



**SALE**

# APPROVED EXPRESS CARWASH

**1801 LONG BEACH BOULEVARD**

Long Beach, CA 90806

**PRESENTED BY:**

**FERNANDO CRISANTOS**

O: 949.558.0312

f.crisantos@svn.com

CalDRE #01972227

**ALEC WANSIKEHIAN**

O: 949.636.8344

alec.wansikehian@svn.com

CalDRE #02213650



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	NEGOTIABLE
<b>LOT SIZE:</b>	28,091 SF
<b>BUILDING SIZE:</b>	7,452 SF

## PROPERTY DESCRIPTION

1801 Long Beach Boulevard. Boasting a 7,452.5 SF building and situated in the sought-after LBPD29 zone, this property is fully entitled and approved for an express car wash. Its prime location at a high-traffic area on a busy intersection ensures outstanding visibility and accessibility for businesses. Additionally, the property features self-vacuum stations and is shovel-ready, offering a compelling opportunity to establish a thriving venture in this dynamic commercial district. Don't miss out on this approved development property.

## PROPERTY HIGHLIGHTS

- Fully entitled and approved express car wash
- High traffic area on busy intersection
- Self vacuum stations
- Shovel ready - 126 Ft Long Tunnel

### FERNANDO CRISANTOS

O: 949.558.0312

f.crisantos@svn.com

CalDRE #01972227

### ALEC WANSIKEHIAN

O: 949.636.8344

alec.wansikehian@svn.com

CalDRE #02213650





**FERNANDO CRISANTOS**  
O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227

**ALEC WANSIKEHIAN**  
O: 949.636.8344  
alec.wansikehian@svn.com  
CalDRE #02213650







# LOCATION MAP



**FERNANDO CRISANTOS**  
O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227

**ALEC WANSIKEHIAN**  
O: 949.636.8344  
alec.wansikehian@svn.com  
CalDRE #02213650



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

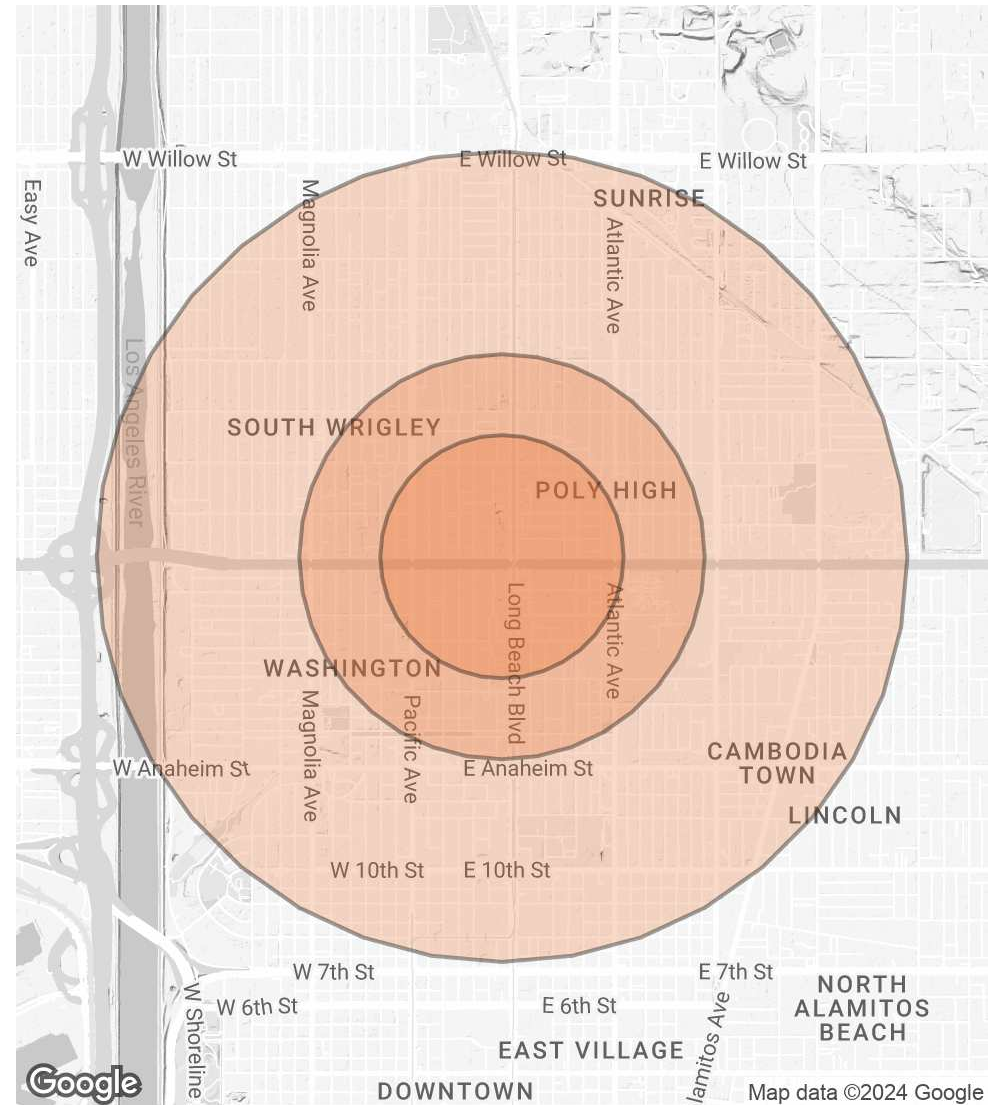
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,114	20,264	62,297
AVERAGE AGE	33	34	36
AVERAGE AGE (MALE)	32	33	35
AVERAGE AGE (FEMALE)	34	35	37

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,556	6,230	20,177
# OF PERSONS PER HH	3.3	3.3	3.1
AVERAGE HH INCOME	\$62,137	\$70,330	\$73,078
AVERAGE HOUSE VALUE	\$544,722	\$601,910	\$654,827

Demographics data derived from AlphaMap



**FERNANDO CRISANTOS**  
 O: 949.558.0312  
 f.crisantos@svn.com  
 CalDRE #01972227

**ALEC WANSIKEHIAN**  
 O: 949.636.8344  
 alec.wansikehian@svn.com  
 CalDRE #02213650