

**BRETT LYON**  
310.780.1899  
Broker@LyonStahl.com  
DRE #01717818

**WOODY STAHL**  
310.710.3829  
Woody@LyonStahl.com  
DRE #01399621

# 196 E Del Amo Blvd, Long Beach

## Double Lot Residential Opportunity

**LYONSTAHL**  
INVESTMENT REAL ESTATE



**OFFERING MEMORANDUM**



# PROPERTY OVERVIEW

## 196 E Del Amo Blvd

Long Beach, CA 90805

List Price: **\$500,000**

### Offering Summary

|                         |                           |
|-------------------------|---------------------------|
| PRICE / COMBINED LOT SF | <b>\$125.25</b>           |
| PROPERTY TYPE           | <b>SFR</b>                |
| EXISTING RESIDENCE      | <b>572 SF</b>             |
| COMBINED LOT AREA       | <b>3,992 SF</b>           |
| YEAR BUILT              | <b>1923</b>               |
| BEDROOMS / BATHROOMS    | <b>1-BED/1-BATH</b>       |
| NUMBER OF PARCELS       | <b>2</b>                  |
| GARAGE                  | <b>DETACHED</b>           |
| PROPERTY ADDRESS        | <b>196 E DEL AMO BLVD</b> |
| CURRENT RENTAL RATE     | <b>\$2,237</b>            |

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LONG BEACH

## Double Lot Residential Opportunity



# INVESTMENT HIGHLIGHTS

## TWO SEPARATE PARCELS | ±3,992 SF COMBINED LOT

- Two adjacent parcels offered together for \$500,000
- APNs: 7133-002-001 and 7133-002-002
- Potential flexibility for future improvements or development, subject to city approval

## EXISTING SINGLE-FAMILY RESIDENCE

- Approximately 572 SF | 1 Bedroom | 1 Bathroom
- Originally built in 1923
- Set back from the street with a spacious front yard

## VALUE-ADD & DEVELOPMENT POTENTIAL

- Opportunity for renovation or expansion
- Potential for additional residential improvements, subject to city approval
- Attractive opportunity for investors, developers, and owner-users

## ON-SITE PARKING & DETACHED GARAGE

- Long driveway providing ample off-street parking
- Existing detached garage
- Convenient access from Del Amo Boulevard

## ESTABLISHED LONG BEACH LOCATION

- Located within an established residential neighborhood
- Convenient access to shopping, dining, and neighborhood amenities
- Proximity to major transportation corridors throughout Long Beach

