



**COLDWELL BANKER
COMMERCIAL**
BLAIR



FOR SALE
LONG BEACH
OFFICE BUILDING
800 EAST
WARDLOW ROAD
★
LONG BEACH, CALIFORNIA

For more information contact:

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SCAN FOR VIDEO



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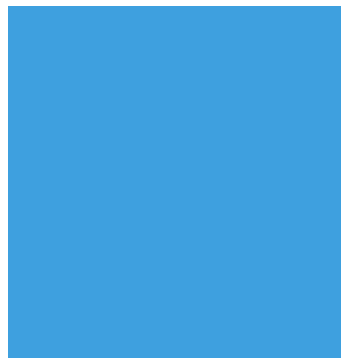
LONG BEACH, CA



TABLE OF CONTENTS

01

PROPERTY HIGHLIGHTS &
AREA INFORMATION



02

PHOTOS &
PARCEL MAP



03

DEMOGRAPHICS



04

AERIAL AND AMENITIES



EXECUTIVE SUMMARY

Coldwell Banker Commercial BLAIR is excited to present a prime opportunity to purchase 800 East Wardlow Road, Long Beach, California. This multi-tenanted office building spans approximately 5,456 square feet across two parcels, totaling around 11,250 square feet. Situated along the bustling Wardlow Road corridor in the desirable California Heights neighborhood, this property is easily accessible from Atlantic Avenue and the 405 freeway.

With a mix of month-to-month leases and several other leases that are short term, this property is perfect for both owner-users looking to occupy space and investors aiming for growth potential. The surrounding area features a dynamic blend of residential, industrial, and service-oriented businesses, enhancing the property's appeal and accessibility. Don't miss out on this strategically located opportunity!



HIGHLIGHTS

- Great Owner User or Investment Opportunity!
- Centrally located
- Directly served by the 405 Freeway
- Walking distance to Bixby Knolls Shops and Restaurants
- 20 Parking stalls
- First time on the market since 1988!

Offered at \$ 2,050,000

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BUILDING DESCRIPTION

Address: 800 E. Wardlow Road
Long Beach, CA 90807

Price: \$2,050,000

Price PSF: \$375.73/SF

Zoning: SHCG & LBI - See below

APN: 7148-009-045
7148-009-046

Total Building Size: 5,456 SF

Total Lot Size: 11,250 SF

Year Built: 1980

ZONING

Parcel 46 is in I District- Institutional District: The Institutional (I) district is established to create, preserve and enhance areas for public and institutional land uses and to provide restrictions to minimize the effect of such uses on surrounding uses. The principal permitted uses of the institutional district shall be those of a public or institutional nature. Buyer to verify zoning.

Parcel 45 is in CG- Commercial General. The CG commercial general district is intended to provide for a wide variety of service and retail uses, many of which are highway oriented. The portion of this district along Pacific Coast Highway should be treated with special zoning and development standards due to unique characteristics including, but not limited to small lot sizes, substantial existing nonconforming development, nonconforming and illegal sign proliferation, and lack of off-street parking.

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LONG BEACH, CALIFORNIA

Long Beach is the 7th largest City in the State of California, and 36th in the nation, located just 25 miles south of Los Angeles. The City occupies 52 square miles with a population of over 550,000. Long Beach is a main player in the Southern California economy, plus the gateway to the Pacific Rim with the Port of Long Beach being one of the largest commerce and trade facilities in the World. Commerce and industry in the area have thrived with skilled, well-educated employees being on the driving force behind technology centers, aerospace, trade, sophisticated logistics, transportation, engineering, telecommunications, health care, and peripherals.

Long Beach is a diverse city that blends influences from around the world into lively destination earning it the nickname, "The International City." Both residential and industrial, urban and suburban, historic and innovative, Long Beach is a city that is constantly changing. Long Beach combines the bustle of Los Angeles with the beach town vibe of Orange County and is geographically situated just between the two. Long Beach is a premiere destination for beach activities and water sports including sailing, diving, swimming, beach volleyball and more.

