

# 150 LONG BEACH BLVD.

**FOR LEASE:  
1,000-4000 SF OFFICE & RETAIL SPACE**



# 150 Long Beach Blvd.

## 150 LONG BEACH BLVD. LONG BEACH, CA 90802

**Available SF:** 1,000-4,000  
**Asking Rate:** \$1.95-\$2.25/SF  
**Building SF:** 49,436  
**Lot SF:** 50,087  
**Zoning:** LBPD30  
**Parking:** 127 On-Site Spaces  
**APN:** 7281-018-015  
**Year Built:** 1981

### Additional Features:

- Great Downtown Long Beach Location
- Solid Traffic Counts
- On Los Angeles Metro Blue Line
- Retail Amenities Nearby

150 Long Beach Boulevard is approximately 49,436 Square Foot multi-tenant Office Building placed on approximately 50,087 Square Foot lot located in the highly desirable downtown Long Beach area, located on the intersection of Long Beach Blvd. and Broadway.

Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

Long Beach Blvd. is a high traffic corridor that also houses the Metro Blue Line which is a 22.0 mile rail line running north-south between Long Beach and passing through Downtown LA. It is one of six lines in the Metro Rail System and is the oldest and second busiest line in the system with an estimated 28.48 million boardings per year as of October 2013.

There are offices available on the 2nd and third floor along with a retail space located on the ground floor with great street front exposure.

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### Demographics and Traffic Counts

	1 Mile	3 Mile	5 Mile
Population	54,156	231,096	386,276
Average Household Income	\$50,480	\$57,558	\$69,882

Traffic Counts 16,200 Cars/Day Broadway & Long Beach Blvd.

As of 8.29.17

#### Becky Blair, CCIM

President & Principal  
 Mobile: (562) 301-4515  
 BRE# 00630793

#### Sheva Hosseinzadeh

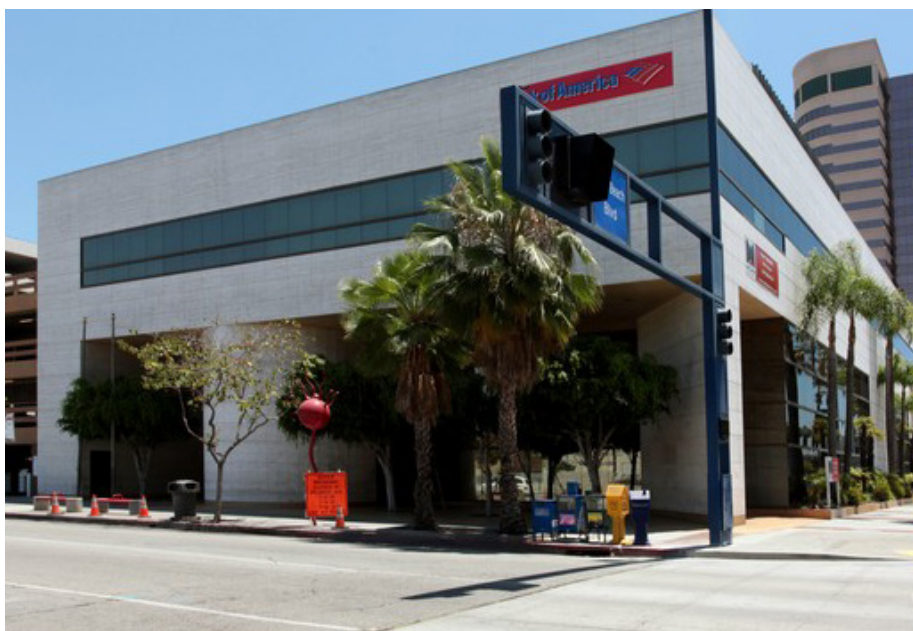
Associate  
 Mobile: (562) 400-5949  
 BRE# 01922147



Available Spaces

FLOOR	SUITE	APPROX. SF	RATE	TYPE	COMMENTS
1	110	3,140	\$2.25 MG	Retail	Street front exposure, large open area, men/women's restroom, potential for outdoor patio
2	200-A/B	2,900	\$1.90 FSG	Office	4 private offices, 3 large open bull pens, access to 2nd floor outdoor courtyard
	200-A	1,900	\$1.90 FSG	Office	
	200-B	1,000	\$1.90 FSG	Office	
3	310	4,000	\$1.90 FSG	Office	One private office, large call center or conference room, kitchen, large bullpen

