curbs, Street Light(S), Storm Drain, Sidewalks	Area Description	3 - Eastside, Circle Area
Flood Zone	X (unshaded)		

Financing Terms


Financing	Owner May Carry, Cash To New Loan, Conventional, Submit, Cash
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Listing Details

Listing ID	PW26080526	Listing Source	California Regional MLS
Listing Agreement	Exclusive Right to Sell(ER)		

Listing Agent

 Agent	Steve Vong
Lic. #	01273285
Office	562-269-0360
Mobile	562-209-2927
Phone	562-427-7765 ext
Website	www.firstamericanteam.com

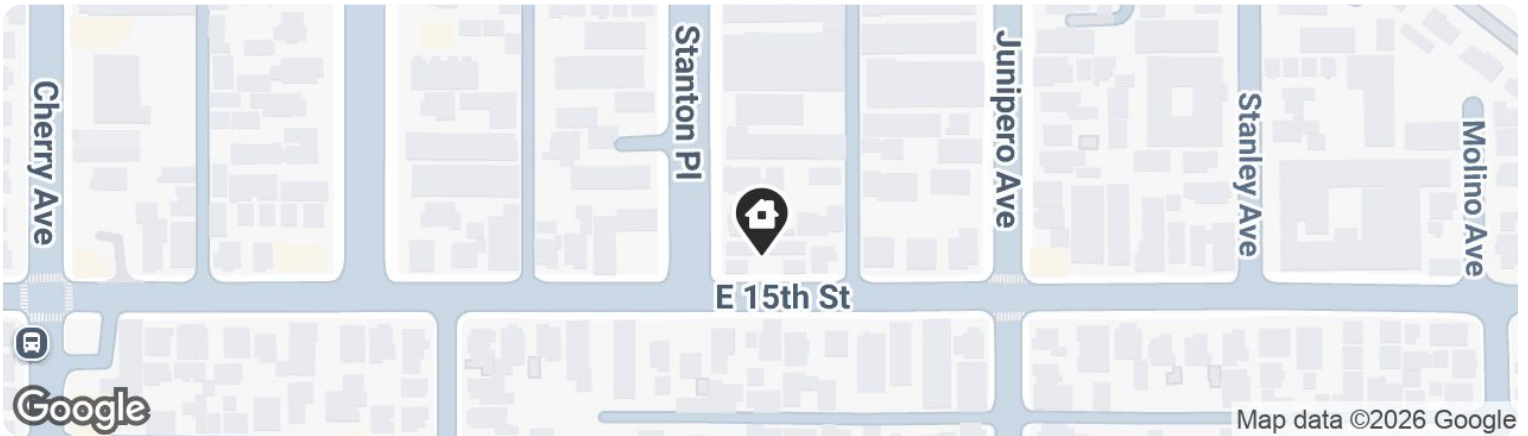
 Office Name	FIRST AMERICAN TEAM REALTY INC 2501 Cherry Ave., Suite 100, Signal Hill, CA, 90755 firstamericanteam.com
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Maps