LONG BEACH

## Double Lot Residential Opportunity

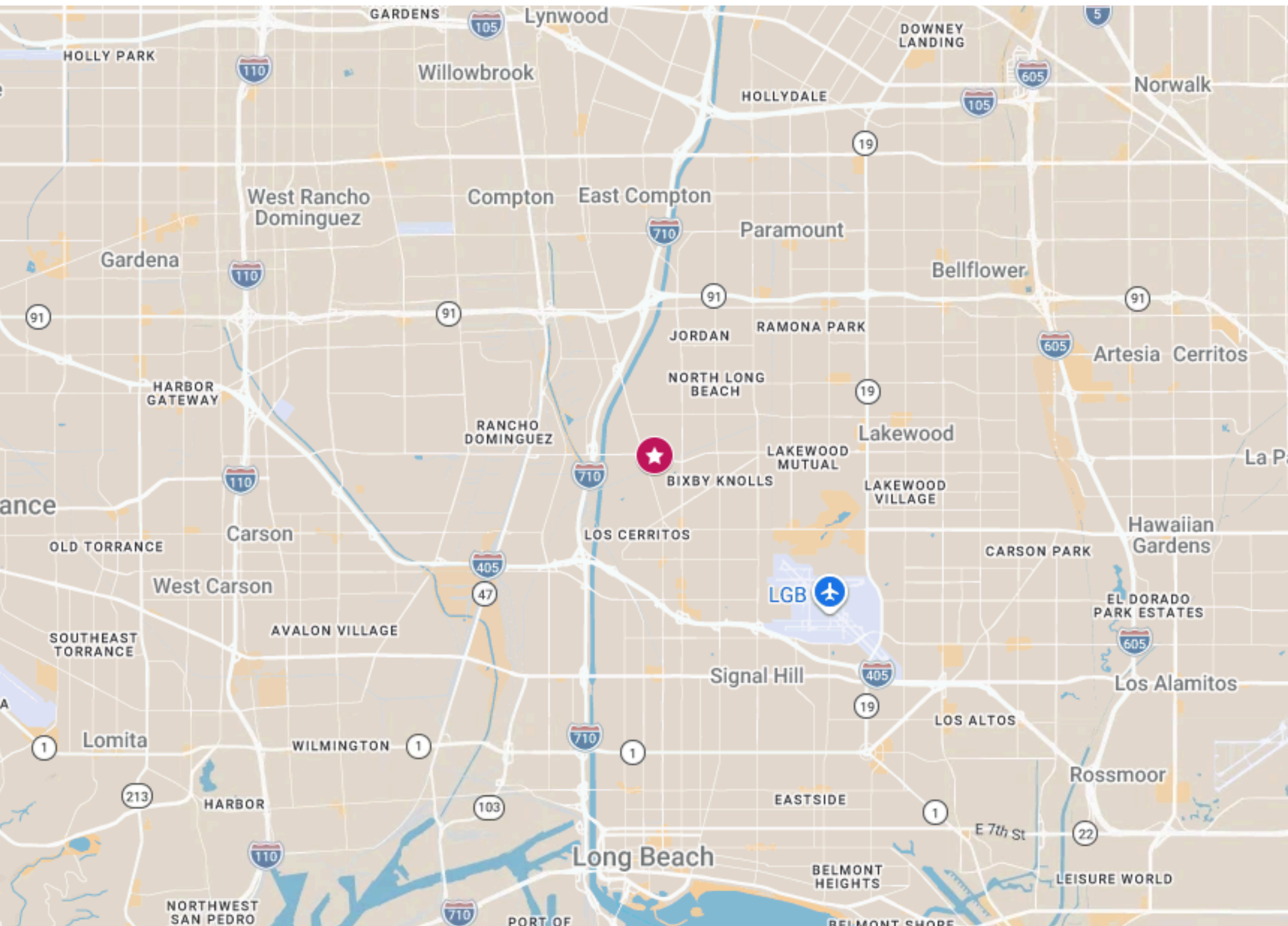


Rare double-lot opportunity in Long Beach! Offered at \$500,000, 196 E Del Amo Boulevard features two adjacent parcels totaling approximately 3,992 square feet, presenting an attractive opportunity for investors, developers, and owner-users alike. The property includes a charming 1-bedroom, 1-bathroom single-family residence with approximately 572 square feet of living space, originally built in 1923. Set back from the street, the home features a spacious front yard, a long driveway with ample off-street parking, and a detached garage. With two separate parcels (APNs 7133-002-001 and 7133-002-002), the property offers potential for renovations, expansion, or future development opportunities, subject to city approval and buyer verification. Conveniently located near shopping, dining, and major transportation corridors, this is an opportunity to acquire a unique double-lot property in an established Long Beach neighborhood. Buyer to verify all property details, square footage, zoning, and development potential.



# LOCATION MAP

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# AREA OVERVIEW

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## LONG BEACH, CALIFORNIA

Located in Southern Los Angeles County, Long Beach is one of the region's largest and most established coastal cities, offering a diverse mix of residential neighborhoods, commercial districts, employment centers, and recreational amenities. With a population of approximately 450,000 residents, Long Beach benefits from its strategic location between Los Angeles and Orange County, providing convenient access to major employment hubs and transportation networks throughout Southern California.

The city is home to the Port of Long Beach, one of the busiest container ports in the United States and a major driver of regional economic activity. Beyond its maritime industry, Long Beach supports a diverse economy encompassing healthcare, education, aerospace, logistics, tourism, and professional services. Major institutions such as California State University, Long Beach, Long Beach Memorial Medical Center, and the Long Beach Convention & Entertainment Center contribute to the city's employment base and economic stability.

196 E Del Amo Boulevard is situated in an established residential neighborhood in North Long Beach, surrounded by a mix of single-family homes, neighborhood-serving retail, and community amenities. The property benefits from convenient access to the Del Amo Boulevard commercial corridor, with nearby shopping, grocery stores, restaurants, schools, and local parks. Its location also provides access to the 710 and 91 Freeways, connecting residents to Downtown Long Beach, Los Angeles, Orange County, and surrounding employment centers.

Long Beach continues to attract residents and investors seeking opportunities within the greater Los Angeles metropolitan area. The city's established housing stock, diverse neighborhoods, and proximity to major employment centers contribute to ongoing interest in residential properties with renovation and redevelopment potential. North Long Beach, in particular, offers a mix of traditional single-family residences and smaller residential parcels, presenting opportunities for buyers interested in improving existing housing or exploring additional development possibilities.

With its two adjacent parcels totaling approximately 3,992 square feet, 196 E Del Amo Boulevard presents a distinctive opportunity within this established residential setting. The property's existing improvements, off-street parking, and potential for future enhancements offer flexibility for investors, developers, and owner-users looking to establish a presence in the Long Beach market.

