



2734 E. BROADWAY, SUITES 7 & 8 · LONG BEACH, CA 90803

# Two Office Condominiums Bluff Park Historic District

Available Individually or Together · Conventional Financing Available

SUITES AVAILABLE

**2**

Sold individually

ASKING PRICE (EACH)

**\$400K**

\$400,000 per suite

COMBINED SF

**~1,058**

550 SF + 508 SF

HOA / MONTH

**\$279**

Per suite

FINANCING

**Conv.**

20% down, 5/10-yr fixed

## OVERVIEW

## Two Rare Office Condos in Bluff Park

Sage Real Estate is pleased to present two individually owned office condominiums at 2734 E. Broadway in the Bluff Park Historic District of Long Beach — Suite 7 and Suite 8. Each unit is offered separately at \$400,000 and may be purchased individually or together. Small, privately owned office spaces of this character are rarely available in this neighborhood, and the combination of location, design quality, and ownership economics is difficult to replicate in this submarket.

## SUITE COMPARISON AT A GLANCE

	Suite 7	Suite 8
Asking Price	\$400,000	\$400,000
Square Footage	~550 SF (GLA) / 519 SF assessor	508 SF (MLS)
Price / SF	\$727 (based on 550 SF GLA)	\$787 (based on 508 SF)
Layout	Loft office, kitchenette, restroom	2 glass-enclosed offices + loft
Best suited for	Small professional / executive office	Media, podcast, creative, consulting
HOA	\$279/month	\$279/month

### Owner-User Advantage

With conventional financing at 20% down (~\$80,000 per suite), estimated monthly ownership costs can be evaluated alongside comparable market lease rates for equivalent space in this corridor — allowing an owner-user to build equity from day one, on either or both suites.

## KEY CONSIDERATIONS

## Why These Properties Stand 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 these units offer.
- Two turn-key units, two distinct uses.** Suite 7 is comprehensively improved for a traditional small office user; Suite 8 is purpose-built with dual glass-enclosed offices, including a dedicated recording/podcast studio. Minimal capital required at acquisition for either.
- Bluff Park Historic District.** Both units are 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.
- Conventional financing available.** Qualified owner-users may finance either unit 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 per suite cover common area maintenance, providing cost certainty with no landlord-controlled rent escalations.
- Flexibility to buy one or both.** Each suite is individually deeded and priced at \$400,000, allowing a buyer to acquire a single unit or combine both for a larger footprint (~1,058 SF combined) under one ownership.
- Priced at or above the comp set — buyers should evaluate accordingly.** Suite 7 (\$727/SF) prices within the top of the reviewed comp range; Suite 8 (\$787/SF) prices above the highest comparable sale reviewed (\$750/SF). See the Comparable Sales section for detail.

SUITE 7 — ASKING / \$/SF

**\$400,000**

\$727/SF based on 550 SF GLA

SUITE 8 — ASKING / \$/SF

**\$400,000**

\$787/SF based on 508 SF

EST. DOWN PAYMENT (EACH)

**\$80,000**

20% down, conventional financing

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

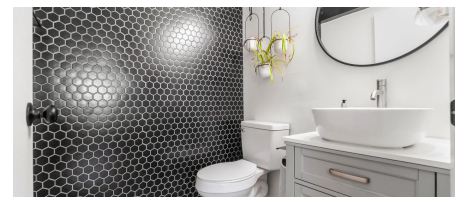
Three measurements exist for this unit: 519 SF — Los Angeles County public record (assessor data). ~550 SF — Third-party floor plan measurement (CubiCasa) of gross living area, first floor only. ~797 SF — Total footprint including open-to-below upper-level area (416 SF excluded from GLA). Buyers should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



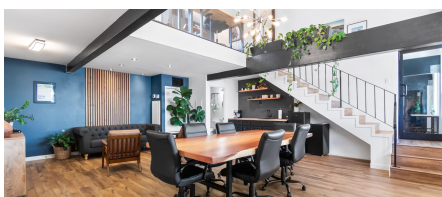
Main floor — open lounge and reception area



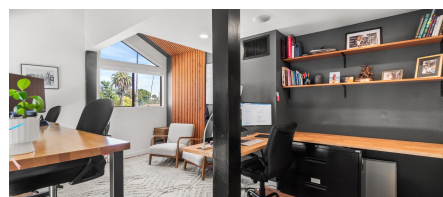
Kitchenette — custom cabinetry and butcher block counters



