

**FOR SALE** - REAL ESTATE ONLY AVAILABLE FOR PURCHASE



**COLDWELL BANKER  
COMMERCIAL**

**BLAIR**

**4317-4323 E. CARSON STREET**

LONG BEACH, CA 90808

OFFERING MEMORANDUM

# 4317-4323 E. CARSON STREET

LONG BEACH, CA 90808

LIST PRICE:	\$1,305,600
TOTAL BUILDING SIZE:	3,264 SF
LAND	4,588 SF
ZONED:	Community Commercial Automobile-Oriented (CCA)
YEAR BUILT:	1941
APN:	7182-025-001



## HIGHLIGHTS

- **Prime Corner Location** — Excellent visibility and signage near the intersection of Lakewood Blvd. and E Carson Street, a high-traffic corridor in East Long Beach with an average daily traffic count of +/- 35,000 vehicles.
- **Established Tenant** — Currently occupied by the iconic Thirsty Isle bar/restaurant, a long-standing neighborhood favorite that draws steady clientele.
- **Strong Trade Area** — Surrounded by Long Beach City College, Long Beach Exchange (LBX) shopping center, Long Beach Airport, major office/industrial employers, and dense residential neighborhoods, with a walk score of 73, very walkable.
- **Investment Opportunity** — Attractive for investors seeking stable income with upside potential or for an owner-user upon vacancy.
- **Versatile Building Layout** — Flexible configuration suitable for restaurant, bar, retail, or mixed commercial uses.
- **Ample Parking** — On-site and adjacent parking options available for patrons and staff.
- **Future Value Potential** — Highly visible corner site in a thriving retail corridor offers strong long-term appreciation.

## FOR MORE INFORMATION CONTACT:

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# DESCRIPTION & RENT ROLL

Coldwell Banker Commercial BLAIR is pleased to present the opportunity to acquire **4317–4323 East Carson Street**, a prime commercial asset prominently located near the signalized intersection of Carson Street and Lakewood Boulevard, one of East Long Beach’s most highly trafficked corridors.

The property offers approximately **3,264 square feet of building area** on **4,588 square feet of land**, with convenient on-site parking and additional nearby options for tenants and customers. The building is currently occupied by Thirsty Isle, a well-known, long-standing neighborhood bar and restaurant, operating on a month-to-month lease. This arrangement provides flexibility for investors seeking stable income with upside potential or for an owner-user in the future.

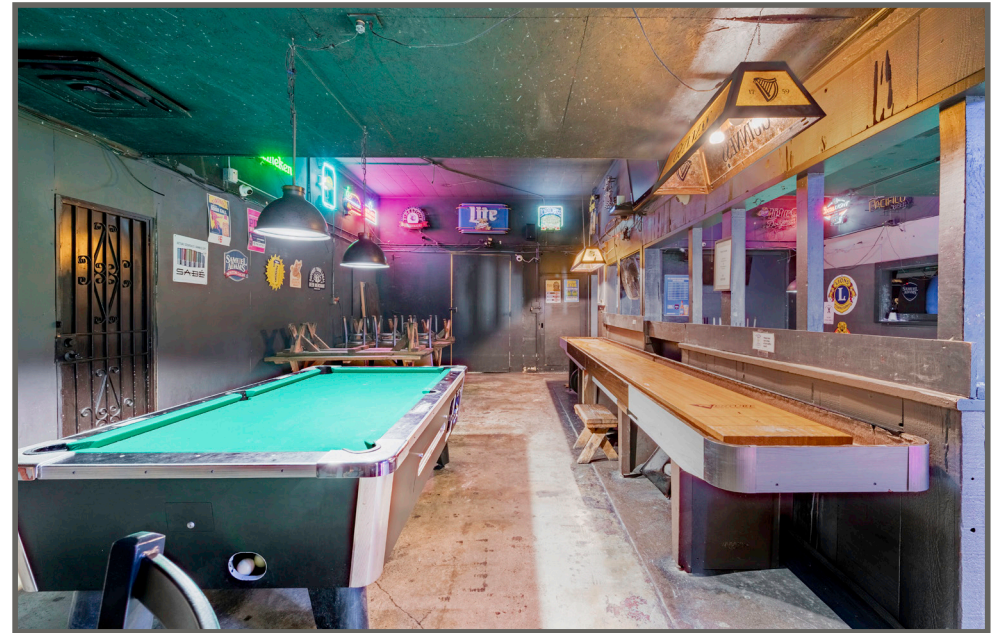
Strategically positioned near Long Beach City College, Long Beach Exchange (LBX) retail and dining, Long Beach Airport, and major office and industrial employment centers, the property benefits from strong traffic, high visibility, and a dense surrounding residential trade area.

