



PREMIER
Long Beach Offering

1498 LONG BEACH BLVD
LONG BEACH, CA 90813

STRATEGIC POSITIONING WITH EXCEPTIONAL EXPOSURE

**Freestanding Two-Building
Commercial Opportunity**

±1,975 SF / ±990 SF on ≈0.31 Acres

LOS ANGELES COUNTY LOT | FOR SALE

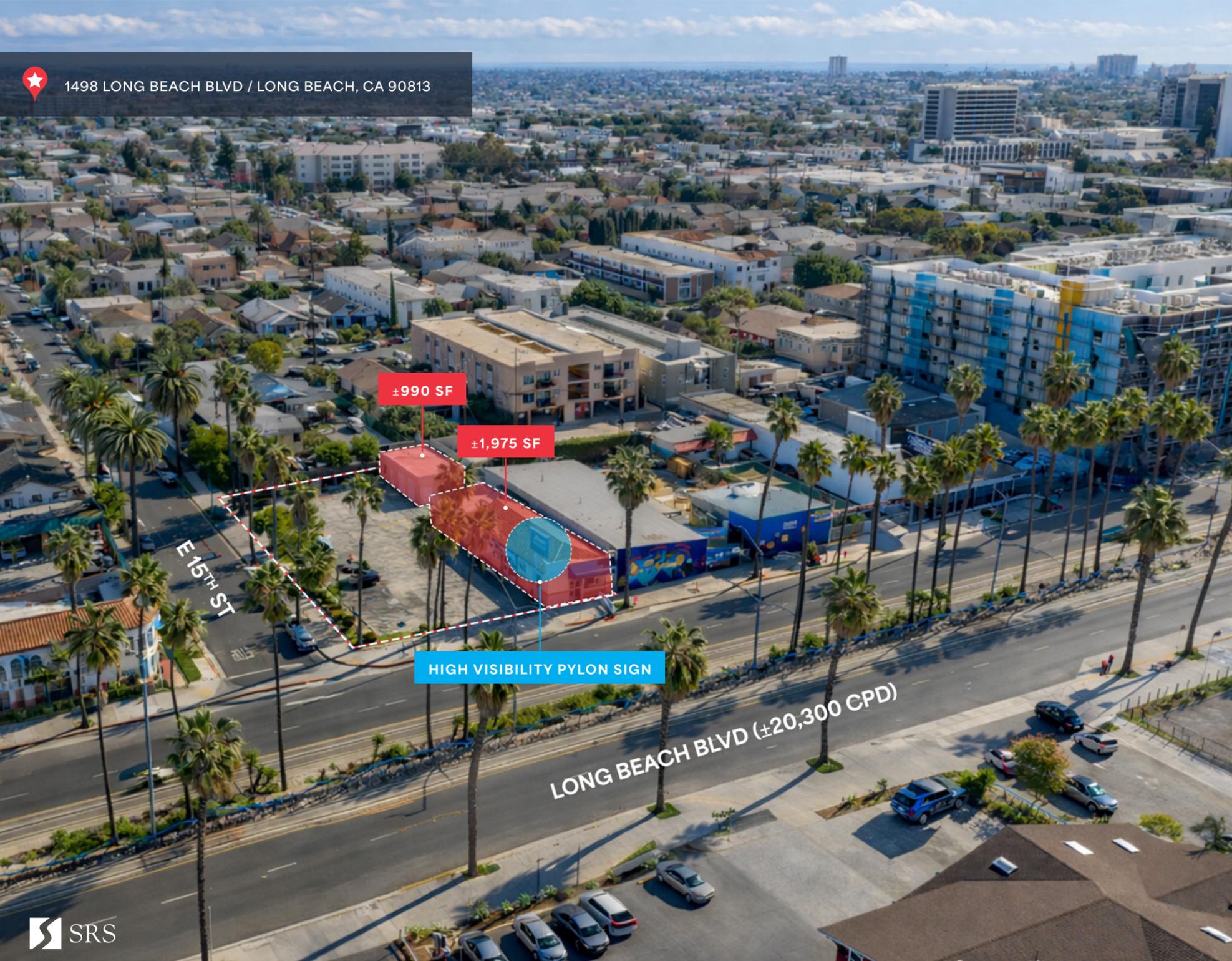