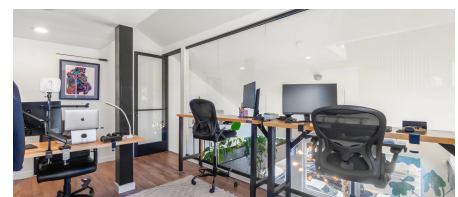
Private restroom — hexagon tile accent wall



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

DESCRIPTION

# Space & Configuration

Suite 8 is a two-story office condominium within the same multi-tenant commercial building on E. Broadway as Suite 7. The unit features a ground-floor main workspace with soaring ceilings, an open-to-above design, and two glass-enclosed offices that create a modern, highly functional layout. Exposed brick accent walls, a private restroom, and a loft-level workspace complete a flexible floor plan well suited to professional, creative, and media-related uses.

INTERIOR FEATURES

- Luxury vinyl plank flooring throughout
- Soaring ceilings with dramatic open-to-above design
- Two glass-enclosed offices — one for calls & meetings, one built out for recording/podcasting
- Dedicated recording studio — acoustic curtains, boom-arm microphone, mixing board
- Exposed brick accent walls throughout
- Private restroom with brick accent wall
- Printer / file storage nook
- Loft-level workspace with natural light

SQUARE FOOTAGE NOTE

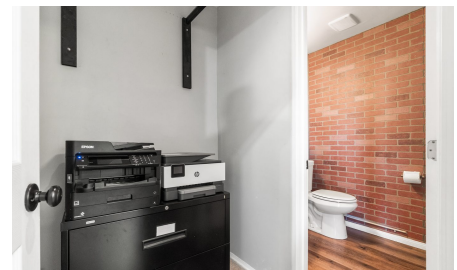
508 SF is the square footage basis reflected in the MLS listing for Suite 8 (Los Angeles County / listing data). Unlike Suite 7, a separate third-party floor plan measurement (CubiCasa) or total-footprint figure including open-to-below area was not available at the time this OM was prepared. Buyers should rely on their own measurement and due diligence.



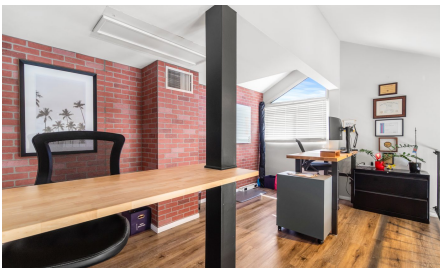
Main floor — glass-enclosed hallway and stair access



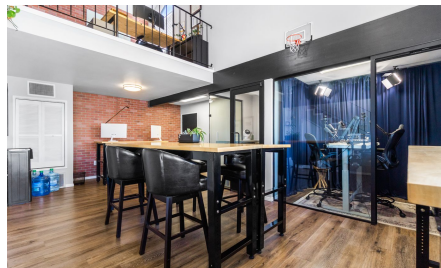
Recording studio — acoustic curtains, mic, and mixing board



Private restroom — brick accent wall



Upper-level office — exposed brick and built-in desk



Ground floor — open workspace with glass-enclosed studio beyond

## LAYOUT

## How the Space Flows

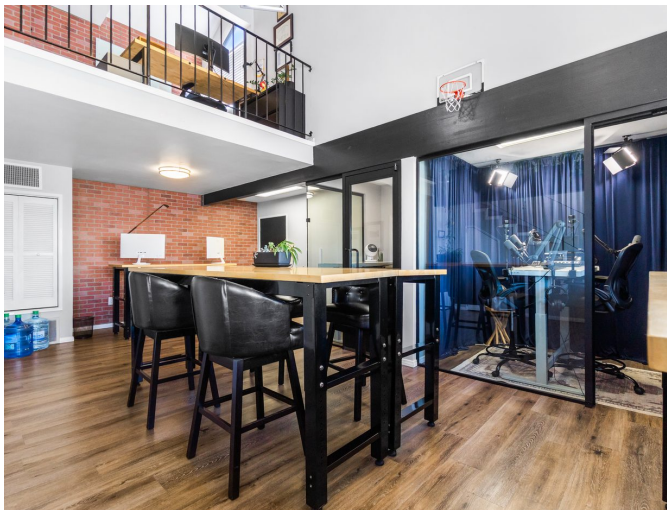
Suite 8's layout is organized around two glass-enclosed offices flanking an open ground floor, with a loft workspace above. Formal floor plan diagrams were not available for this printing; the summary below reflects the property's physical configuration as photographed and as described in the MLS listing.

