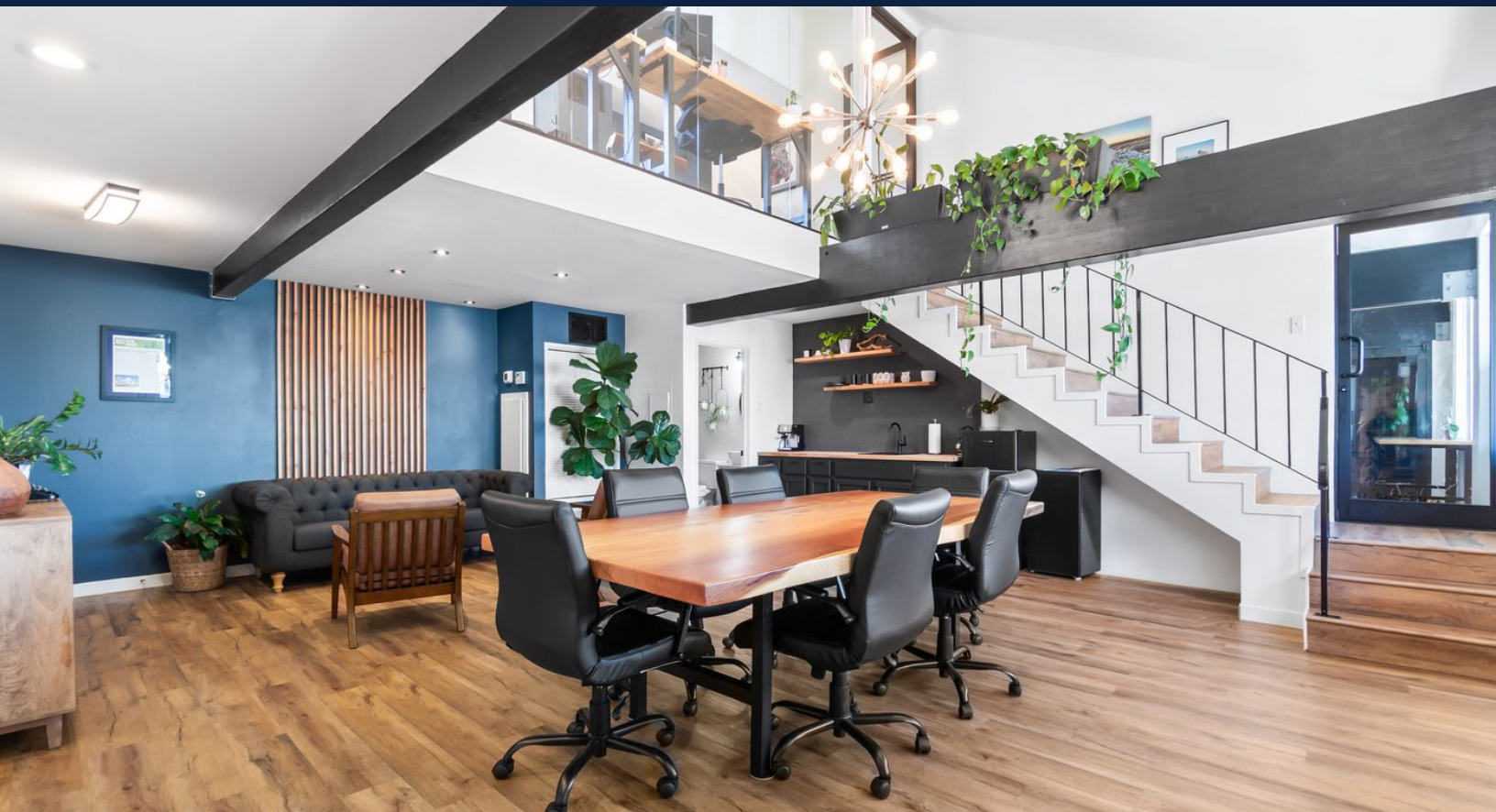




2734 E. BROADWAY, SUITE 7 · LONG BEACH, CA 90803

Office Condominium Bluff Park Historic District

Owner-User Opportunity · Conventional Financing Available

ASKING PRICE

\$375K

\$375,000

PRICE PER SF

\$682

Based on 550 SF GLA

RENTABLE SF

~550

519 SF public record

HOA / MONTH

\$279

Includes common area
maint.