Represented by



680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

SRSRE.com

1498 LONG BEACH BLVD / LONG BEACH, CA 90813



FOR SALE

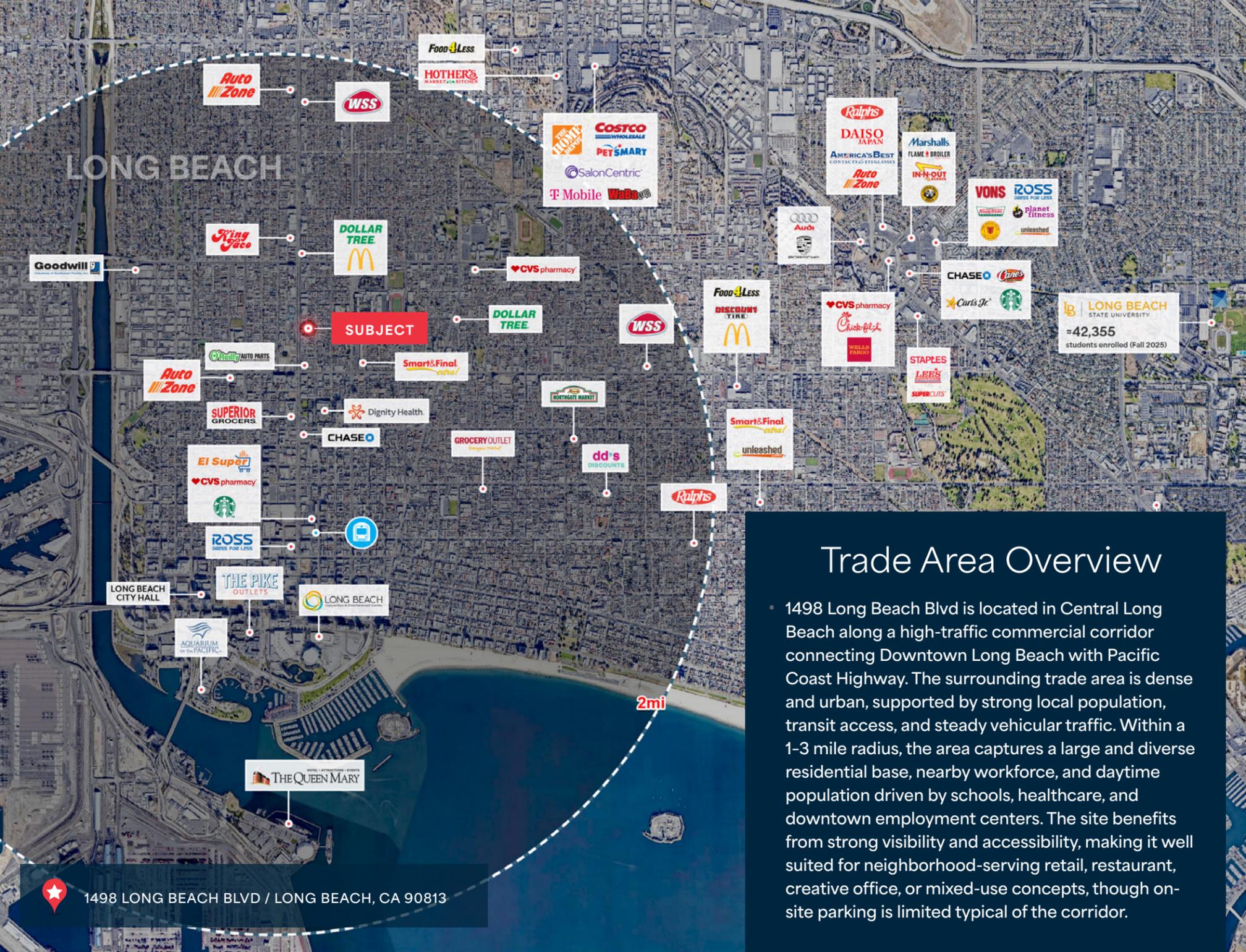
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Freestanding Two-Building Commercial Opportunity

