





FOR SALE

OFFERED AT \$1,200,000 (\$248/SF)

434

EAST 3RD STREET,
LONG BEACH, CA 90802

- Signalized Corner Industrial Property With 18 Foot Bow Truss Ceilings Priced at \$248 PSF
- Favorable Zoning Allows All Uses/Development - 80ft Height Limit and No Parking Requirements (Verify With the City)
- Property Will be Delivered Vacant Currently Owner-Occupied, Split Between Storage and Personal Residence
- Located Downtown Long Beach in the Famous East Village
- Three Phase Power - Roll Up Door - Two Bathrooms / One Shower (Permit to be Verified)



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VICE PRESIDENT
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CA # 02004184



FOR SALE | 434 E. 3RD STREET, LONG BEACH, CA

PROPERTY INFORMATION



Sale Price:	\$1,200,000 (\$248/SF)
Building SF:	4,842
Land SF:	5,658
Built:	1950
Clearance:	18'
Roll Up Door:	One (1)
Electrical:	Three-Phase Power (3)
Zoning:	LBDP30 (Verify w/City)



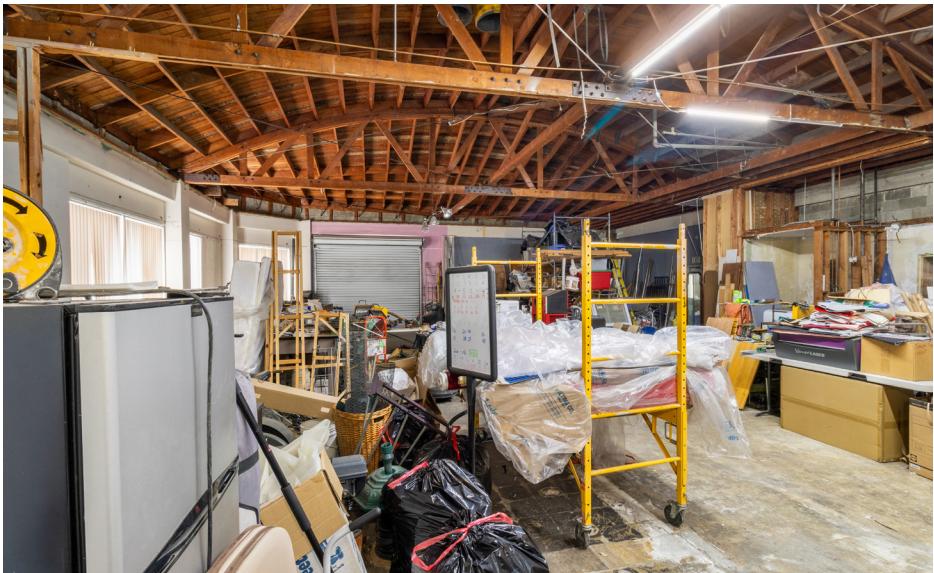
PROPERTY PICTURES



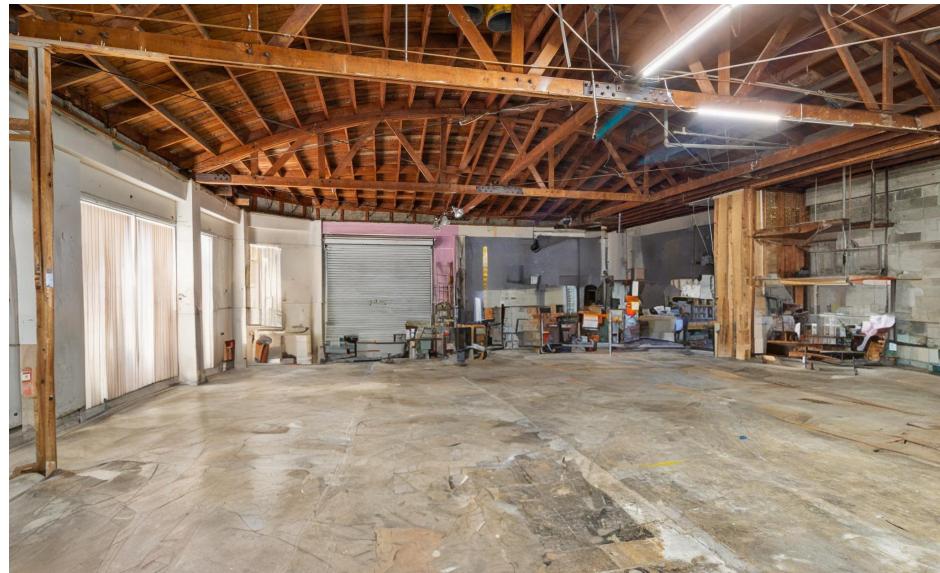
PROPERTY PICTURES



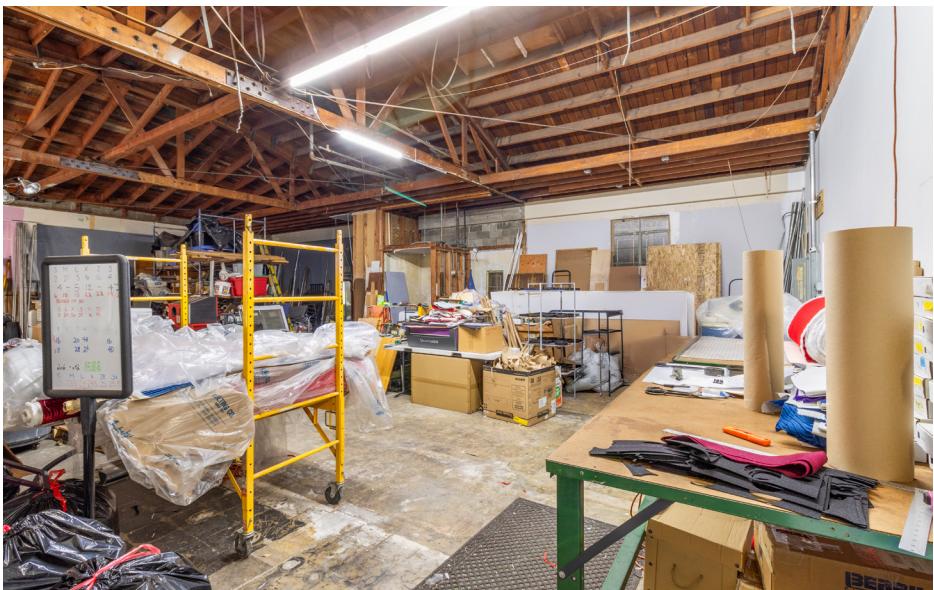
BEFORE



EMPTY SPACE



BEFORE



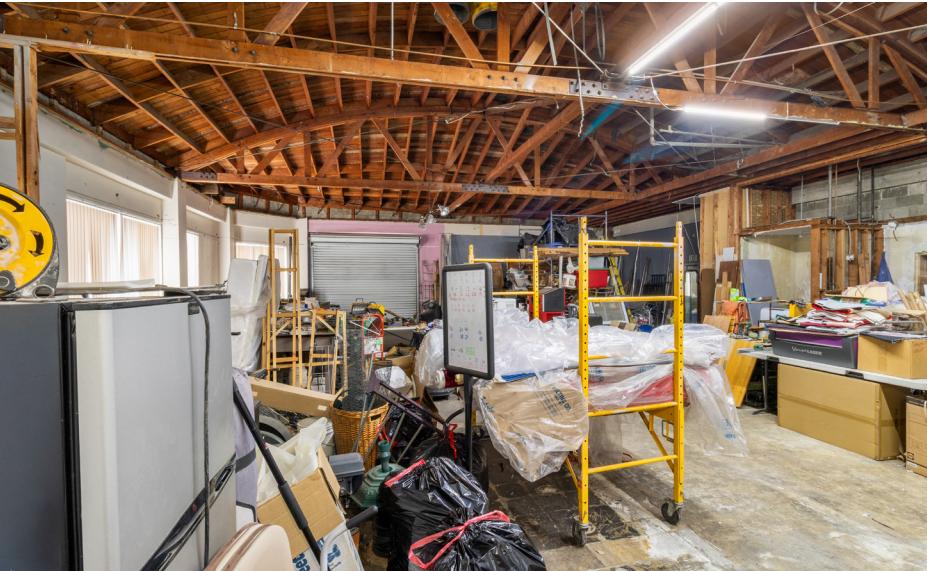
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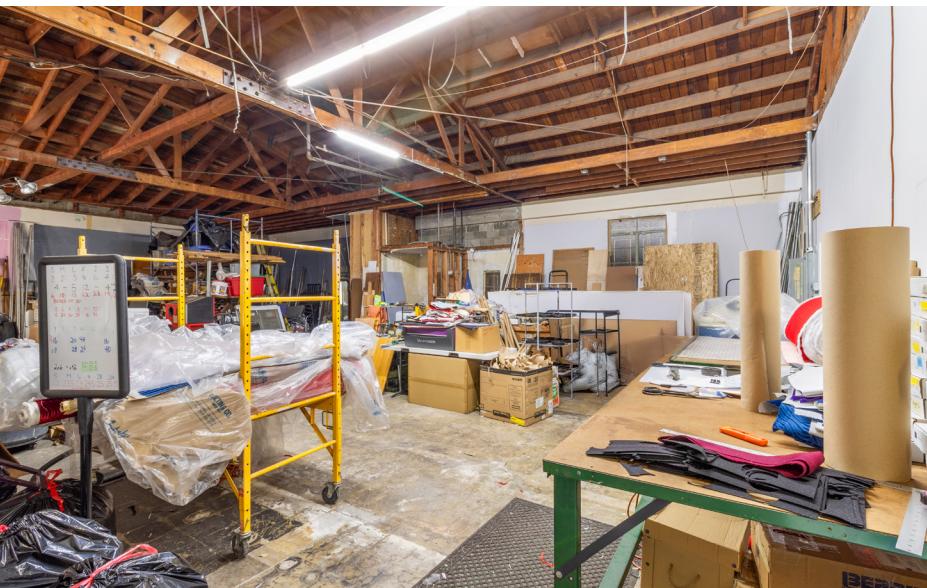
PROPERTY PICTURES