The city also features several destinations that attract visitors from across Southern California and from around the world. Long Beach Museum of Art, Long Beach Opera, and the Long Beach Convention Center host a variety of cultural and entertainment events. The RMS Queen Mary, a 1936 art deco ocean liner is permanently docked in the city and serves as a hotel and maritime museum. In addition, the Downtown District and Downtown Core are sites of a thriving retail and commercial environment in the city



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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ADDITIONAL PHOTOS

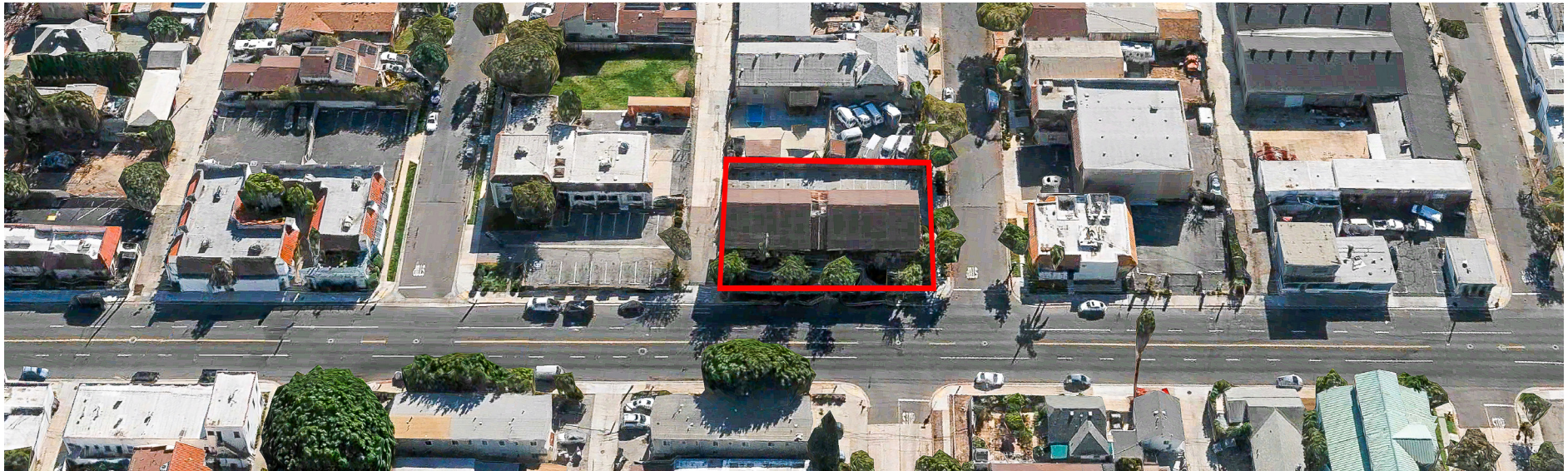
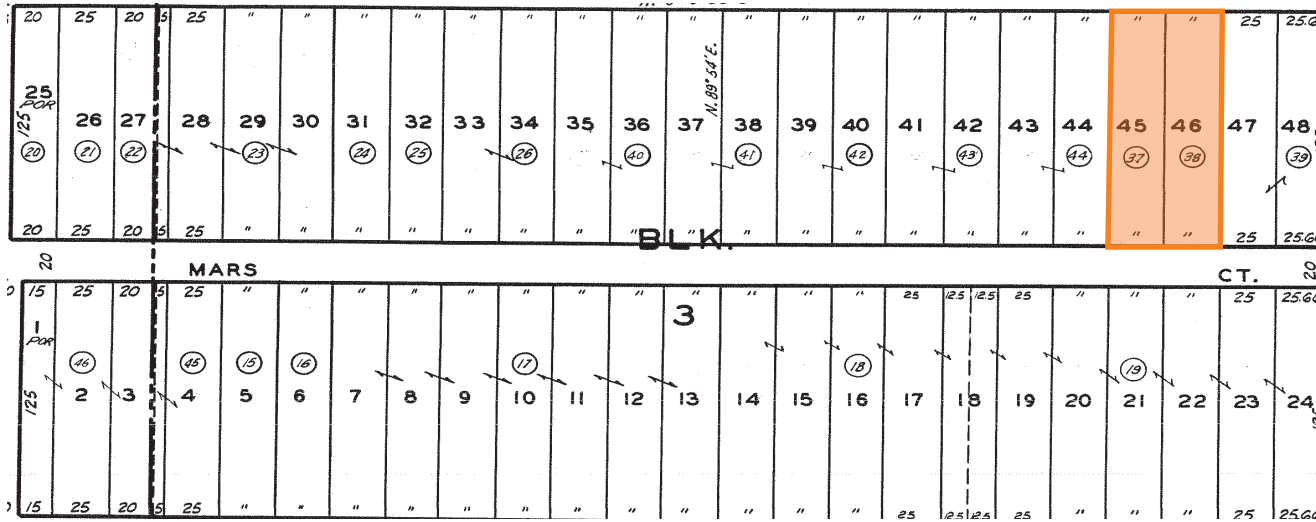
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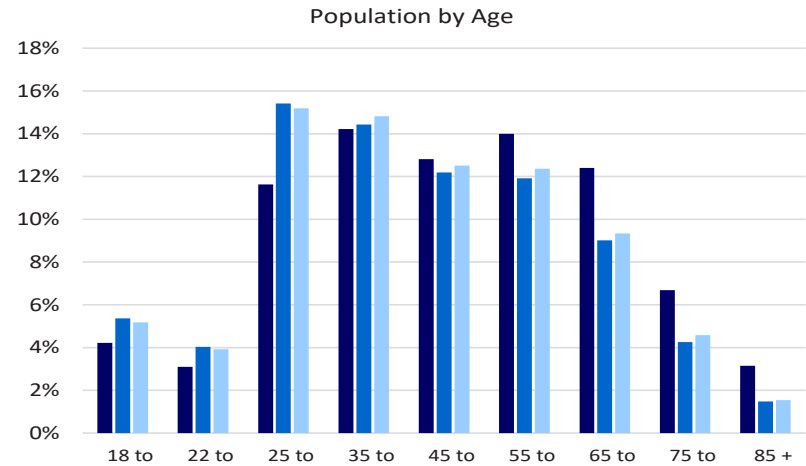
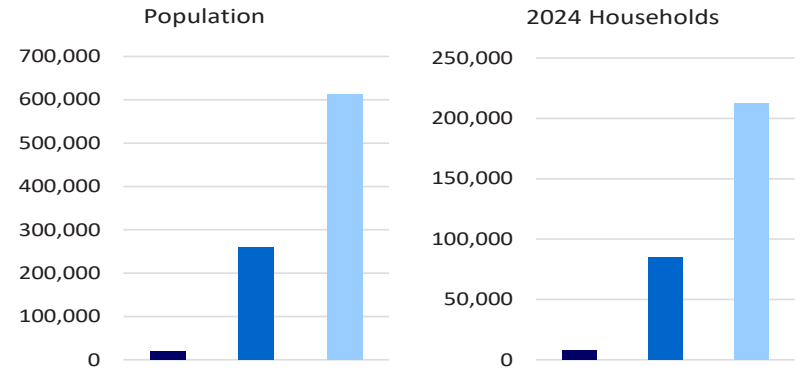
DEMOGRAPHICS