Aerial

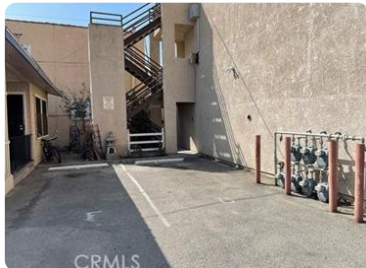


Road



Photos

Listing Photos



Photos

Listing Photos



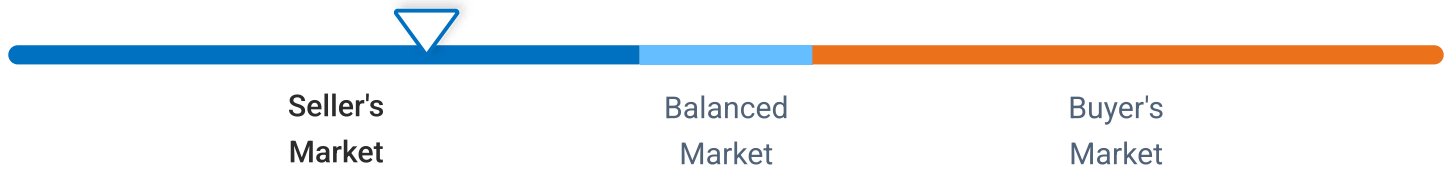
Market Trends

Market Trends for Central Long Beach in Long Beach, CA

Multifamily/Multiplex

March 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.5	—	—	—

1512 N Stanton Pl, Long Beach, CA 90804

March 2026 Months Supply of Inv.

Central Long Beach in Long Beach, CA

Multifamily/Multiplex

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year.

Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv. 3.5	Last Month Change -	12 Month Change -41.7%
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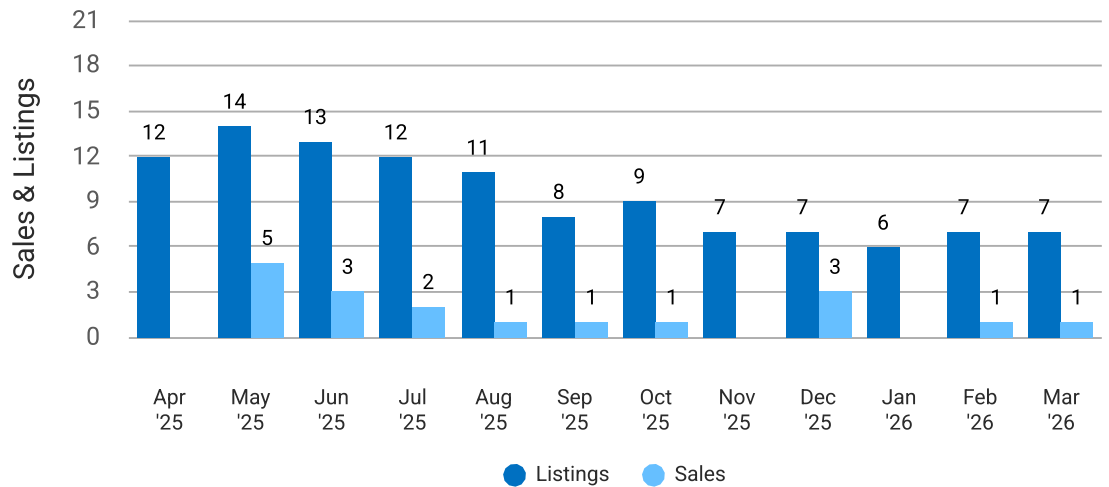
Total Sales and Active Listings in Central Long Beach in Long Beach, CA