BEFORE



BEFORE



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PROPERTY PICTURES



BEFORE



EMPTY SPACE



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EMPTY SPACE



PROPERTY PICTURES



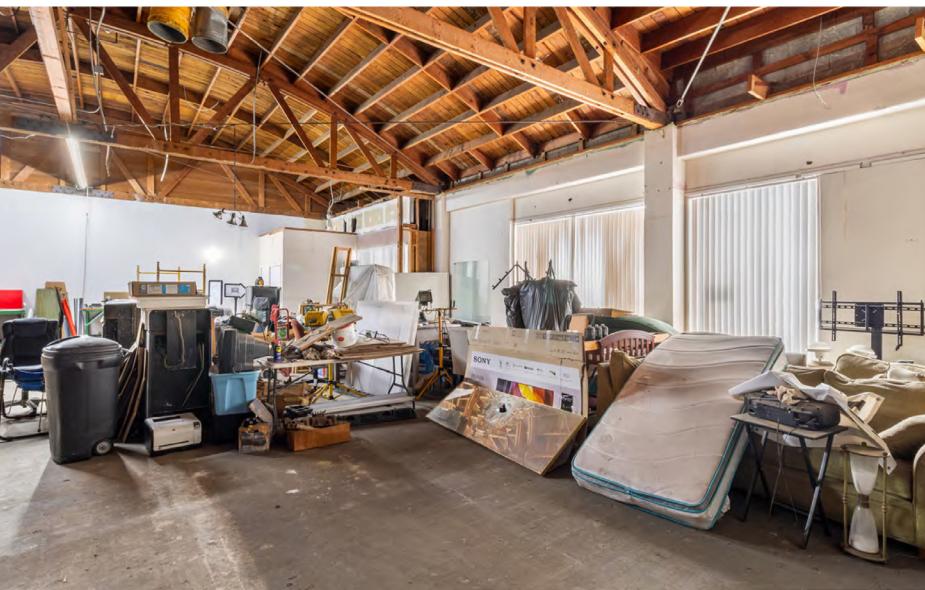