This offering represents a compelling opportunity for investors or business owners seeking a prominent, income-producing commercial property in East Long Beach.



RENT ROLL - 4317 E. Carson Street	SF	Rent	Term	End	Options
Units #4317-4323 - Thirsty Ale	3,264 SF	\$3,800	1-May-96	30-Apr-99	None-Tenant Currently month to month
Total:		\$3,800			

# INTERIOR PHOTOS



# INTERIOR PHOTOS

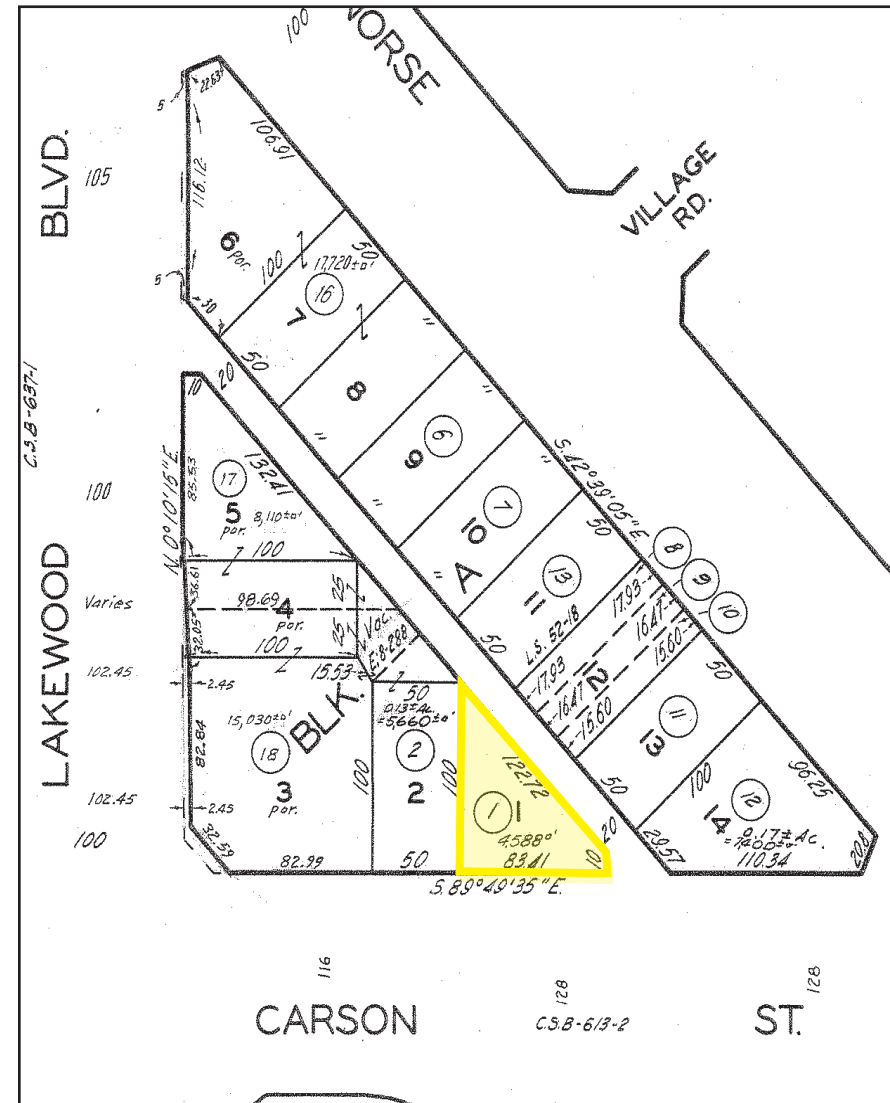