## GROUND FLOOR

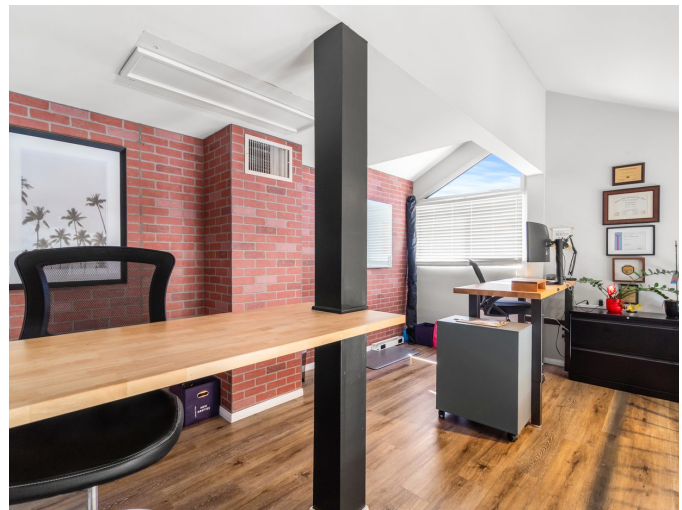
- Entry opens into an open, bar-height work area with soaring ceilings
- Two glass-enclosed offices — one for calls/meetings, one built out as a recording/podcast studio
- Exposed brick accent walls
- Private restroom with brick accent wall
- Printer / file storage nook
- Staircase to the upper-level workspace

## UPPER LEVEL

- Loft-level workspace with brick accent wall
- Built-in desk area
- Natural light from street-facing window
- Open sightline to the ground floor below



Ground floor — bar-height work table with glass-enclosed studio beyond



Upper level — private office with brick accent wall

OWNERSHIP ECONOMICS

# Financing & Estimated Ownership Cost

The financing scenario below applies equally to Suite 7 and Suite 8, as both are offered at the same \$400,000 asking price. Figures are estimates provided for illustrative purposes only.

CONVENTIONAL FINANCING SCENARIO



<b>Lender</b>	Banner Bank
<b>Purchase Price</b>	\$400,000
<b>Down Payment (20%)</b>	\$80,000
<b>Loan Amount</b>	\$320,000
<b>5-Yr Fixed Rate (est.)</b>	5.29%
<b>Est. Monthly P&amp;I — 5-Yr Fixed</b>	\$1,925.15
<b>10-Yr Fixed Rate (est.)</b>	5.99%
<b>Est. Monthly P&amp;I — 10-Yr Fixed</b>	\$2,059.81
<b>Amortization</b>	25 years
<b>Prepayment Penalty</b>	None, at any time
<b>HOA</b>	\$279/month
<b>Property Tax (est., 1.25%)</b>	~\$417/month
<b>Est. Total Cost — 5-Yr Option</b>	~\$2,620/mo
<b>Est. Total Cost — 10-Yr Option</b>	~\$2,755/mo

PRICE PER SQUARE FOOT — BOTH SUITES

Basis	SF	\$/SF
Suite 7 — Public Record (Assessor)	519	<b>\$770.71</b>
Suite 7 — GLA — Floor Plan Measured	550	<b>\$727.27</b>
Suite 7 — Total Footprint	797	<b>\$501.88</b>
Suite 8 — MLS / Listing Basis	508	<b>\$787.40</b>

Suite 7's \$727/SF basis (550 SF GLA) sits within the comp range reviewed. Suite 8's \$787/SF (508 SF, MLS basis) is above the highest comparable sale reviewed. See Comparable Sales Analysis.

Rates and terms are estimates only; confirm with a qualified lender before relying on them. Scenario reflects conventional owner-occupied financing: 20% down, 25-year amortization, with a choice of 5-year or 10-year fixed-rate terms and no prepayment penalty at any time. Financing contact: Kristin Dennis, VP, Sr. Business Banker — Banner Bank — 323.445.9338 — Kristin.Dennis@bannerbank.com.

10-YEAR COST OF LEASING (EST., PER SUITE)

**\$400K+**

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.