## LONG BEACH

# Double Lot Residential Opportunity



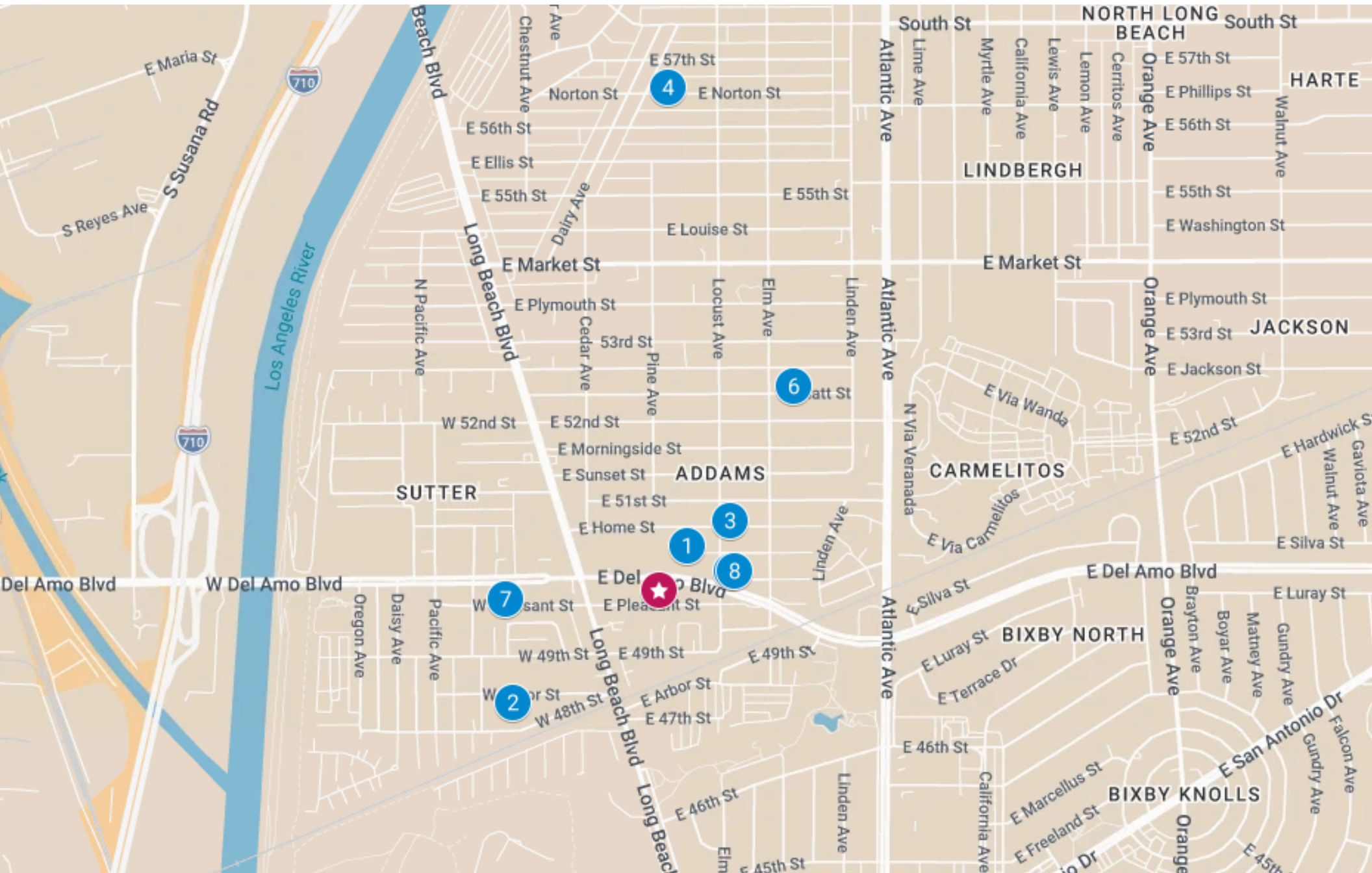


# SALES COMPARABLES

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|   | Property Address             | Bed/Bath | Year Built | SqFt | Lot Size | Sales Price | Cost/SF | Cost/Land SF | DOM     | COE        |
|---|------------------------------|----------|------------|------|----------|-------------|---------|--------------|---------|------------|
| 1 | 241 E Plenty St, Long Beach  | 2B/1B    | 1948       | 868  | 4,415    | \$685,000   | \$789   | \$155        | 12 Days | 8/14/2026  |
| 2 | 80 W Arbor St, Long Beach    | 2B/1B    | 1958       | 874  | 3,492    | \$637,777   | \$730   | \$183        | 8 Days  | 6/26/2026  |
| 3 | 303 E Home St, Long Beach    | 2B/1B    | 1952       | 764  | 3,420    | \$705,000   | \$923   | \$206        | 8 Days  | 5/27/2026  |
| 4 | 243 E Norton St, Long Beach  | 1B/1B    | 1929       | 540  | 2,810    | \$515,000   | \$954   | \$183        | 9 Days  | 5/19/2026  |
| 5 | 309 E Silva St, Long Beach   | 2B/1B    | 1956       | 824  | 2,250    | \$631,500   | \$766   | \$281        | 7 Days  | 4/24/2026  |
| 6 | 427 E Platt St, Long Beach   | 1B/1B    | 1924       | 540  | 2,260    | \$450,000   | \$833   | \$199        | 8 Days  | 2/26/2026  |
| 7 | 53 W Pleasant St, Long Beach | 2B/1B    | 1947       | 775  | 2,576    | \$620,000   | \$800   | \$241        | 47 Days | 12/26/2025 |
| 8 | 313 E Silva St, Long Beach   | 1B/1B    | 1949       | 537  | 2,253    | \$520,000   | \$968   | \$231        | 53 Days | 4/16/2025  |

# SALES COMPARABLES MAP





## CONTACT FOR MORE DETAILS:

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The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.