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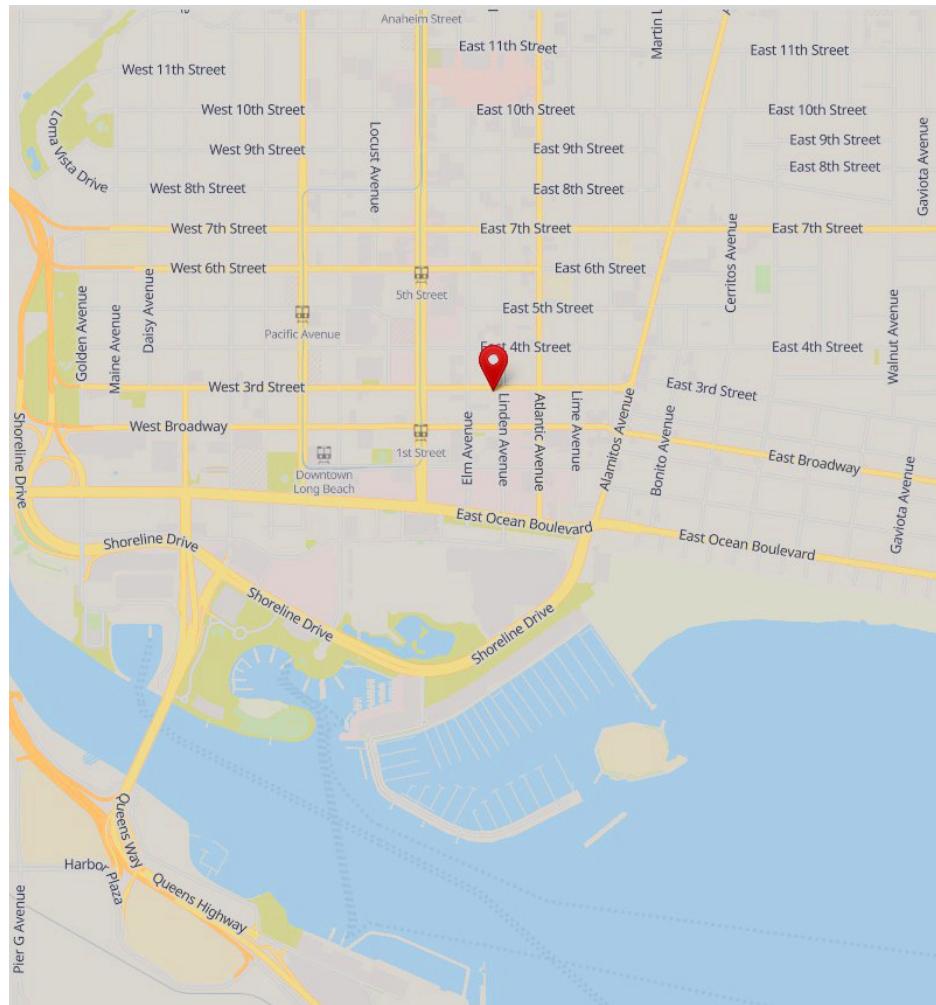
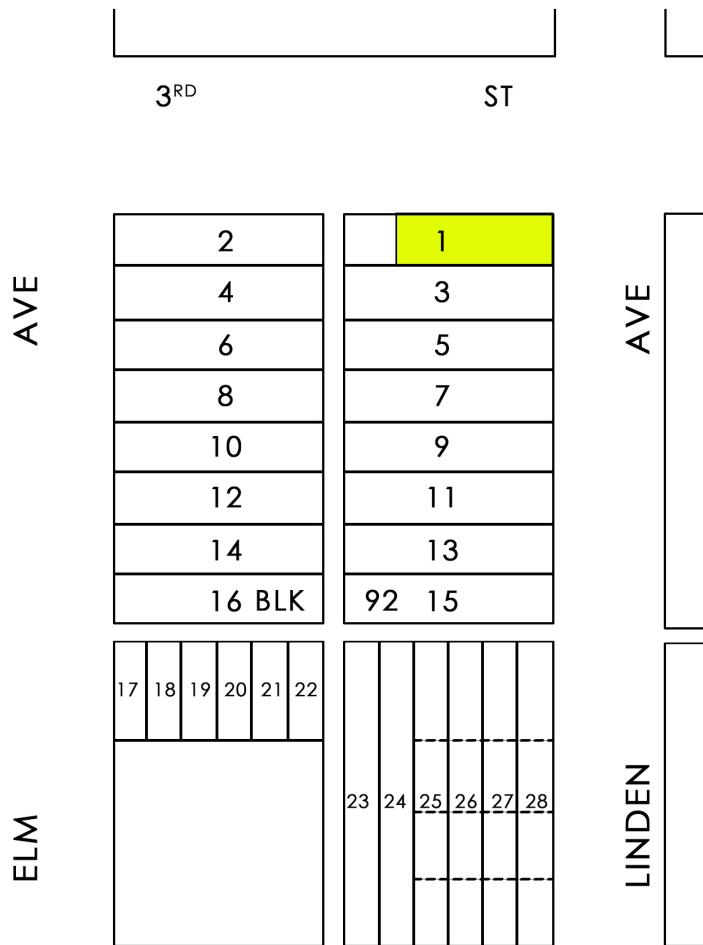
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PROPERTY PICTURES