## 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	\$400,000	\$727	Owner User
—	2734 E. Broadway, Ste 8	Bluff Park / Broadway	Offering	508	\$400,000	\$787	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

Suite 7's asking price of \$727/SF (550 SF GLA) is above the comp set average of ~\$619/SF but remains below the comp set's high of \$750/SF, supported by unique architectural character and the scarcity of comparable space in the Bluff Park / Broadway corridor. Suite 8's asking price of \$787/SF (508 SF) is above both the comp set average and the highest recorded comparable sale (\$750/SF, Artesia Blvd, Cerritos), reflecting its smaller size and extensive glass-enclosed studio build-out. Because no comparable sale in this data set has traded above \$750/SF, prospective buyers of Suite 8 and their lenders should independently evaluate whether the finish level and build-out support that premium relative to market.

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



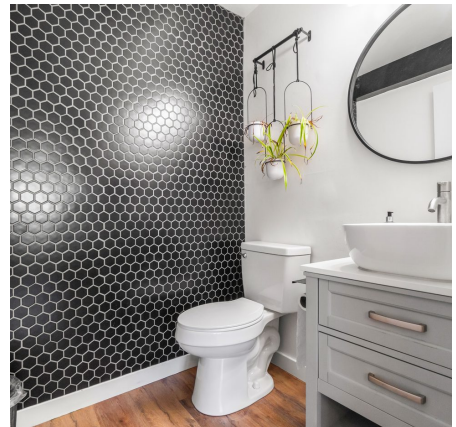
Building facade — 2734 E. Broadway



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

PROPERTY PHOTOS

Suite 8 — Bluff Park, Long Beach



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



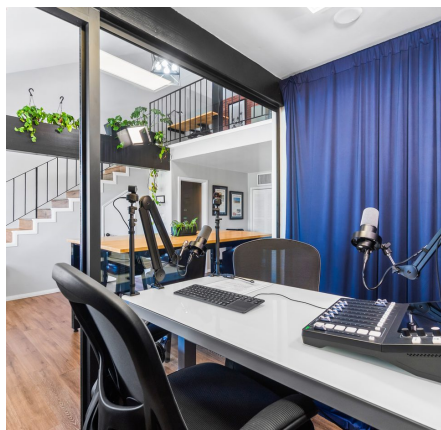
Street-level exterior — Sage Real Estate signage



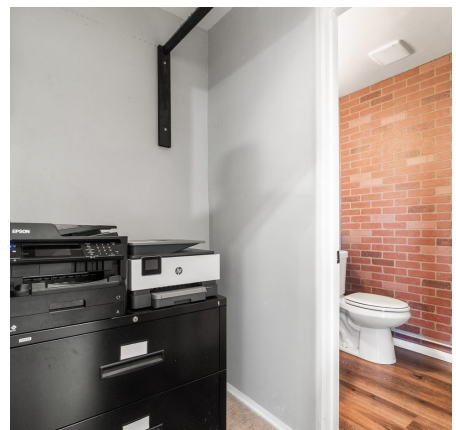
Building facade — 2734 E. Broadway



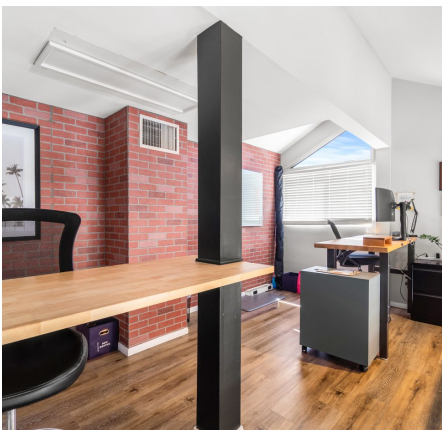
Ground floor — open workspace with glass-enclosed studio



Recording studio — professional podcast setup



Private restroom and storage/printer nook



Upper office — exposed brick and natural light



Main floor — glass-enclosed hallway detail

## CONFIDENTIALITY &amp; DISCLAIMER

**Important Notices**

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

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**PROPERTY REFERENCE**

Address: 2734 E. Broadway, Suites 7 & 8  
 Long Beach, CA 90803  
 APN: Verify with LA County Assessor  
 Asking Price: \$400,000 per suite  
 Property Type: Office Condominium  
 HOA: \$279/month per suite  
 Suites Available: 2 (sold individually)