FINANCING

Conv.

20% down, 5/10-yr fixed

OVERVIEW

A Rare Office Condo in Bluff Park

Sage Real Estate is pleased to present 2734 E. Broadway, Suite 7, a professionally renovated two-story office condominium located in the Bluff Park Historic District of Long Beach. This is a genuinely uncommon opportunity — small, privately owned office spaces in this neighborhood are rarely available, and the combination of location, design quality, and ownership economics is difficult to replicate in this submarket.

The property offers approximately 550 square feet of functional workspace arranged across two levels, with a loft-style upper office, private restroom, kitchenette, and a light-filled main floor with soaring ceilings and an open-to-above volume. The unit has been thoughtfully improved and is move-in ready for an owner-user.

PROPERTY SUMMARY

Address	2734 E. Broadway, Suite 7, Long Beach, CA 90803
Property Type	Office Condominium
Asking Price	\$375,000
GLA (per floor plan)	~550 SF
Public Record SF	519 SF
Total Footprint	~797 SF (incl. open-to-below)
Levels	2 (Ground + Loft Office)
HOA Dues	\$279/month
Parking	Street parking (1st & 2nd St)
Financing	Conventional — 20% down
Jurisdiction	CA Coastal Commission area
Year Built	1986 — fully renovated



Owner-User Advantage

With conventional financing at 20% down (~\$75,000), estimated monthly ownership costs are shown alongside comparable market lease rates for equivalent

All square footage figures are derived from Los Angeles County public record and third-party floor plan measurement (CubiCasa). Buyers are advised to independently verify all square footage figures.

KEY CONSIDERATIONS

Why This Property Stands Out

- **Exceptional scarcity.** Small, stand-alone office condos of this character are extremely uncommon on E. Broadway. Most comparable-sized spaces in the area are tucked into larger commercial buildings without the design quality or individuality this unit offers.
- **Turn-key condition.** The property has been comprehensively improved — new flooring, custom kitchenette with tile backsplash, renovated restroom, custom millwork, acoustic slat wall feature, and designer finishes throughout. Minimal capital required at acquisition.
- **Two-level layout with architectural character.** The open-to-above main floor creates a sense of volume and natural light well beyond what the recorded square footage implies. A private loft office on the upper level adds separation and flexibility.
- **Conventional financing available.** Qualified owner-users may finance this property with 20% down, a 25-year amortization schedule, and a choice of 5-year or 10-year fixed-rate terms — with no prepayment penalty at any time.
- **Predictable operating costs.** HOA dues of \$279/month cover common area maintenance, providing cost certainty with no landlord-controlled rent escalations.
- **Bluff Park Historic District.** The property is situated within one of Long Beach's most desirable walkable neighborhoods, surrounded by established coffee shops, restaurants, and boutique businesses along E. Broadway and the nearby 2nd Street corridor.
- **Coastal Commission area.** The property falls within California Coastal Commission jurisdiction, which structurally limits future over-development and supports long-term neighborhood character and value stability.
- **Highly walkable, lifestyle-driven environment.** The immediate area offers a rare combination of urban convenience and neighborhood charm — accessible on foot to dining, retail, and services that most suburban office parks cannot replicate.
- **Strong equity-building profile.** Comparable sales in coastal Southern California sub-1,000 SF office condos have transacted between \$329–\$750/SF. At \$682/SF (based on 550 SF GLA), this property is priced comfortably within that range.
- **Ideal for small professional firms.** The layout comfortably accommodates 3–5 workstations, a private executive office, a client lounge, and a kitchenette — a complete office environment in a compact, efficient footprint.

ASKING PRICE

\$375,000

\$682/SF based on 550 SF GLA

EST. DOWN PAYMENT

\$75,000

20% down, conventional financing

MONTHLY HOA

\$279

Includes common area maintenance

DESCRIPTION

Space & Configuration

Suite 7 is a two-story office condominium within a multi-tenant commercial building on E. Broadway. The unit features a ground-floor main workspace with soaring ceilings and an open-to-above volume, creating natural light and a sense of scale that belies its recorded square footage. A custom kitchenette with butcher block counters and tile backsplash, a private restroom with designer fixtures, and a dedicated staircase leading to a loft-level private office complete the layout.