# ZONING

## Community Commercial Zoning Districts

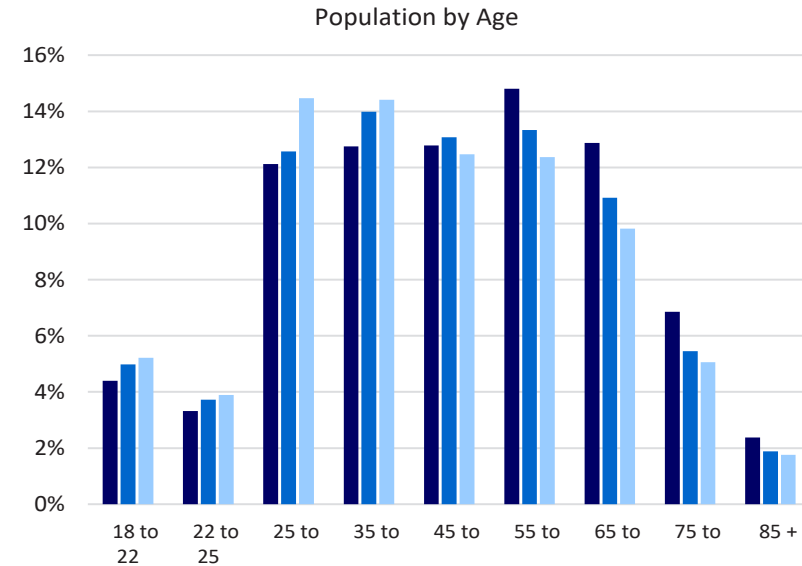
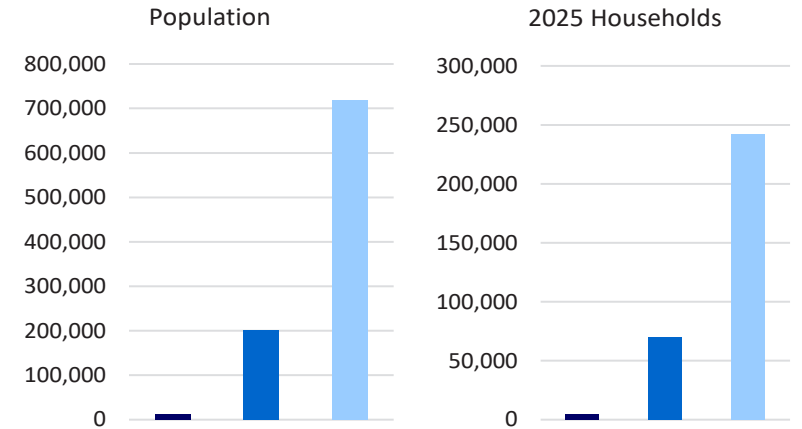
The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. There are four (4) types of Community Commercial Districts: Community Automobile-Oriented (CCA), Community Pedestrian Oriented (CCP), Community R-4-R (CCR), and Community R-4-N (CCN).

The **Community Automobile-Oriented (CCA)** District permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services.



# DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2025 Population	12,672	---	201,377	---	718,734	---
2030 Projected Population	12,743	---	201,992	---	723,841	---
Pop Growth (%)	0.6%	---	0.3%	---	0.7%	---
2025 Households	4,635	---	69,803	---	241,715	---
2030 Projected Households	4,659	---	69,993	---	243,499	---
HH Growth (%)	0.5%	---	0.3%	---	0.7%	---
<b>Census Year</b>						
2010 Population	12,359	---	198,942	---	726,760	---
2020 Population	13,069	---	206,736	---	734,665	---
Pop Growth (%)	5.7%	---	3.9%	---	1.1%	---
2010 Households	4,588	---	69,691	---	238,320	---
2020 Households	4,765	---	71,644	---	247,022	---
HH Growth (%)	3.9%	---	2.8%	---	3.7%	---
<b>Total Population by Age</b>						
Average Age (2025)	43.8		41.2		40.0	
<b>Children (2025)</b>						
0 - 4 Years	626		10,648		41,326	
5 - 9 Years	585		10,832		37,542	
10-13 Years	493		9,109		32,240	
14-17 Years	542		9,826		36,544	
<b>Adults (2025)</b>						
18 to 22	558	4.4%	10,023	5.0%	37,529	5.2%
22 to 25	420	3.3%	7,503	3.7%	27,948	3.9%
25 to 35	1,536	12.1%	25,320	12.6%	103,984	14.5%
35 to 45	1,615	12.7%	28,157	14.0%	103,596	14.4%
45 to 55	1,620	12.8%	26,335	13.1%	89,582	12.5%
55 to 65	1,876	14.8%	26,856	13.3%	88,911	12.4%
65 to 75	1,632	12.9%	21,994	10.9%	70,580	9.8%
75 to 85	860	6.9%	10,986	5.5%	36,327	5.1%
85 +	260	2.4%	3,790	1.9%	12,625	1.8%

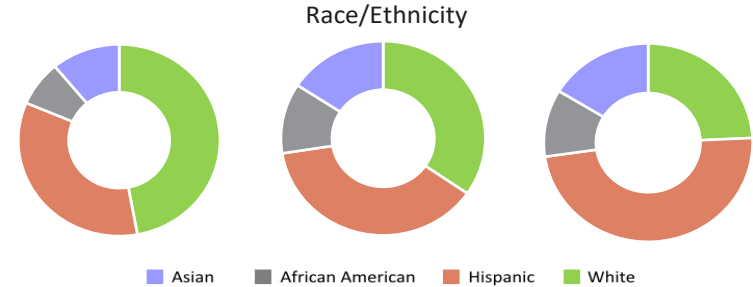


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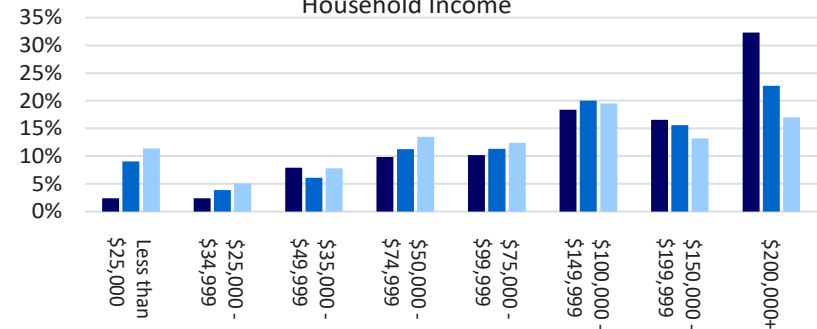
# DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	5,504	43.4%	65,177	32.4%	165,264	23.0%
Hispanic	4,004	31.6%	71,347	35.4%	330,492	46.0%
Black	892	7.0%	21,992	10.9%	74,731	10.4%
Asian	1,285	10.1%	29,754	14.8%	111,128	15.5%
Language at Home (2025)						
Spanish	1,842	15.3%	42,753	22.4%	234,552	34.6%
Asian Language	407	3.4%	11,223	5.9%	43,901	6.5%
Ancestry (2025)						
American Indian (ancestry)	33	0.3%	428	0.2%	1,530	0.2%
Hawaiin (ancestry)	108	0.9%	1,672	0.8%	5,339	0.7%
Household Income (2025)						
Per Capita Income	\$64,660	---	\$50,024	---	\$43,258	---
Average HH Income	\$176,784	---	\$144,316	---	\$128,625	---
Median HH Income	\$146,392	---	\$119,424	---	\$99,520	---
Less than \$25,000	112	2.4%	6,332	9.1%	27,517	11.4%
\$25,000 - \$34,999	111	2.4%	2,725	3.9%	12,300	5.1%
\$35,000 - \$49,999	366	7.9%	4,275	6.1%	18,929	7.8%
\$50,000 - \$74,999	456	9.8%	7,875	11.3%	32,665	13.5%
\$75,000 - \$99,999	473	10.2%	7,891	11.3%	30,005	12.4%
\$100,000 - \$149,999	851	18.4%	13,977	20.0%	47,230	19.5%
\$150,000 - \$199,999	767	16.6%	10,897	15.6%	31,897	13.2%
\$200,000+	1,497	32.3%	15,831	22.7%	41,172	17.0%
Education (2025)						
Less than 9th Grade	125	1.3%	8,716	6.1%	55,111	10.9%
Some High School	472	5.0%	7,451	5.2%	38,810	7.7%
High School Grad	1,512	16.0%	28,326	19.7%	103,452	20.5%
Some College	2,194	23.2%	33,963	23.7%	109,405	21.6%
Associate Degree	1,232	13.0%	13,216	9.2%	38,584	7.6%
Bachelors Degree	2,618	27.7%	33,571	23.4%	106,186	21.0%
Graduate Degree	1,031	10.9%	13,701	9.6%	39,750	7.9%