Demographics around 800 E Wardlow Rd, Long Beach, California 90807, United States

Consumer Profile Report

STI: PopStats, 2024 Q2

| | 1 Mile | | 3 Miles | | 5 Miles | |
|--------------------------------|--------|-------|---------|-------|---------|-------|
| Current | | | | | | |
| 2024 Population | 20,712 | --- | 260,542 | --- | 613,421 | --- |
| 2029 Projected Population | 20,874 | --- | 263,548 | --- | 620,718 | --- |
| Pop Growth (%) | 0.8% | --- | 1.2% | --- | 1.2% | --- |
| 2024 Households | 7,671 | --- | 84,887 | --- | 212,577 | --- |
| 2029 Projected Households | 7,739 | --- | 85,832 | --- | 215,230 | --- |
| HH Growth (%) | 0.9% | --- | 1.1% | --- | 1.2% | --- |
| Census Year | | | | | | |
| 2000 Population | 20,602 | --- | 264,446 | --- | 602,534 | --- |
| 2010 Population | 21,165 | --- | 263,671 | --- | 617,480 | --- |
| Pop Growth (%) | 2.7% | --- | -0.3% | --- | 2.5% | --- |
| 2000 Households | 7,796 | --- | 80,674 | --- | 202,710 | --- |
| 2010 Households | 7,834 | --- | 85,950 | --- | 213,862 | --- |
| HH Growth (%) | 0.5% | --- | 6.5% | --- | 5.5% | --- |
| Total Population by Age | | | | | | |
| Average Age (2024) | 43.9 | | 38.6 | | 39.5 | |
| Children (2024) | | | | | | |
| 0 - 4 Years | 997 | | 15,458 | | 35,548 | |
| 5 - 9 Years | 963 | | 15,122 | | 32,283 | |
| 10-13 Years | 841 | | 12,800 | | 27,603 | |
| 14-17 Years | 885 | | 13,729 | | 30,589 | |
| Adults (2024) | | | | | | |
| 18 to 22 | 875 | 4.2% | 13,961 | 5.4% | 31,779 | 5.2% |
| 22 to 25 | 642 | 3.1% | 10,494 | 4.0% | 24,043 | 3.9% |
| 25 to 35 | 2,410 | 11.6% | 40,171 | 15.4% | 93,145 | 15.2% |
| 35 to 45 | 2,945 | 14.2% | 37,591 | 14.4% | 90,920 | 14.8% |
| 45 to 55 | 2,652 | 12.8% | 31,759 | 12.2% | 76,790 | 12.5% |
| 55 to 65 | 2,898 | 14.0% | 31,052 | 11.9% | 75,858 | 12.4% |
| 65 to 75 | 2,567 | 12.4% | 23,476 | 9.0% | 57,312 | 9.3% |
| 75 to 85 | 1,383 | 6.7% | 11,076 | 4.3% | 28,089 | 4.6% |
| 85 + | 652 | 3.1% | 3,853 | 1.5% | 9,463 | 1.5% |



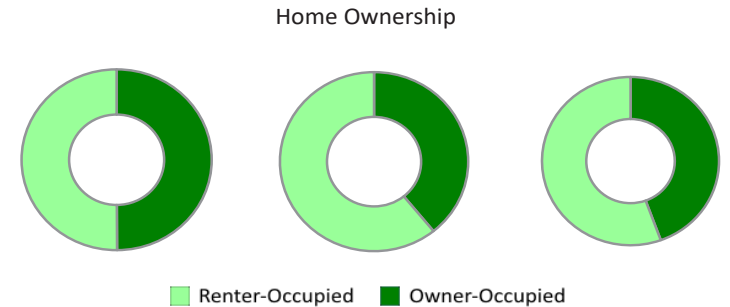
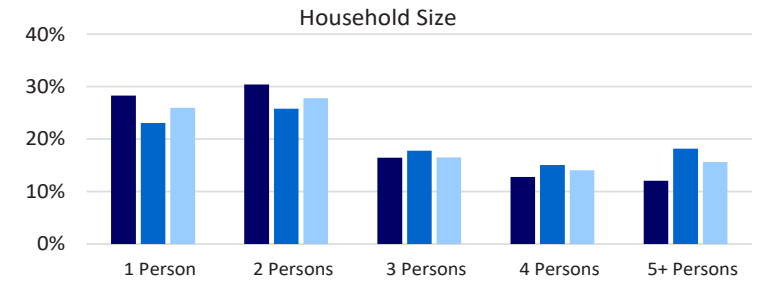
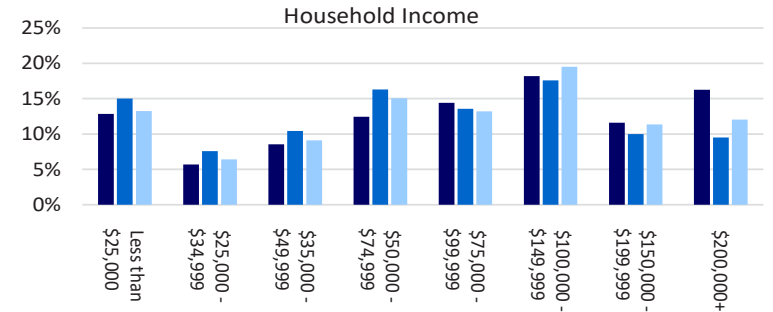
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Consumer Profile Report

