



FOR SALE

127 W. 7th Street
Long Beach, CA 90813

HOYT HOCHMAN
BROKER

CABRE# 01211717

Broker # 02247644

Hoyt@Platinumpre.com

562-301-7293

BRENDAN MORRIS
ASSOCIATE

CABRE# 01854557

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Brendan@Platinumpre.com

562-244-0854

PLATINUM
properties

6201 E. BAY SHORE WALK

LONG BEACH, CA 90803


DRE # 02247644


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**PRIME COMMERCIAL BUILDING FOR SALE
FULLY BUILT OUT FOR DOG DAYCARE**

A rare opportunity to acquire a turnkey commercial property in the heart of Downtown Long Beach. The building is currently improved as a dog daycare facility, offering a specialized build-out ideal for pet-service operators or investors seeking stable income.

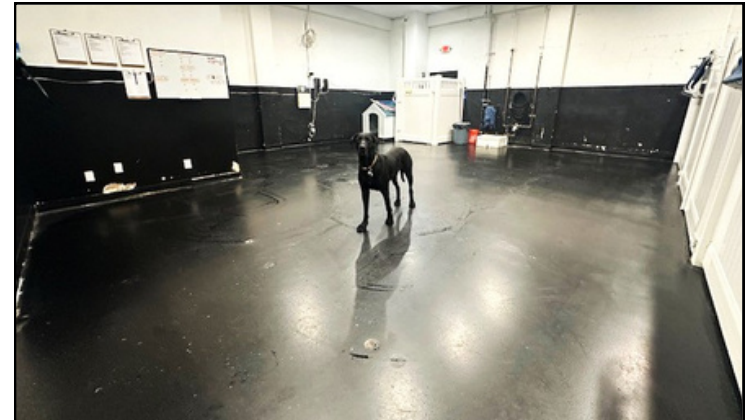
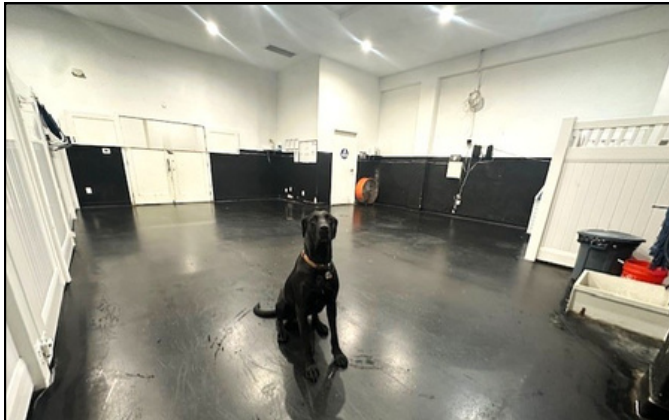
 Existing tenant with 3 years remaining on the original lease term

 One 5-year option in place

 Purpose-built improvements for dog daycare operations

 Strong visibility and walkable location near major downtown amenities

 Ideal for investors seeking a niche, income-producing asset in a high-demand urban market



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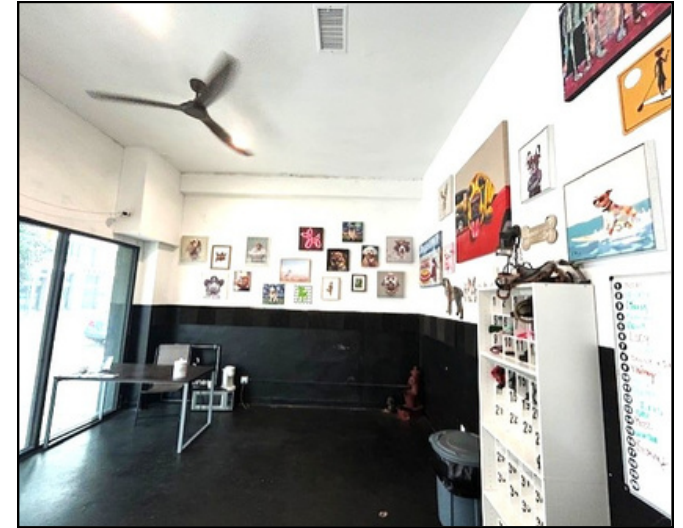
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Asking Price: \$1,099,000.00

