

±11,325 SF MEDICAL OFFICE BUILDING | 50% LEASED



FOR SALE

980 ATLANTIC AVENUE

LONG BEACH | CA

FOR MORE INFORMATION, CONTACT:

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OFFERING MEMORANDUM

Project Offering

50% LEASED OFFICE BUILDING IN LONG BEACH

Sarang Medical Plaza is a premier Class B medical office building located in the heart of Long Beach's healthcare corridor. This modern, multi-tenant property offers a professional setting designed specifically for medical users. The building provides excellent visibility along Atlantic Avenue and convenient access to Dignity Health St. Mary Medical Center, making it an ideal location for physicians, specialists, and outpatient service providers.

AMENITIES

- 24 Hour Access
- Conferencing Facility
- Fenced Lot
- Wheelchair Accessible
- Reception
- Monument Signage
- Air Conditioning
- Additional Parking Lot

CURRENT MAJOR TENANTS

- EMG NCV
- H2O Fitness
- MedStar Physical Therapy



AVAILABLE SPACE	SIZE	TERM	SPACE USE	RENTAL RATE	AVAILABLE
2nd Floor, Suite 3A	3,660 SF	3 Years	Office/Medical	\$30.00/PSF/PY	Now
2nd Floor, Suite 3B	2,003 SF	3-10 Years	Office/Medical	\$30.00/PSF/PY	Now

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Property Details

BUILDING SIZE ±11,325 SF

LOT SIZE ±0.48 AC

TYPICAL FLOOR SIZE ±5,663 SF

BUILDING HEIGHT 3 Stories

PROPERTY TYPE Office

PROPERTY SUBTYPE Medical

BUILDING CLASS B

YEAR BUILT 1986

BUILDING FAR 0.54

ZONING PD-30 — Commercial mixed use medical building. Can be converted to Retail and Multifamily per Long Beach City Hall