Multifamily/Multiplex

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



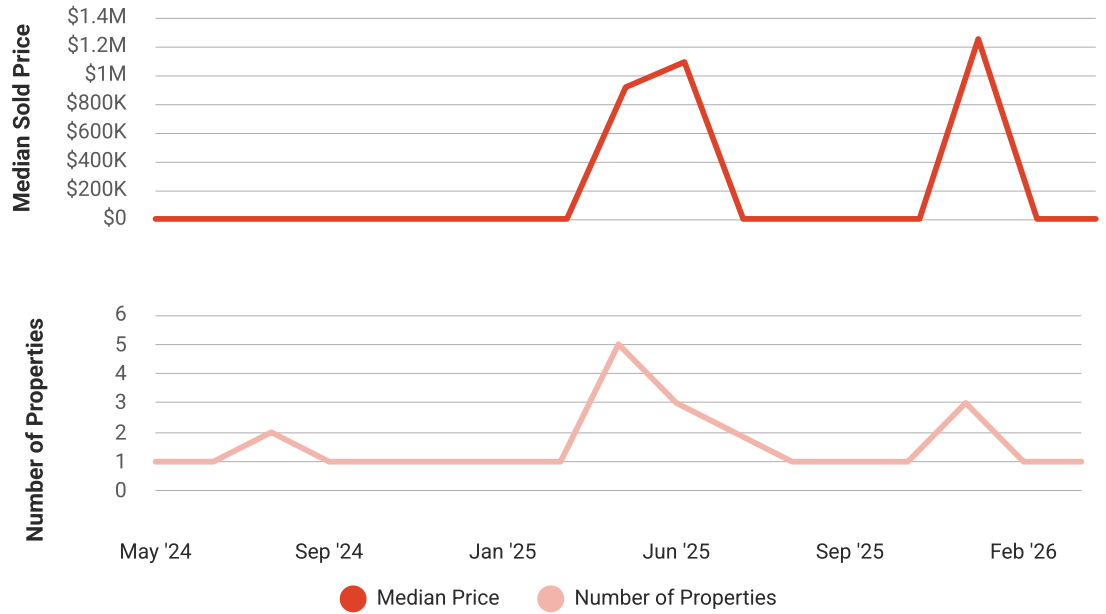
Median Sold Price vs Sold Listings in Central Long Beach in Long Beach, CA

Multifamily/Multiplex

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



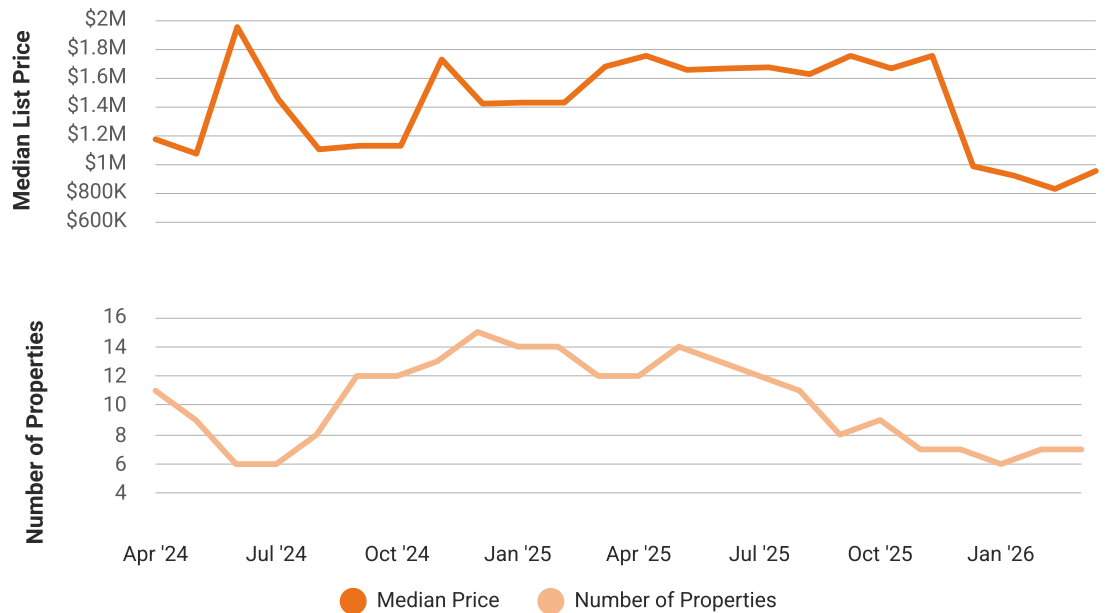
Median List Price vs Active Listings in Central Long Beach in Long Beach, CA

