

2256 Pacific Ave

Long Beach, CA
90806

PRESENTED BY

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IDEAL OWNER/USER OR
VALUE-ADD INVESTMENT OPPORTUNITY
POSSIBLE USE: MEDICAL OFFICE/RETAIL/STUDIOS/CANNABIS



TABLE OF CONTENTS

3
Property Overview

4-5
Property Photos

6
Conceptual Floor Plan

7
Investment Highlights

8-9
Sales Comparables

10
Market Overview

11
Contact Page

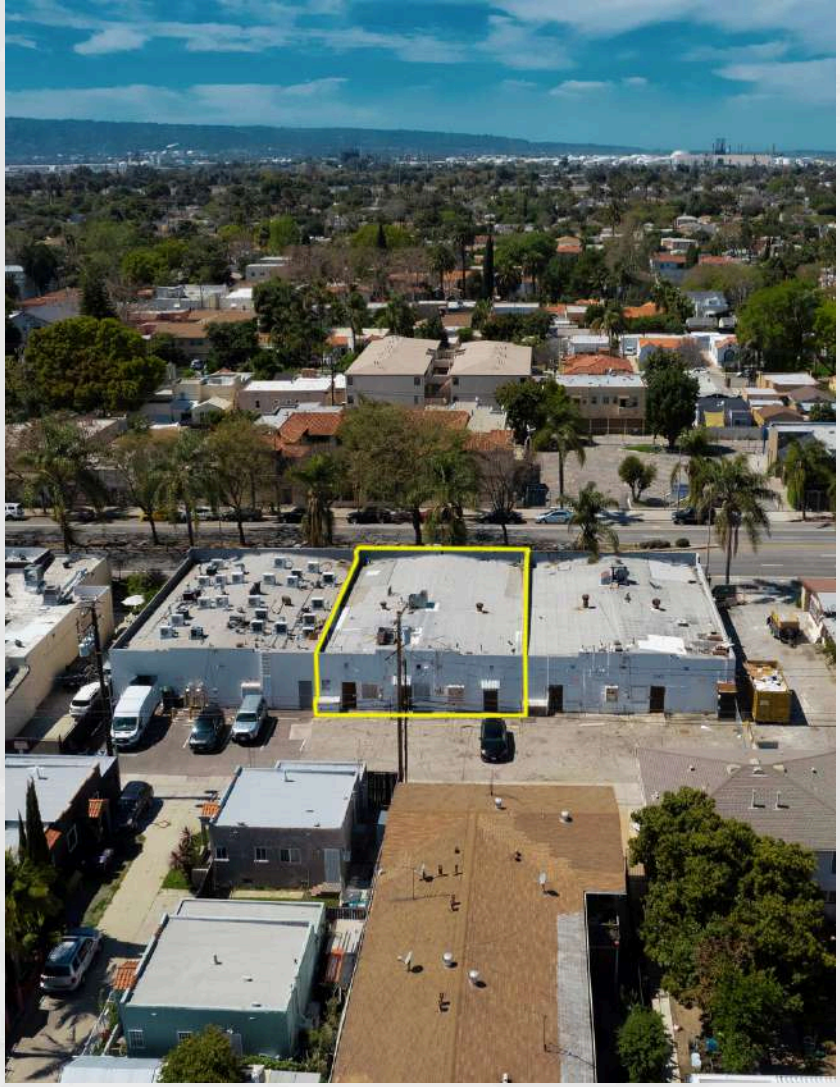
2256 PACIFIC AVE

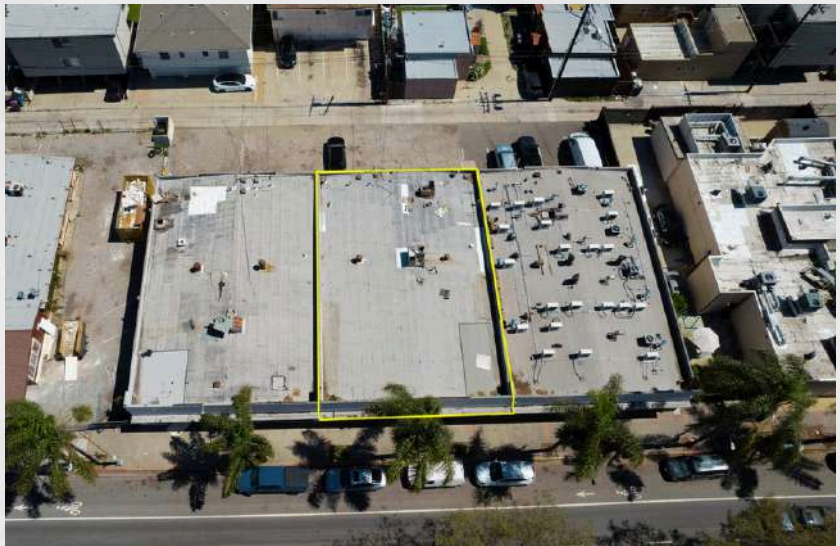
2256 Pacific Ave, Long Beach, CA offers an ideal owner/user commercial opportunity with 3,750 SF building divisible up to 3 units with 3 separate meters for gas and electric on a 5,321 SF lot, ideally suited for retail, office, or personal services. Built in 1955 and zoned LBCNP, this property blends historical charm with modern functionality.

Listed for $675,000, it's a strategic investment for businesses in Long Beach's vibrant commercial scene, whether for owner-occupation, leasing, or value-add investment. With its versatile layout and commercial zoning, this property presents a promising prospect for entrepreneurs and investors alike, seeking to establish or expand their presence in the area.

PROPERTY OVERVIEW

PRICE	$675,000
NUMBER OF UNITS	DIVISIBLE UP TO 3 UNITS
BUILDING SF	3,750
PRICE/SF	$180/SF
LOT SF	5,321
PROPERTY TYPE	Commercial
LAND USE	Retail Stores/Office
YEAR BUILT	1955
ZONING	LBCNP
PARKING	6 Rear Spaces