Building SF: 2,500

ZONING: LBPD30

APN: 7273-023-014

YEAR BUILT: 1946

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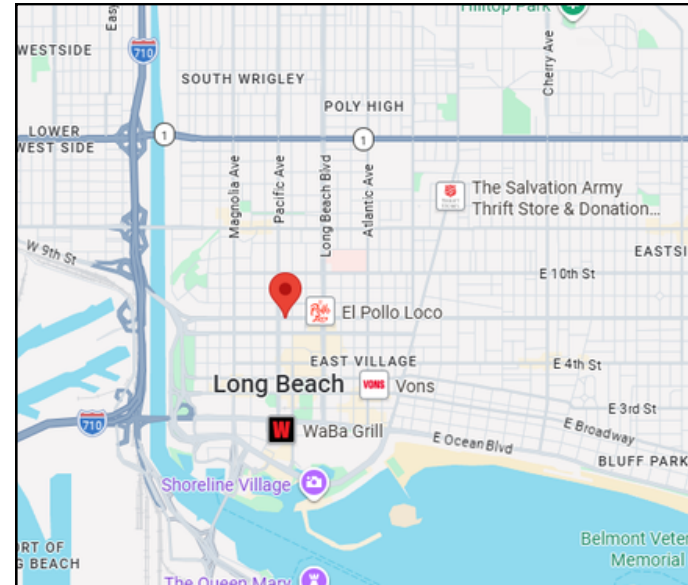
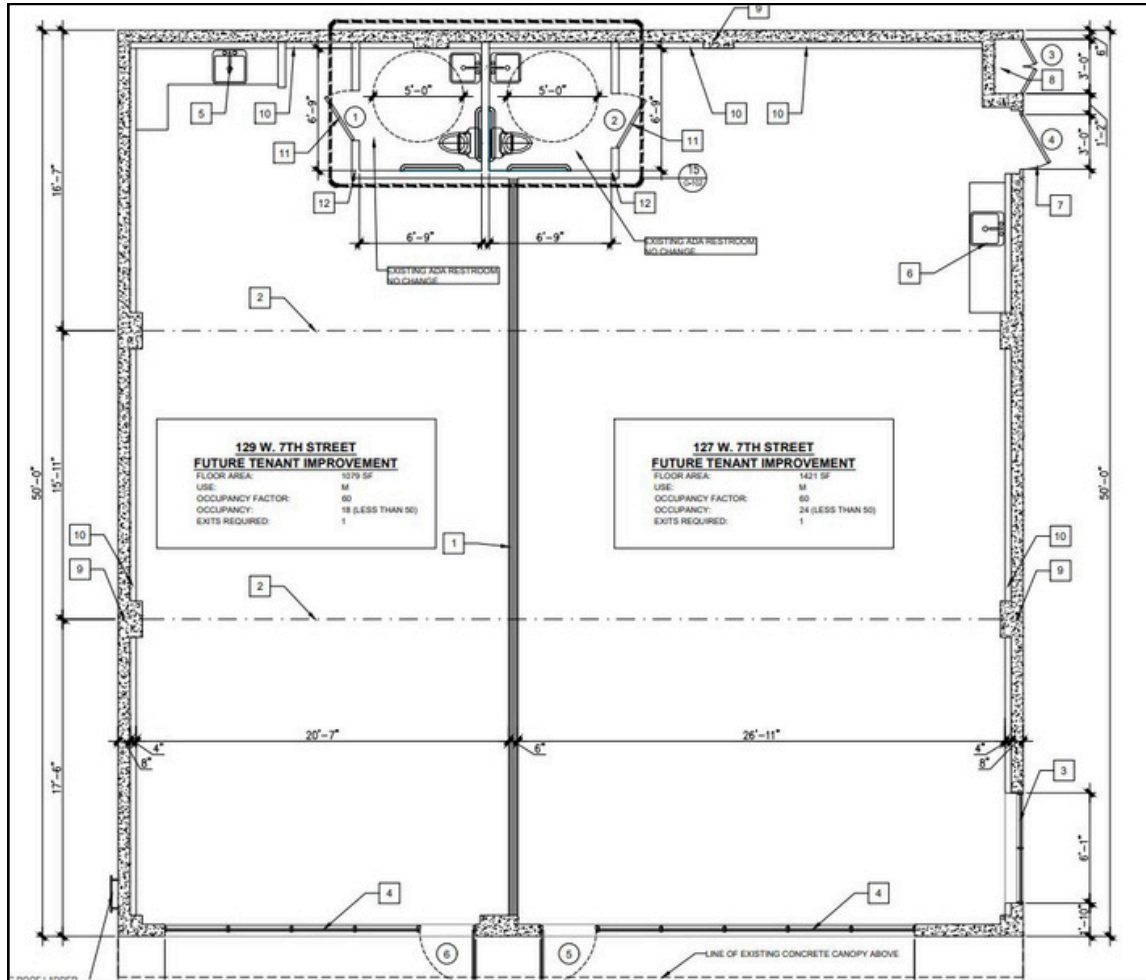
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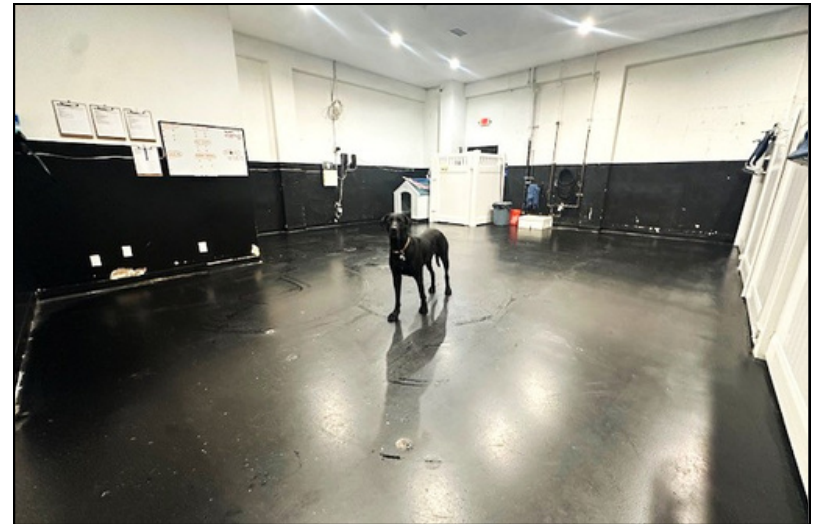
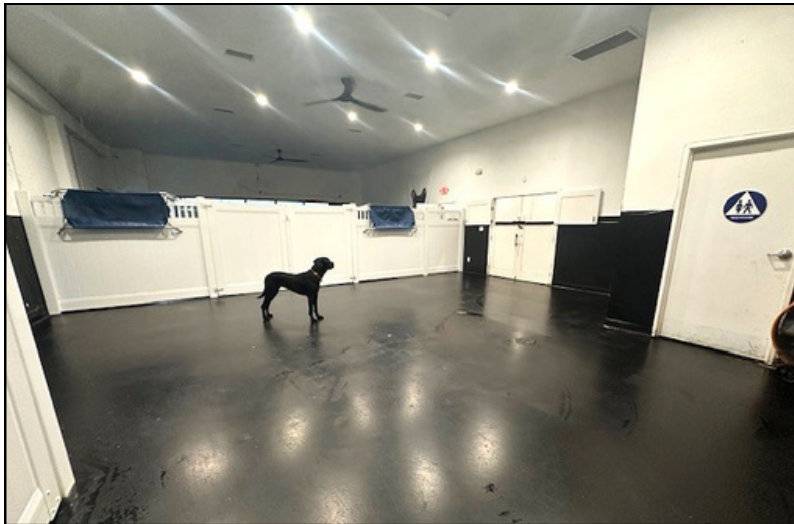
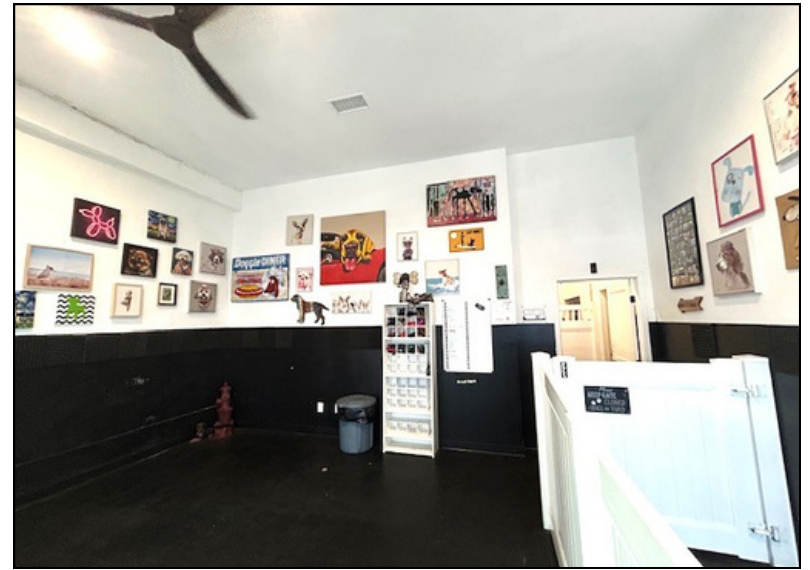
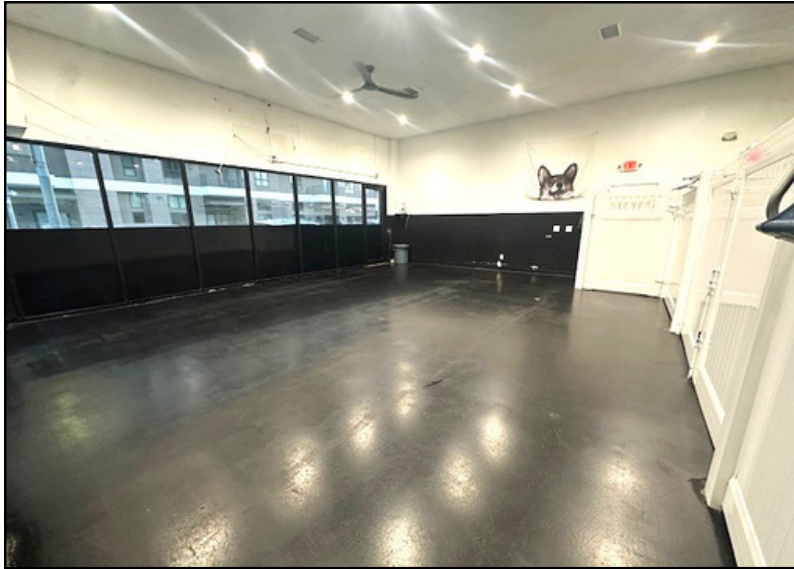
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THE DOWNTOWN LONG BEACH