Multifamily/Multiplex

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Neighborhood

Housing Facts & Stats

	Central Long...	Long Beach	Los Angeles...	California	USA
Median Estimated Home Value	\$629K	\$892K	\$873K	\$784K	\$368K
Est. Home Value 12-Mo. Change	+2.3%	+1.2%	-0.9%	-1.1%	-0.6%
Median List Price	\$580K	\$700K	\$978K	\$733K	-
List Price 1-Month Change	-0.9%	+0%	+2.9%	+3.4%	-
List Price 12-Month Change	-7.9%	-7.9%	-2.2%	-0.8%	-
Median Home Age	83	71	62	49	44
Own	17%	41%	46%	56%	65%
Rent	83%	59%	54%	44%	35%
\$ Total Value (of all buildings for which permits were issued)	-	-	\$3.88B	\$26.8B	\$384.62B
% Change in permits (for all buildings)	-	-	-6%	+4%	+6%
% Change in \$ value (for all buildings)	-	-	-28%	-4%	+5%

People Facts & Stats

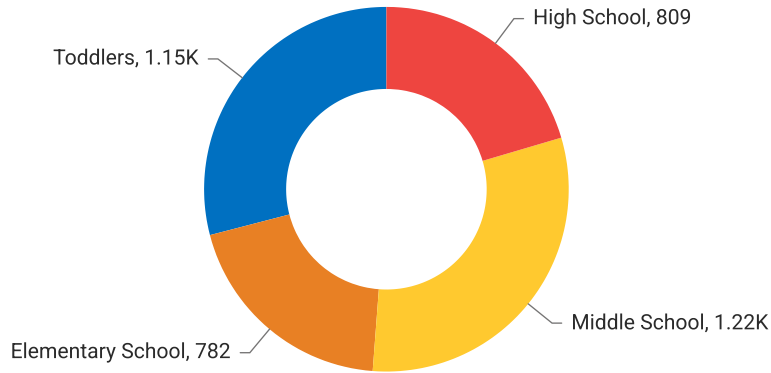
	Central Long...	Long Beach	Los Angeles...	California	USA
Population	15K	458K	9.85M	39.24M	332.39M
Population Density per Sq Mi	21.63K	9.05K	2.43K	252	94
Pop Change since 2020	-4.5%	-3.5%	0%	+0.1%	+2.5%
Median Age	32	37	38	38	39
Male / Female Ratio	46%	50%	50%	50%	50%

Population of Children by Age Group in Central Long Beach

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



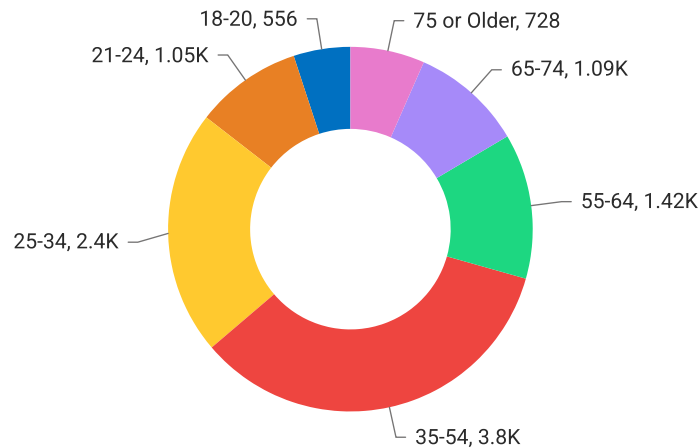
● 29.05% Toddlers
 ● 19.75% Elementary School
 ● 30.77% Middle School
 ● 20.43% High School

Population of Adults by Age Group in Central Long Beach

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 5.04% 18-20
 ● 9.46% 21-24
 ● 21.74% 25-34
 ● 34.38% 35-54
 ● 12.88% 55-64
 ● 9.91% 65-74
 ● 6.59% 75 or Older

