

COMMERCIAL OFFERING MEMORANDUM

1950 Santa Fe Avenue

Long Beach, California 90810



OFFERED AT	BUILDING	LOT
\$850,000	758 SF	≈10,500 SF

Prime Long Beach corner commercial opportunity with existing restaurant improvements, substantial on-site parking, strong visibility, and reported redevelopment potential.

Prepared for prospective investors, developers and owner-users

Executive Summary

1950 Santa Fe Avenue presents an opportunity to acquire a highly visible commercial site in Westside Long Beach. Current public marketing describes the property primarily as a redevelopment opportunity and notes its proximity to the 710 Freeway and Pacific Coast Highway. The site is positioned on a prominent corner with existing on-site parking and an approximately 758-square-foot building.

Asking Price	Building Size	Lot Size	Year Built
\$850,000	758 SF	≈0.24 AC	1963

Investment Highlights

- High-visibility corner location along Santa Fe Avenue.
- Approximately 10,500-square-foot site according to current public marketing materials.
- Existing 758-square-foot retail/restaurant building.
- Approximately 30 surface parking spaces are reported in public property marketing.
- Convenient access to the 710 Freeway and Pacific Coast Highway.
- Property is marketed primarily for its underlying land and redevelopment potential.
- Conceptual plans for a quick-service / drive-thru restaurant use are reported in public marketing.

Current Positioning

Public listing materials describe the property as a redevelopment project and emphasize potential for restaurant, quick-service and other commercial concepts. The existing improvements may provide a starting point for an owner-user or redevelopment strategy, subject to buyer due diligence and applicable approvals.

Property Overview

Property	1950 Santa Fe Avenue, Long Beach, CA 90810
Property Type	Retail / Restaurant
Building Size	Approximately 758 SF
Lot Size	Approximately 10,500 SF / 0.24 AC
Year Built	1963
Stories	1
Parking	Approximately 30 surface spaces (reported)
Frontage	Approximately 105 feet on Santa Fe Avenue (reported)
Parcel	7431-027-032 (reported in public marketing)
Asking Price	\$850,000

Existing Site / Restaurant Characteristics

Public marketing materials describe the existing improvements as a second-generation restaurant property and reference restaurant-related infrastructure. Buyers should independently verify the condition, capacity, code compliance, permits, utility connections, equipment, and any included personal property.

Zoning & Development

Public marketing sources are not fully consistent regarding zoning. Zoning, permitted uses, parking requirements, access, and any drive-thru or redevelopment concept should be confirmed directly with the City of Long Beach before relying on them.

Redevelopment Opportunity

The property is being marketed primarily for its underlying land value, making it potentially attractive to developers, franchise operators, restaurant users and investors seeking a high-exposure commercial corner.

Potential Strategies

- Quick-service restaurant or fast-casual concept.
- Drive-thru restaurant concept, subject to approvals.
- Owner-user retail or food-service operation.
- Redevelopment of the existing site to maximize the value of the corner location.
- Future commercial or other permitted development, subject to zoning and entitlement review.

Location Advantages

- Located near the 710 Freeway and Pacific Coast Highway.
- High-visibility corner positioning along Santa Fe Avenue.
- Situated within a mix of residential and industrial uses.
- Convenient access for local customers and commuter traffic.
- Existing on-site parking supports current and potential future commercial use.

Due Diligence Note

Any redevelopment concept, including a drive-thru, should be considered conceptual only. Buyer should verify zoning, permitted uses, setbacks, parking requirements, access, signage, environmental conditions, utilities, building requirements, and all applicable City of Long Beach approvals before proceeding.

Property Photography



Aerial Views & Surrounding Area



Location & Buyer Due Diligence

1950 Santa Fe Avenue is positioned in Westside Long Beach with access to major transportation corridors including the 710 Freeway and Pacific Coast Highway. Public marketing materials emphasize visibility, accessibility, surrounding residential and industrial activity, and potential for restaurant-oriented redevelopment.

Information Sources

Property facts in this draft were compiled from publicly available commercial listing and MLS-syndicated marketing materials. Public sources may change and may contain inconsistencies. This memorandum should be updated with the listing broker's current data, title information, survey, zoning confirmation, plans, leases, financials, and other due-diligence materials before distribution as a final offering package.

Disclaimer

This Offering Memorandum is intended for informational purposes only and is not a representation or warranty of fact. All measurements, property characteristics, zoning, parking, development concepts, financial information, and other details should be independently verified by prospective purchasers. No representation is made as to the accuracy or completeness of the information presented. Prospective purchasers should rely on their own investigations and the advice of their legal, tax, financial, architectural, engineering and other professional advisors. Any development or use is subject to applicable laws, regulations, approvals and permitting.

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Draft Offering Memorandum — broker contact information and additional materials can be added.