INTERIOR FEATURES

- Luxury vinyl plank flooring throughout
- Soaring ceilings with open-to-above volume on main floor
- Custom kitchenette — butcher block counters, tile backsplash, espresso bar, refrigerator
- Private restroom — hexagon tile accent wall, vessel sink, round mirror
- Sputnik-style statement chandelier, recessed LED lighting
- Upper-level private office (~10'5" x 16'2") with glass-panel railing
- Custom built-in desk and shelving in upper office
- Large street-facing windows — excellent natural light

SQUARE FOOTAGE NOTE

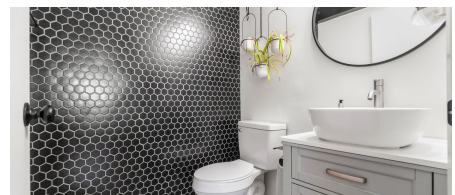
Three measurements exist for this unit: 519 SF — Los Angeles County public record (assessor data). ~550 SF — Third-party floor plan measurement (CubiCasa) of gross living area, first floor only. ~797 SF — Total footprint including open-to-below upper-level area (416 SF excluded from GLA). Buyers should rely on their own measurement and due diligence.



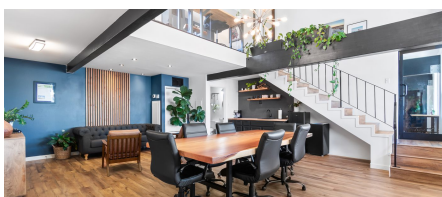
Main floor — open lounge and reception area



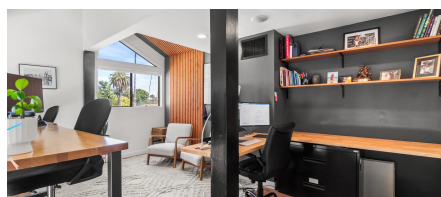
Kitchenette — custom cabinetry and butcher block counters



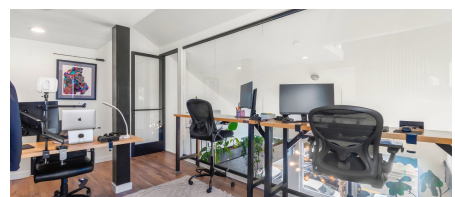
Private restroom — hexagon tile accent wall



Main floor — conference table and staircase to loft



Upper-level private office — built-in desk and shelving



Upper office — glass-paneled workstation area

LAYOUT

How the Space Flows

Suite 7's layout moves from an open, light-filled ground floor to a private loft office above. Formal floor plan diagrams were not available for this printing; the summary below reflects the property's physical configuration as photographed and as described in the MLS listing.

GROUND FLOOR

- Entry opens directly into the main workspace — soaring ceilings and open-to-above volume
- Conference table and lounge seating area
- Custom kitchenette tucked beneath the staircase
- Private restroom off the main floor
- Dedicated staircase to the upper-level office

UPPER LEVEL

- Private loft office (~10'5" x 16'2")
- Glass-panel railing overlooking the main floor below
- Built-in desk and shelving
- Large street-facing window — natural light and street views



Staircase to the loft-level private office



Upper level — glass-railed workstation overlooking main floor

SUBMARKET

Bluff Park & the East Broadway Corridor

The subject property is located within the Bluff Park Historic District, a well-established neighborhood recognized by the City of Long Beach for its architectural character and residential quality. The E. Broadway commercial corridor serves as the neighborhood's main street, offering a walkable mix of independent coffee shops, restaurants, boutique retailers, and professional services within steps of the property.

NEIGHBORHOOD CHARACTER

The surrounding blocks of 1st and 2nd Street are lined with Craftsman and Spanish Colonial Revival homes — some of the most well-preserved residential streets in Long Beach. This residential context creates a consistent, stable demand environment that is uncommon for a commercial corridor of this scale. The walkability of the area is genuine and practical: a business operating from this location benefits from proximity to a concentrated daytime population, multiple dining options for client meetings, and the kind of address that communicates something about the business occupying it.