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



Parking Setup

Parking Level	Spaces
2	14 Regular / 2 Handicap
2A	29 Regular
3	15 Regular / 2 Handicap
3A	9 Regular
Roof A	27 Regular
Roof B	29 Regular
<b>Total</b>	<b>127 Spaces</b>

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As of 7/18/18

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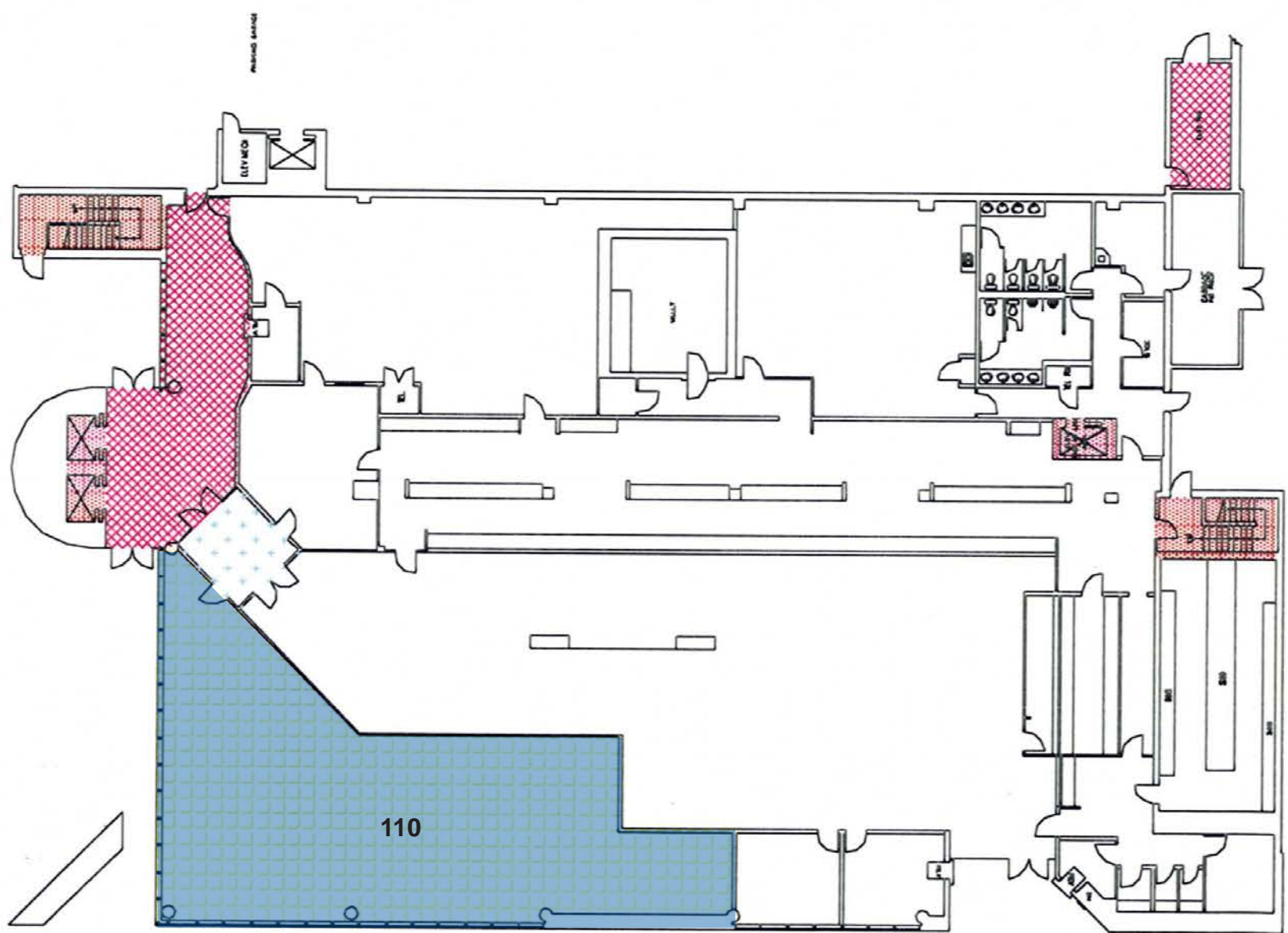
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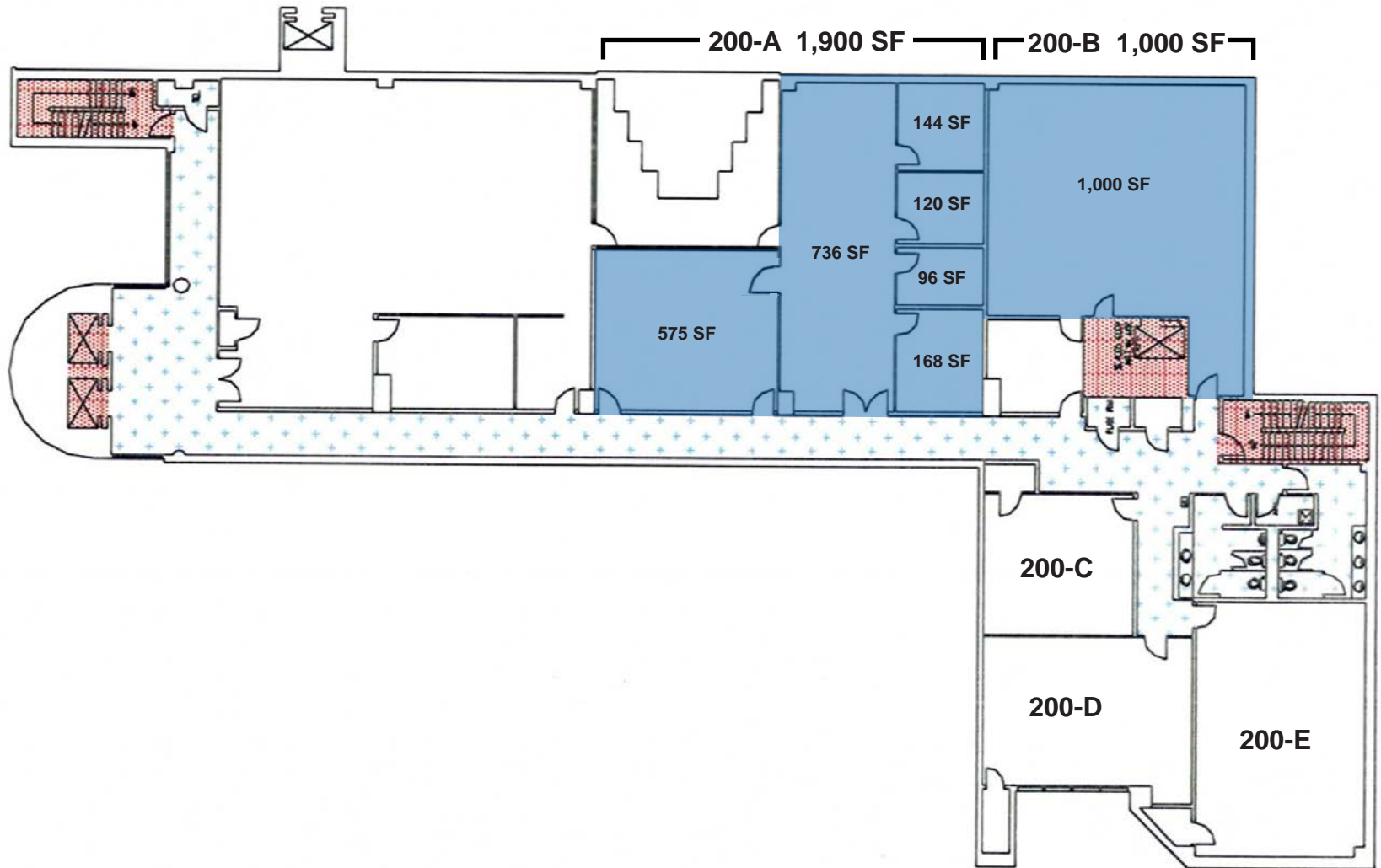
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