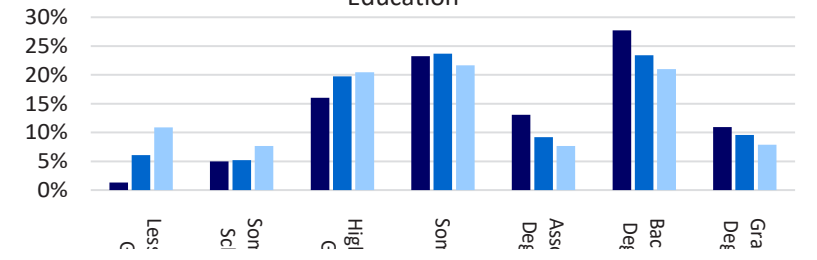
Race/Ethnicity



Household Income



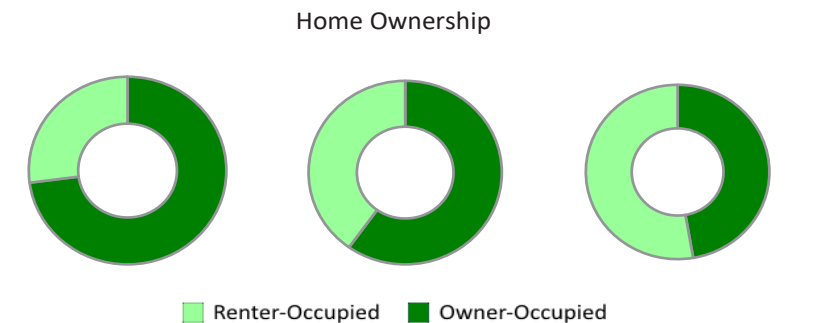
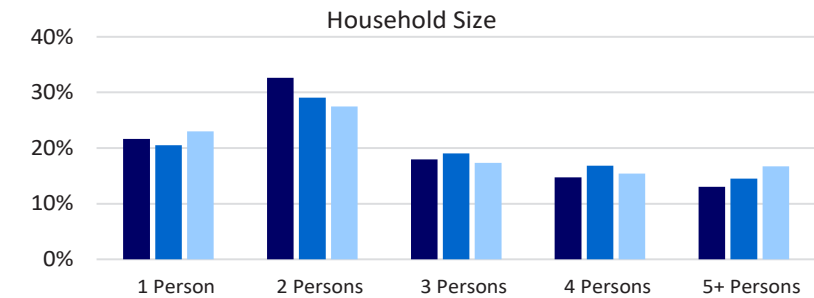
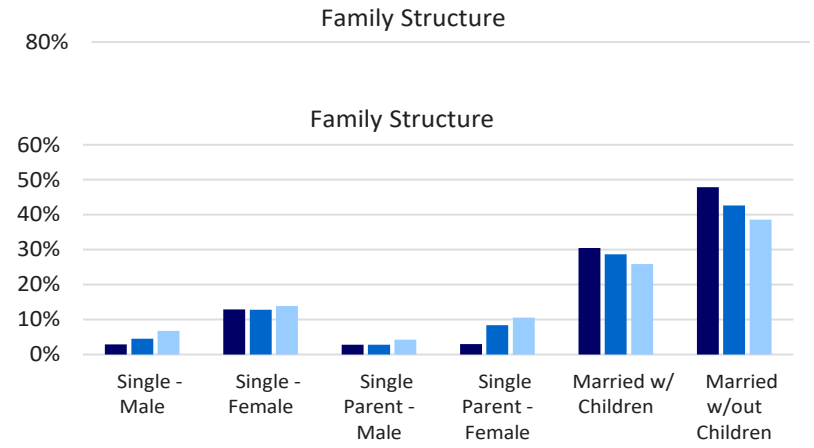
Education