PARKING

The unit does not include dedicated on-site parking. Street parking is consistently available on 1st Street and 2nd Street within one to two blocks of the property. This is standard for the walkable commercial corridors of coastal Long Beach and has not historically impacted the property's occupancy or desirability.

COASTAL COMMISSION

The property falls within California Coastal Commission jurisdiction, which imposes development review requirements that limit large-scale new commercial construction in the area. This regulatory environment contributes to the long-term stability of the neighborhood.

SUBMARKET CONTEXT

Long Beach's coastal neighborhoods have demonstrated consistent demand from owner-users seeking to own their workspace rather than lease. The combination of limited new supply, neighborhood desirability, and lifestyle quality has supported office condo values along the coastal corridor.

Location Summary

Bluff Park is among Long Beach's most sought-after neighborhoods for independent businesses and professionals seeking a location with genuine character. Office space of this type — privately owned, move-in ready, and embedded within a walkable

PROXIMITY HIGHLIGHTS

- Walking distance to E. Broadway coffee shops, restaurants & retail
- 2nd Street dining & lifestyle corridor — 5-minute walk
- Belmont Shore — 0.5 miles
- Alamitos Beach — approximately 1 mile
- Downtown Long Beach — approximately 2 miles
- 405 / 710 freeway access — 10 minutes
- Long Beach Airport (LGB) — approximately 6 miles
- LAX — approximately 20 miles

OWNERSHIP ECONOMICS

Financing & Estimated Ownership Cost

The following scenario is provided for illustrative purposes to assist owner-users in evaluating the cost of ownership. All figures are estimates and subject to change based on lender terms, creditworthiness, and market conditions.

CONVENTIONAL FINANCING SCENARIO



Lender	Banner Bank
Loan Program	QuickStep CRE Loan
Purchase Price	\$375,000
Down Payment (20%)	\$75,000
Loan Amount	\$300,000
5-Yr Fixed Rate	5.99%
Est. Monthly P&I — 5-Yr Fixed	\$1,931.07
10-Yr Fixed Rate	6.49%
Est. Monthly P&I — 10-Yr Fixed	\$2,023.75
Amortization	25 years
Prepayment Penalty	None, at any time
HOA	\$279/month
Property Tax (est., 1.25%)	~\$391/month
Est. Total Cost — 5-Yr Option	~\$2,601/mo
Est. Total Cost — 10-Yr Option	~\$2,693/mo

PRICE PER SQUARE FOOT

Basis	SF	\$/SF
Public Record (Assessor)	519	\$722.54
GLA — Floor Plan Measured	550	\$681.82
Total Footprint	797	\$470.51

The \$682/SF figure based on 550 SF GLA is used as the primary pricing basis. Comparable sales in the Southern California coastal submarket range from \$329–\$750/SF for similar-sized office condos (see Comparable Sales section).

Rates shown reflect Banner Bank's QuickStep Commercial Real Estate Loan program for owner-occupied purchases (effective August 17–September 30, 2026): fixed for the first 5 or 10 years, fully amortized over 25 years, with no prepayment penalty at any time. Rate includes the auto-pay discount for a Banner Bank Business Checking account. Applications received and entered into nCino by Friday, August 14 are eligible for these rates and must be a full application package to qualify; confirm current terms with the lender before relying on them. Financing contact: Kristin Dennis, VP, Sr. Business Banker — Banner Bank — 323.445.9338 — Kristin.Dennis@bannerbank.com.

10-YEAR COST OF LEASING (EST.)

\$375K+

vs. ownership — which builds equity and locks in occupancy cost through a fixed, amortizing payment structure with no landlord-controlled rent escalations.

This financing scenario is illustrative only and does not constitute a loan commitment or offer of credit. Actual terms, rate, and payment will vary based on lender, borrower qualification, and market conditions at the time of application. Consult a qualified lender for pre-qualification.