PRICING: CALL FOR MORE DETAILS

- Subject A: ±1,975 SF**
- Subject B: ±990 SF**
- Land Area: ≈0.3 Acres (≈13,504 SF)**
- Parking: 12 spaces**
- APN: 7269-026-025**
- Zoning: C-1, C-2 - Long Beach**

- Site presents a unique owner/user opportunity OR future investor with excellent upside through lease-up opportunity
- Frontage along Long Beach Blvd (±20,400 CPD)
- Rare opportunity in the Downtown Long Beach area, with a dense, infill trade area
- Strong tenant synergy with CVS, Smart & Final, Dollar Tree, 24 HR Fitness, Starbucks, In-N-Out and more; drawing consumers to the trade area and promoting crossover tenant exposures to the site
- 12 on-site parking



Trade Area Overview

1498 Long Beach Blvd is located in Central Long Beach along a high-traffic commercial corridor connecting Downtown Long Beach with Pacific Coast Highway. The surrounding trade area is dense and urban, supported by strong local population, transit access, and steady vehicular traffic. Within a 1-3 mile radius, the area captures a large and diverse residential base, nearby workforce, and daytime population driven by schools, healthcare, and downtown employment centers. The site benefits from strong visibility and accessibility, making it well suited for neighborhood-serving retail, restaurant, creative office, or mixed-use concepts, though on-site parking is limited typical of the corridor.

DEMOGRAPHICS

*Source: Esri

2025 POPULATION	one mile	three miles	five miles	5 MINUTES	10 MINUTES	15 MINUTES
Population	70,390	251,659	451,178	76,628	226,458	476,848
Median Age	33.5	36.6	37.5	33.7	36.1	36.7
Average Family Size	3.58	3.31	3.35	3.57	3.37	3.44
Total Daytime Population	16,502	131,900	235,400	20,840	115,359	248,721
Average Household Income	\$77,887	\$100,535	\$114,898	\$80,022	\$95,819	\$108,192

RACE & ETHNICITY	one mile	three miles	five miles	5 MINUTES	10 MINUTES	15 MINUTES
White Alone	15.2%	25.6%	29.0%	15.1%	22.9%	25.0%
Black Alone	14.8%	13.3%	10.9%	14.8%	13.8%	11.8%
American Indian/Alaska Native Alone	2.0%	1.7%	1.6%	2.0%	1.8%	1.8%
Asian Alone	12.6%	15.1%	13.9%	13.1%	15.5%	13.5%
Pacific Islander Alone	0.7%	0.8%	0.9%	0.7%	0.8%	1.0%
Hispanic Origin (Any Race)	60.4%	47.1%	47.9%	59.9%	49.4%	51.9%

AQUARIUM OF THE PACIFIC • Largest aquarium in California, spanning over 360,000 SF - 1.7M visitors annually

THE QUEEN MARY • One of the most unique venue options in southern California for meetings, social gatherings, and weddings - 1.7M visitors annually

MUSEUM OF LATIN AMERICAN ART (MOLAA) • The nation's leading museum of modern and contemporary Latin American art and culture - 65K visitors annually

LONG BEACH AIRPORT • Voted a Top 10 Best Small Airport as well as Best Airport Dining by USA Today readers • 1.1M passengers (2024 record-breaking summer, June 1 - August 31)

CAL STATE LONG BEACH • ±42,355 enrolled students (2025)

LONG BEACH CONVENTION & ENTERTAINMENT CENTER • 400,000 SF meeting and exhibit space • over 1.4M - 1.6M in attendance (2024-2025)



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**FOR MORE INFORMATION,
CONTACT**

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