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| | 1 Mile | | 3 Miles | | 5 Miles | |
|------------------------------------|-----------|-------|----------|-------|-----------|-------|
| Household Income (2024) | | | | | | |
| Per Capita Income | \$45,223 | --- | \$32,380 | --- | \$38,023 | --- |
| Average HH Income | \$122,112 | --- | \$99,384 | --- | \$109,719 | --- |
| Median HH Income | \$91,973 | --- | \$76,151 | --- | \$85,747 | --- |
| Less than \$25,000 | 985 | 12.8% | 12,731 | 15.0% | 28,190 | 13.3% |
| \$25,000 - \$34,999 | 435 | 5.7% | 6,447 | 7.6% | 13,641 | 6.4% |
| \$35,000 - \$49,999 | 656 | 8.6% | 8,842 | 10.4% | 19,384 | 9.1% |
| \$50,000 - \$74,999 | 954 | 12.4% | 13,849 | 16.3% | 32,022 | 15.1% |
| \$75,000 - \$99,999 | 1,105 | 14.4% | 11,514 | 13.6% | 28,089 | 13.2% |
| \$100,000 - \$149,999 | 1,396 | 18.2% | 14,940 | 17.6% | 41,517 | 19.5% |
| \$150,000 - \$199,999 | 891 | 11.6% | 8,474 | 10.0% | 24,148 | 11.4% |
| \$200,000+ | 1,248 | 16.3% | 8,090 | 9.5% | 25,585 | 12.0% |
| Family Structure (2024) | 4,844 | | 57,973 | | 137,761 | |
| Single - Male | 205 | 4.2% | 3,910 | 6.7% | 9,685 | 7.0% |
| Single - Female | 514 | 10.6% | 8,622 | 14.9% | 18,998 | 13.8% |
| Single Parent - Male | 209 | 4.3% | 3,253 | 5.6% | 6,453 | 4.7% |
| Single Parent - Female | 443 | 9.1% | 8,539 | 14.7% | 15,949 | 11.6% |
| Married w/ Children | 1,204 | 24.8% | 14,036 | 24.2% | 35,151 | 25.5% |
| Married w/out Children | 2,269 | 46.8% | 19,612 | 33.8% | 51,525 | 37.4% |
| Household Size (2024) | | | | | | |
| 1 Person | 2,170 | 28.3% | 19,606 | 23.1% | 55,178 | 26.0% |
| 2 Persons | 2,335 | 30.4% | 21,921 | 25.8% | 59,143 | 27.8% |
| 3 Persons | 1,262 | 16.4% | 15,106 | 17.8% | 35,113 | 16.5% |
| 4 Persons | 979 | 12.8% | 12,802 | 15.1% | 29,904 | 14.1% |
| 5+ Persons | 926 | 12.1% | 15,453 | 18.2% | 33,239 | 15.6% |
| Home Ownership (2024) | 7,671 | | 84,887 | | 212,577 | |
| Owners | 3,830 | 49.9% | 33,215 | 39.1% | 94,483 | 44.4% |
| Renters | 3,841 | 50.1% | 51,672 | 60.9% | 118,094 | 55.6% |
| Components of Change (2024) | | | | | | |
| Births | 177 | 0.9% | 2,922 | 1.1% | 6,719 | 1.1% |
| Deaths | 166 | 0.8% | 1,527 | 0.6% | 3,812 | 0.6% |
| Migration | 10 | 0.0% | -1,907 | -0.7% | -4,846 | -0.8% |





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