Office Condominium Sales — Southern California, 2025–2026

| Confidential

MARKET CONTEXT

Recent Office Condo Transactions

The following comparable sales, sourced from CoStar Group, represent recent arm's-length transactions of small office condominiums in Southern California coastal and urban submarkets. These transactions are used to contextualize the subject property's pricing within the broader market. No directly comparable Long Beach sale was available in this data set; the closest geographic comparables are located in coastal Los Angeles and Orange County submarkets.

#	Property	Submarket	Sale Date	SF	Price	\$/SF	Type
—	2734 E. Broadway, Ste 7	Bluff Park / Broadway	Offering	550	\$375,000	\$682	Owner User
1	2200 Pacific Coast Hwy, Unit 314	Beach Cities / PV	Mar 2026	874	\$525,000	\$601	Owner User
2	1101 Dove St, Unit 160	Newport Beach	Mar 2026	712	\$525,000	\$737	Owner User
3	1108 Sartori Ave, Unit 300	Torrance	Dec 2025	938	\$530,000	\$565	Investment
4	2200 Pacific Coast Hwy, Unit 306	Beach Cities / PV	Dec 2024	939	\$660,000	\$703	Owner User
5	505 E 1st St, Unit 27	Parkcenter, OC	Mar 2025	975	\$718,500	\$737	Investment
6	13047 Artesia Blvd, Unit b200	Mid-Cities (LA)	Jan 2026	1,000	\$750,000	\$750	Investment
7	1500 E Katella Ave, Unit 4	East Orange (OC)	Jan 2026	660	\$290,000	\$439	Owner User
8	17220 Newhope St, Unit 118	Fountain Valley (OC)	Jul 2025	760	\$250,000	\$329	Owner User

COMP SUMMARY STATISTICS

Metric	Low	Average	Median	High
Sale Price	\$250K	\$531K	\$527K	\$750K
Price/SF	\$329	\$619	\$652	\$750
Building SF	660	859	876	1,000

Source: CoStar Group, licensed to Sage Real Estate. Data as of April 2026.

PRICING NARRATIVE

The subject property's asking price of \$682/SF (based on 550 SF GLA) sits comfortably within the comp set range, above the average of ~\$619/SF but well below the comp set's high of \$750/SF. This positioning is supported by the property's unique architectural character, the scarcity of comparable space in the Bluff Park / Broadway corridor, and the property's coastal location within a historic district where commercial supply is structurally constrained. Comparable owner-user transactions in coastal L.A. County submarkets (Hermosa Beach, Newport Beach) have traded between \$601–\$737/SF — directly supporting the subject's pricing.

PROPERTY PHOTOS

Suite 7 — Bluff Park, Long Beach



Aerial view — 2734 E. Broadway and the Bluff Park / Broadway corridor



Street-level exterior — Sage Real Estate signage



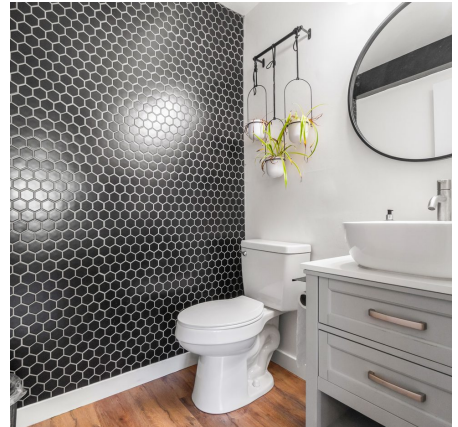
Building facade — 2734 E. Broadway



Main floor — lounge seating with kitchenette beyond



Kitchenette — tile backsplash and butcher block counter



Private restroom — vessel sink and designer fixtures



Upper office — custom shelving and natural light



Building entry — Suite 7 street access

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Important Notices

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This OM is not an offer to sell or a solicitation of an offer to buy. The Seller and Sage Real Estate reserve the right, at their sole discretion, to reject any offer, terminate discussions at any time, and modify, change, or withdraw this offering without prior notice.

**LISTING BROKER****Sage Real Estate**

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PROPERTY REFERENCE

Address: 2734 E. Broadway, Suite 7
Long Beach, CA 90803
APN: Verify with LA County Assessor
Asking Price: \$375,000
Property Type: Office Condominium
HOA: \$279/month
Date Prepared: July 2026