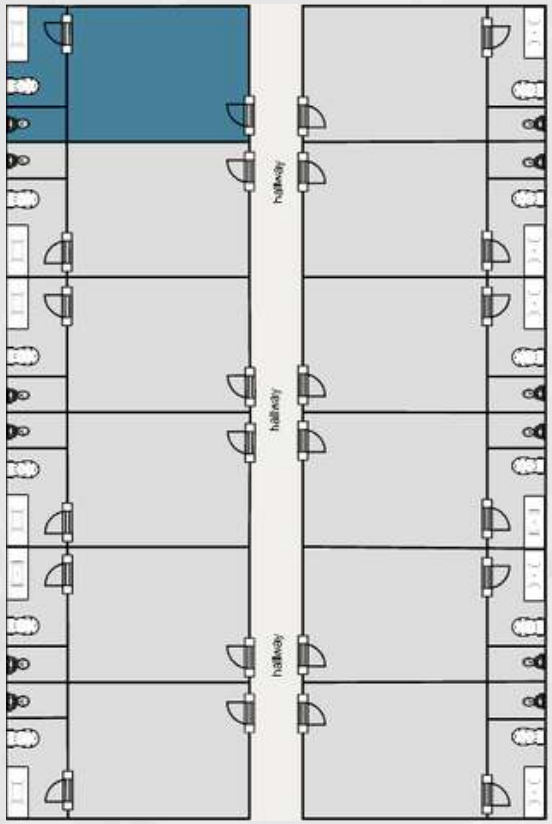






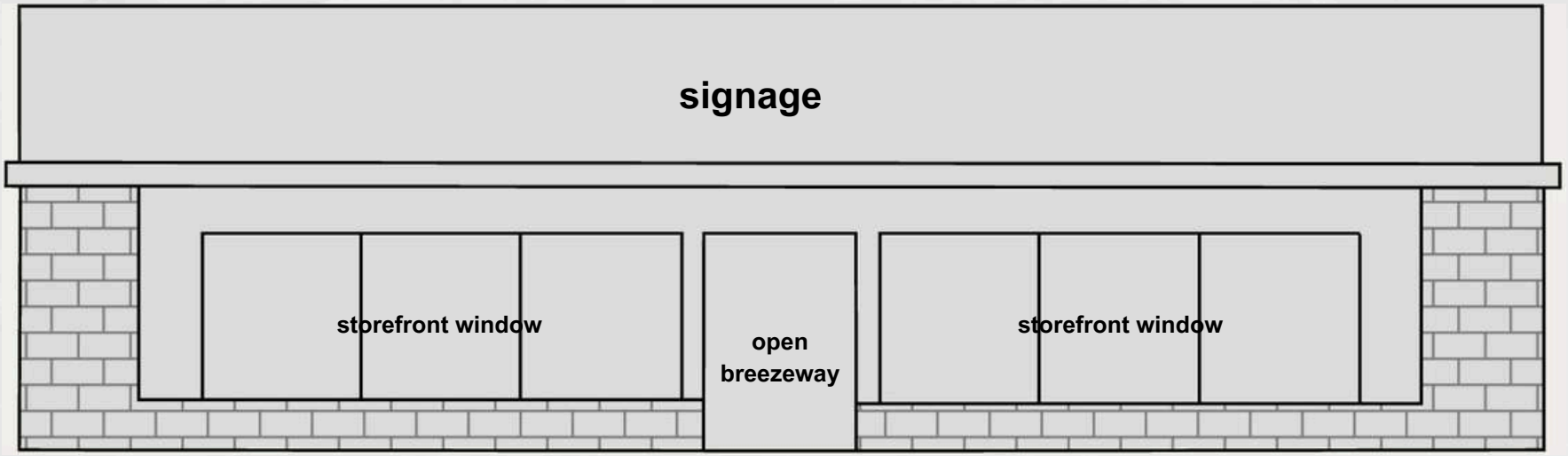


CONCEPTUAL FLOOR PLAN





TYPICAL FLOOR PLAN



SOUTH ELEVATION
PACIFIC AVE FRONT VIEW



INVESTMENT MERITS

- OWNER/USER OPPORTUNITY - DELIVERED VACANT
- 90% SBA FINANCING OPTION FOR OWNER/USER
- BOW TRUSS ROOF
- MEDICAL/RETAIL CORRIDOR
- VALUE/ADD INVESTMENT OPPORTUNITY
- WRIGLEY VILLAGE SUB-MARKET OF LONG BEACH

SALES COMPARABLES



2256 Pacific Ave

Sale Price	$ 675,000
Building SF	3,750
Land SF	5,321
Price/SF	$ 180
Year Built	1955



2429 Pacific Ave

Sale Price	$ 950,000
Building SF	2,040
Land SF	11,617
Price/SF	$ 465.69
Year Built	1925



2363-2365 Pacific Ave

Sale Price	$ 620,000
Building SF	2,163
Land SF	
Price/SF	$ 286.64
Year Built	1929



2332 Pacific Ave

Sale Price	$ 945,000
Building SF	2,072
Land SF	2,117
Price/SF	$ 456.08
Year Built	1938



2300 Pacific Ave

Sale Price	$ 1,750,000
Building SF	7,830
Land SF	11,326
Price/SF	$ 223.50
Year Built	1947



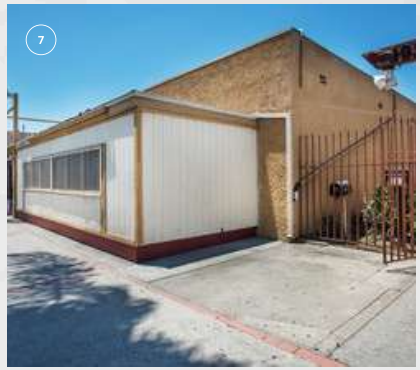
2240 Pacific Ave

Sale Price	$ 1,100,000
Building SF	4,000
Land SF	7,405
Price/SF	$ 275.00
Year Built	1955