PARKING 46 Spaces total (9 Surface / 37 Covered) — 4.06 Spaces per 1,000 SF

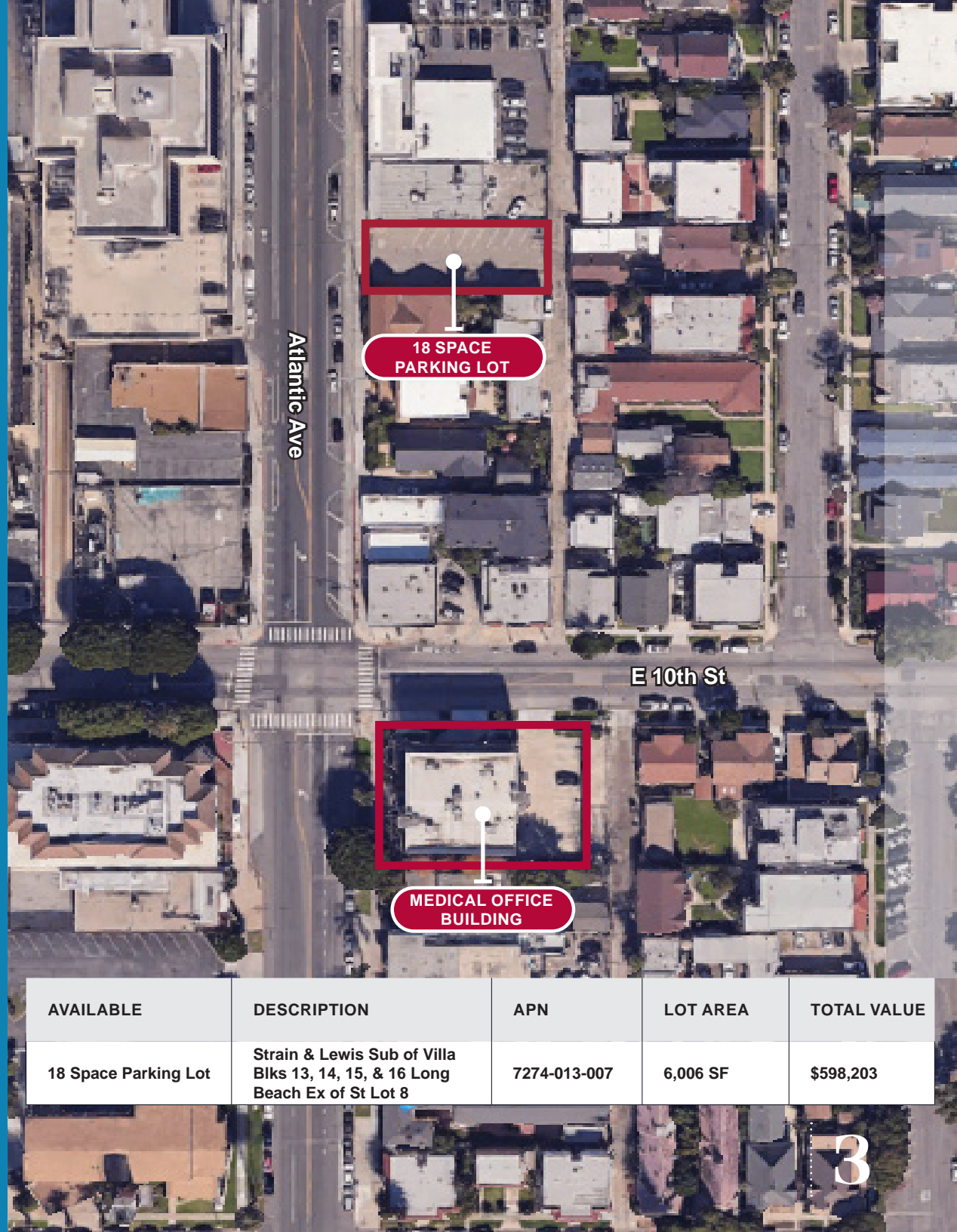
SALE TYPE Investment or Owner User

PERCENT LEASED 50%

SALE TYPE Owner/User Investment

SALE PRICE \$4,750,000

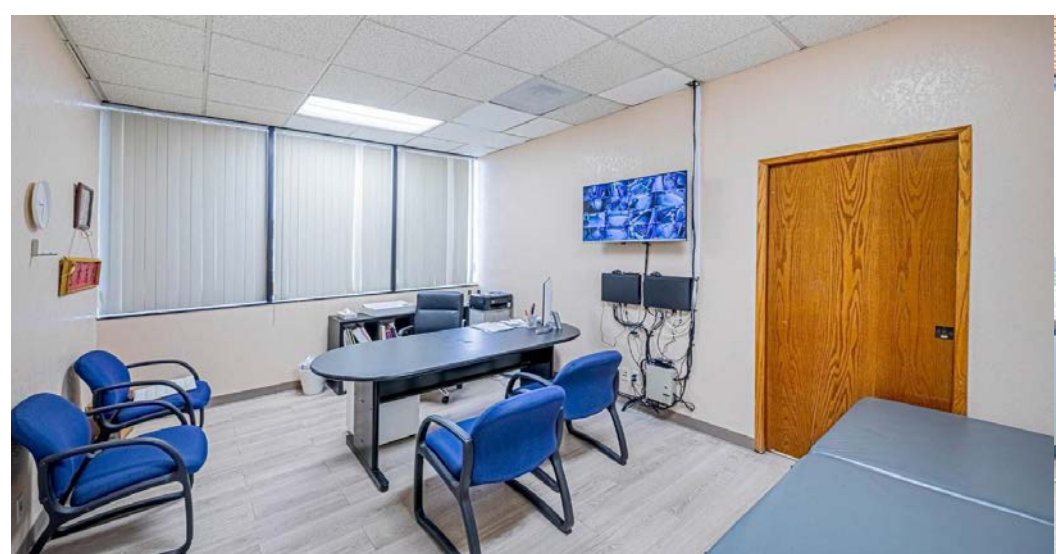
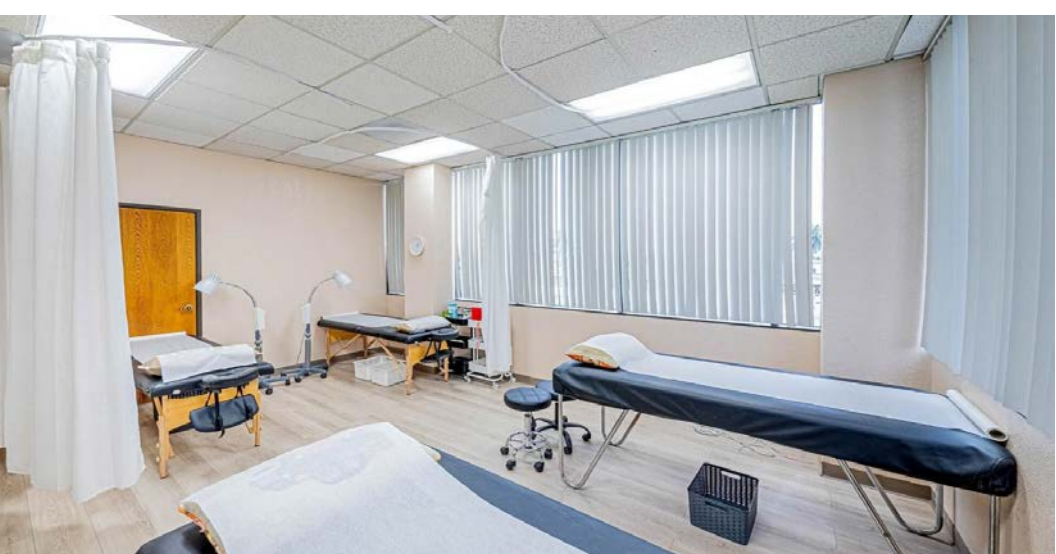
PERCENT LEASED 50%



18 SPACE