BUSINESS DISTRICT PROVIDES ONE OF THE CITY'S MOST REVERED ATTRACTIONS, THE QUEEN MARY, AS WELL AS TOURIST-DRIVEN DESTINATIONS INCLUDING THE AQUARIUM OF THE PACIFIC, SHORELINE VILLAGE, RAINBOW HARBOR WATERFRONT AND THE PIKE, MAKING UP THE LONG BEACH CONVENTION AND ENTERTAINMENT CENTER.

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OTHER LOCAL POPULAR RETAIL SPOTS INCLUDE BELMONT SHORE'S 2ND STREET, 4TH STREET RETRO ROW AND THE EAST VILLAGE ARTS DISTRICT.

DOWNTOWN LONG BEACH IS UNDERGOING A MAJOR URBAN REVITALIZATION WITH PRIVATE AND PUBLIC INVESTMENT CREATING SIGNIFICANT GROWTH WITH OVER \$3.5 BILLION IN NEW INVESTMENT INCLUDING OVER 1,700 RESIDENTIAL UNITS RECENTLY COMPLETED OR UNDER CONSTRUCTION AND AN ADDITIONAL 2,300 RESIDENTIAL UNITS APPROVED FOR CONSTRUCTION OR IN THE REVIEW PROCESS.

PLUS, WITH UPCOMING DEVELOPMENTS TIED TO THE LOS ANGELES OLYMPICS 2028, THIS LOCATION OFFERS INCREDIBLE POTENTIAL AS A LONG-TERM SUCCESS!

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