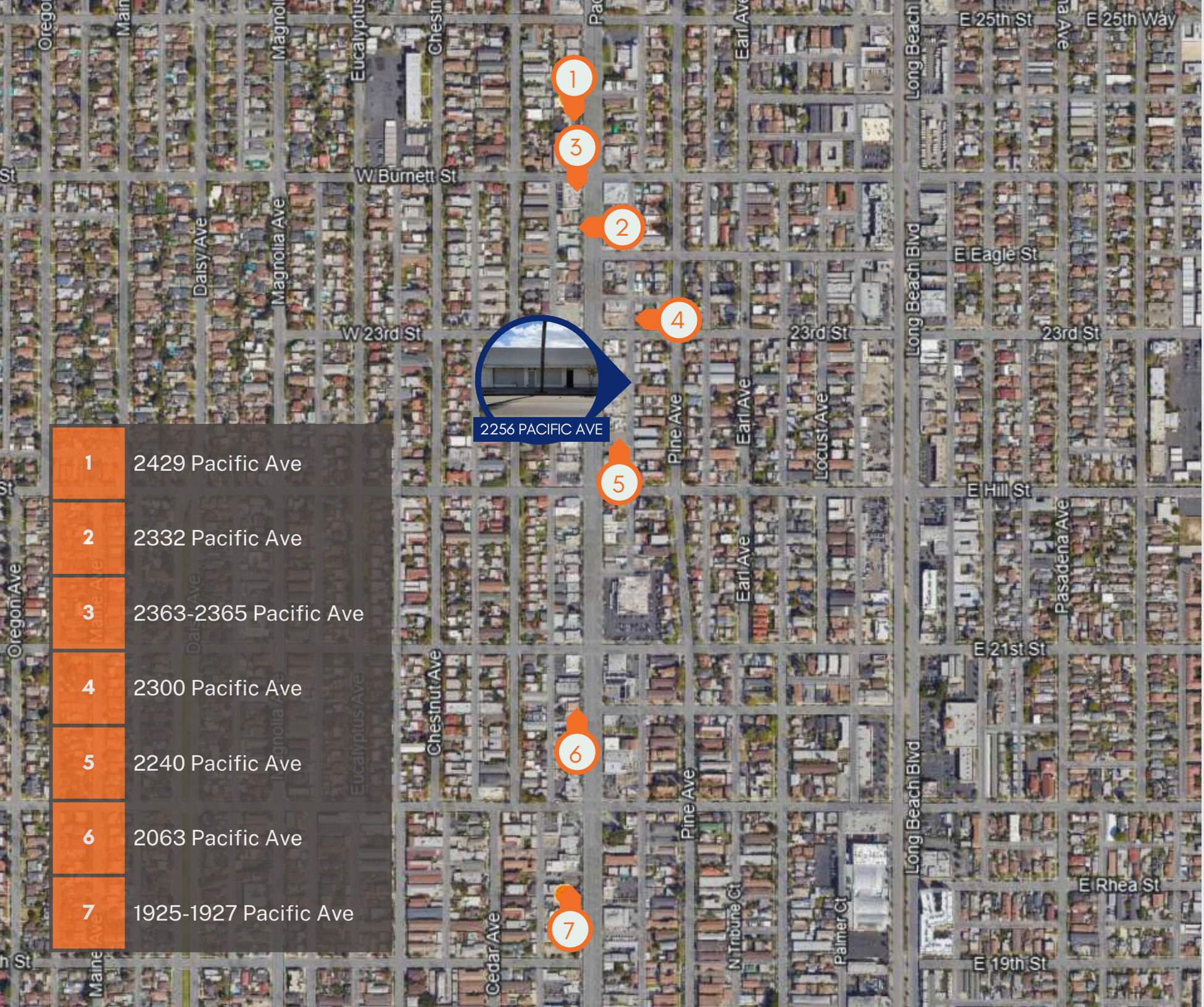
2063 Pacific Ave

Sale Price	$ 700,000
Building SF	1,694
Land SF	4,718
Price/SF	$ 413.22
Year Built	1952



1925-1927 Pacific Ave

Sale Price	$ 3,200,000
Building SF	13,410
Land SF	16,169
Price/SF	$ 238.63
Year Built	1945



1	2429 Pacific Ave
2	2332 Pacific Ave
3	2363-2365 Pacific Ave
4	2300 Pacific Ave
5	2240 Pacific Ave
6	2063 Pacific Ave
7	1925-1927 Pacific Ave

MARKET OVERVIEW

Long Beach, California, presents a diverse market with opportunities across trade, manufacturing, healthcare, tourism, and technology. Its strategic location as a transportation hub, anchored by the Port of Long Beach, ensures consistent commercial activity. With a strong rental market and ongoing infrastructure developments, investing in Long Beach offers stability and long-term potential.