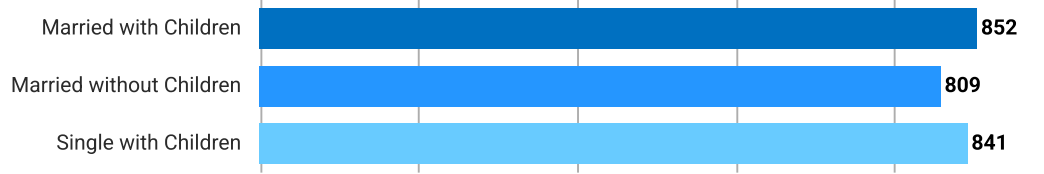
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Households With Children in Central Long Beach

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

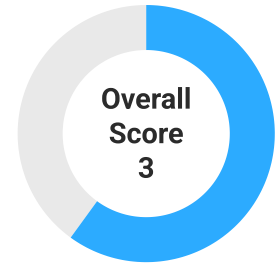


Walkability Scores (out of 5) (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



Schools

School data is showing the schools assigned to this property location.

Olivia Nieto Herrera Elementary School

- Elementary
- Public School
- Grades K-5
- Long Beach Unified School District

School Details	School Facts	Olivia Nieto Herrera Elementary School	Long Beach Unified School District
Address 1620 Temple Ave, Long Beach, CA 90804 Phone (562) 494-5101	Overall Grade	B	A-
	Total Enrollment	689	63,966
	Students per Teacher	27:1	24:1
	Students in Free Lunch Program	83%	60%
	Academic Grade	B-	B+
	Average GPA	-	3.50 (out of 12,805 responses)
	Math Proficiency	28%	33%
	Reading Proficiency	33%	47%
	Gifted Students	5%	-
	AP Enrollment	-	-
	Graduation Rate	-	83%
	Average ACT Score	-	26 (out of 389 responses)
	Average SAT Score	-	1160 (out of 3,499 responses)
	Teacher Grade	B+	A-
	Average Teacher Salary	\$126,399	\$126,399
	Teachers in 1st or 2nd Year	-	3%

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche
Update Frequency: Quarterly



Jefferson Leadership Academies Middle School

Middle
Public School
Grades 6-8
Long Beach Unified School District

School Details

Address
750 Euclid Ave, Long Beach, CA 90804

Phone
(562) 438-9904

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche
Update Frequency: Quarterly

School Facts	Jefferson Leadership Academies Middle School	Long Beach Unified School District
Overall Grade	B+	A-
Total Enrollment	1,005	63,966
Students per Teacher	25:1	24:1
Students in Free Lunch Program	77%	60%
Academic Grade	B	B+
Average GPA	-	3.50 (out of 12,805 responses)
Math Proficiency	29%	33%
Reading Proficiency	51%	47%
Gifted Students	21%	-
AP Enrollment	-	-
Graduation Rate	-	83%
Average ACT Score	-	26 (out of 389 responses)
Average SAT Score	-	1160 (out of 3,499 responses)
Teacher Grade	A-	A-
Average Teacher Salary	\$126,399	\$126,399
Teachers in 1st or 2nd Year	5%	3%

Wilson High School

High Public School Grades 9-12 Long Beach Unified School District

School Details

Address
4400 E Tenth St, Long Beach, CA 90804

Phone
(562) 433-0481

Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche
Update Frequency: Quarterly

School Facts	Wilson High School	Long Beach Unified School District
Overall Grade	A	A-
Total Enrollment	3,452	63,966
Students per Teacher	24:1	24:1
Students in Free Lunch Program	55%	60%
Academic Grade	B+	B+
Average GPA	3.52 (out of 1,609 responses)	3.50 (out of 12,805 responses)
Math Proficiency	16%	33%
Reading Proficiency	47%	47%
Gifted Students	19%	-
AP Enrollment	-	-
Graduation Rate	88%	83%
Average ACT Score	26 (out of 64 responses)	26 (out of 389 responses)
Average SAT Score	1130 (out of 444 responses)	1160 (out of 3,499 responses)
Teacher Grade	A	A-
Average Teacher Salary	\$126,399	\$126,399
Teachers in 1st or 2nd Year	6%	3%

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