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# DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
<b>Family Structure (2025)</b>	3,360		50,857		165,647	
Single - Male	98	2.9%	2,309	4.5%	11,161	6.7%
Single - Female	434	12.9%	6,539	12.9%	23,021	13.9%
Single Parent - Male	95	2.8%	1,424	2.8%	7,046	4.3%
Single Parent - Female	101	3.0%	4,292	8.4%	17,506	10.6%
Married w/ Children	1,024	30.5%	14,592	28.7%	42,942	25.9%
Married w/out Children	1,607	47.8%	21,700	42.7%	63,971	38.6%
<b>Household Size (2025)</b>						
1 Person	999	21.6%	14,314	20.5%	55,635	23.0%
2 Persons	1,507	32.6%	20,318	29.1%	66,438	27.5%
3 Persons	831	18.0%	13,312	19.1%	41,956	17.4%
4 Persons	680	14.7%	11,779	16.9%	37,248	15.4%
5+ Persons	603	13.0%	10,154	14.5%	40,372	16.7%
<b>Home Ownership (2025)</b>	4,619		69,877		241,650	
Owners	3,369	72.9%	41,841	59.9%	114,263	47.3%
Renters	1,250	27.1%	28,036	40.1%	127,387	52.7%
<b>Components of Change (2025)</b>						
Births	115	0.9%	1,938	1.0%	7,524	1.0%
Deaths	105	0.8%	1,382	0.7%	4,558	0.6%
Migration	23	0.2%	-393	-0.2%	-3,294	-0.5%
<b>Unemployment Rate (2025)</b>	3.3%		4.5%		5.2%	
<b>Employment, Pop 16+ (2025)</b>	10,662		166,007		589,189	
Armed Services	0	0.0%	107	0.1%	460	0.1%
Civilian	6,914	64.9%	108,880	65.6%	385,936	65.5%
Employed	6,687	62.7%	104,006	62.7%	366,060	62.1%
Unemployed	228	2.1%	4,875	2.9%	19,876	3.4%
Not in Labor Force	3,747	35.1%	57,127	34.4%	203,253	34.5%
<b>Businesses</b>						
Establishments	726	---	10,453	---	29,647	---
Employees (FTEs)	8,075	---	85,664	---	247,861	---



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## Long Beach Exchange Retail

- In-N-Out Burger
- Urbane Cafe
- Dunkin'
- Panini Kabab Grill
- The Hangar Food Hall
- Long Beach Pizza
- Silverlake Ramen
- Tasta
- Whole Foods Market
- Ra Yoga
- Ulta Beauty
- Old Navy
- Nordstrom Rack
- T.J. Maxx
- Navy Federal Credit Union
- SchoolsFirst Credit Union

**LONG BEACH  
AIRPORT (LBX)**

**LONG BEACH CITY COLLEGE**



**SUBJECT PROPERTY**



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