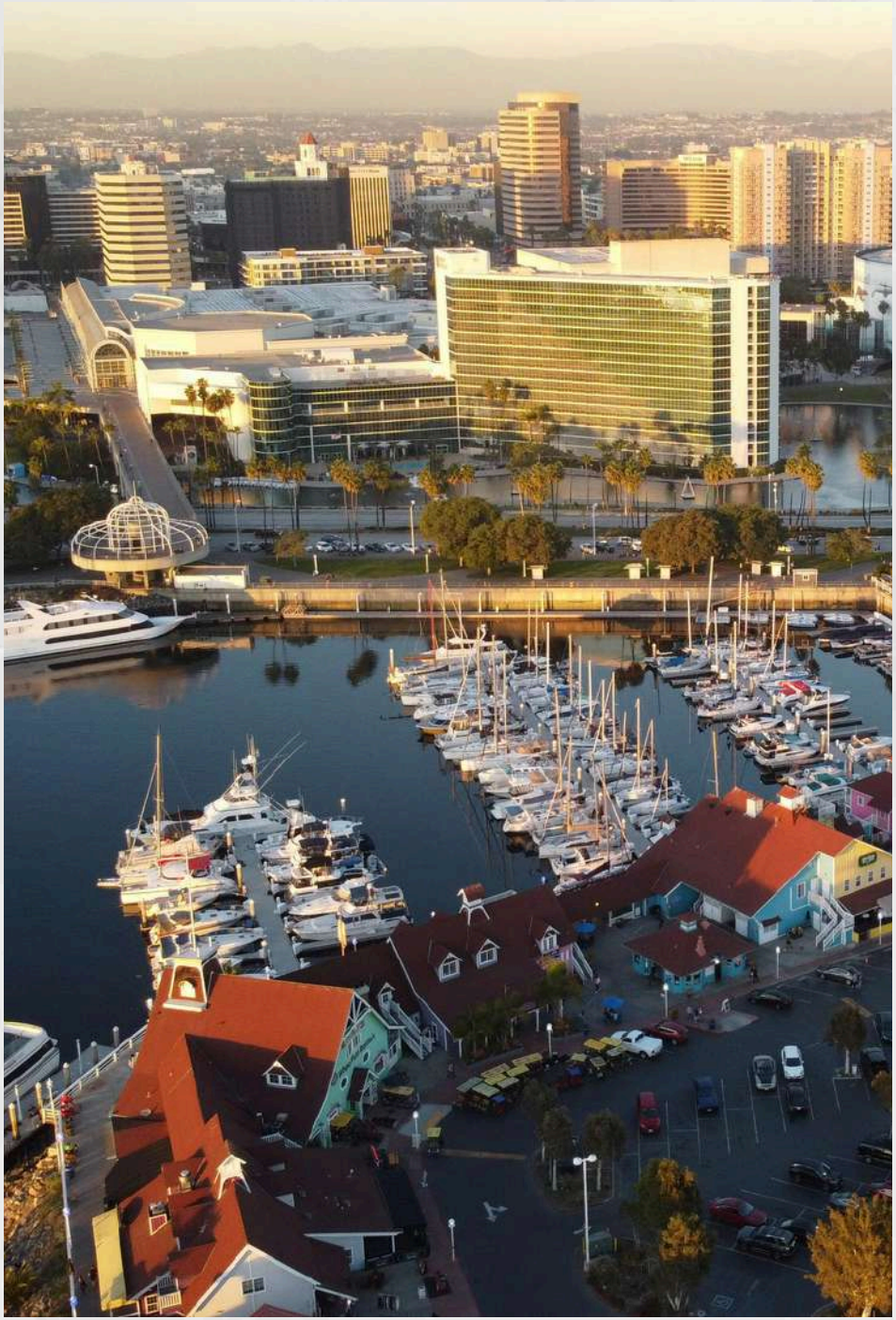
CITY OVERVIEW

Long Beach, nestled along Southern California's coast, captivates with its cultural diversity and urban charm. Boasting nearly 470,000 residents, it's a melting pot of cultures and traditions. From its beaches to downtown, Long Beach offers a vibrant mix of coastal allure and metropolitan energy, with a median age of 35.6 and a median household income of $65,000 reflecting its dynamic lifestyle and economic vitality.

INVESTMENT POTENTIAL

Investing in Long Beach offers access to a vibrant market, bolstered by its strategic location, cultural attractions, and robust infrastructure. Within this dynamic landscape lies Wrigley Village, a historic neighborhood named after William Wrigley Jr. Its charming ambiance, tree-lined streets, and strong sense of community make it a unique investment opportunity. Investing in Wrigley Village means being part of a thriving community with a rich history and promising future, where investors can contribute to its preservation and enhancement while enjoying its enduring appeal.

~470K	~170K	35.6	$65K
POPULATION	HOUSEHOLDS	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME



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