POTENTIAL FOR VISIONARIES



Downtown Long Beach has good access to multiple freeways, primarily the I-710, I-405, and PCH. The I-710 (Long Beach Freeway) runs north-south through Long Beach, providing access to downtown and the port. The I-405 (San Diego Freeway) intersects with the I-710 to the south of downtown, offering connections to other parts of Los Angeles County and Orange County.

SALE COMPARABLES



SUBJECT



LIST PRICE:	\$1,200,000
BUILT:	1950
BUILDING SF:	4,842 SF
PRICE/SF:	\$248.00

#1
1426 Cota Ave., Long Beach, CA



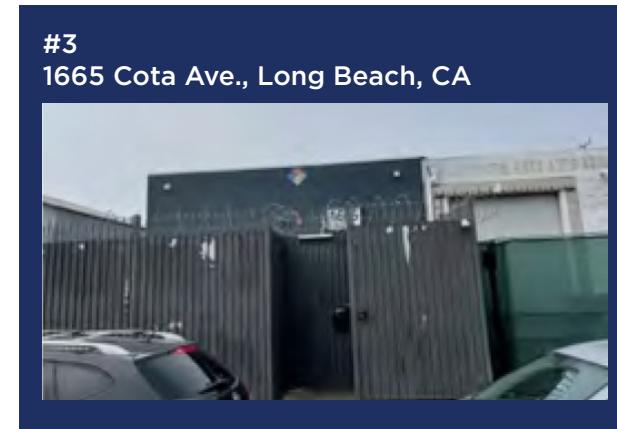
SALE PRICE:	\$900,000
BUILT:	1948
BUILDING SF:	3,007 SF
PRICE/SF:	\$299.30
CLOSE DATE:	July 2025

#2
1523 Cota Ave., Long Beach, CA



SALE PRICE:	\$1,455,000
BUILT:	1965
BUILDING SF:	4,850 SF
PRICE/SF:	\$300.00
CLOSE DATE:	Dec 2024

SALE COMPARABLES



#3

1665 Cota Ave., Long Beach, CA



SALE PRICE:	\$1,735,000
BUILT:	1956
BUILDING SF:	4,800 SF
PRICE/SF:	\$361.46
CLOSE DATE:	Feb 2025

#4

1638-1646 W. Cowles St., Long Beach, CA



SALE PRICE:	\$2,300,000
BUILT:	1985
BUILDING SF:	8,000 SF
PRICE/SF:	\$290.63
CLOSE DATE:	Dec 2024