PARKING LOT

MEDICAL OFFICE
BUILDING

AVAILABLE	DESCRIPTION	APN	LOT AREA	TOTAL VALUE
18 Space Parking Lot	Strain & Lewis Sub of Villa Blks 13, 14, 15, & 16 Long Beach Ex of St Lot 8	7274-013-007	6,006 SF	\$598,203





Amenity Map

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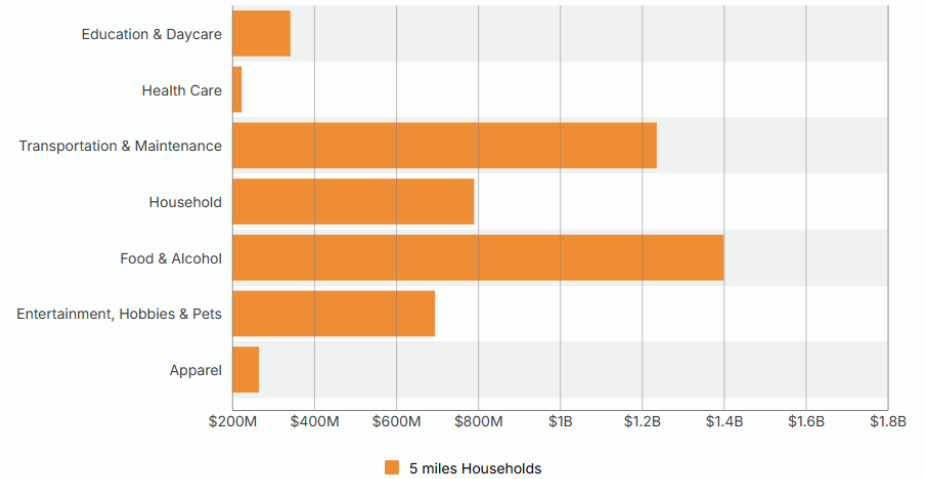
Demographics

LONG BEACH

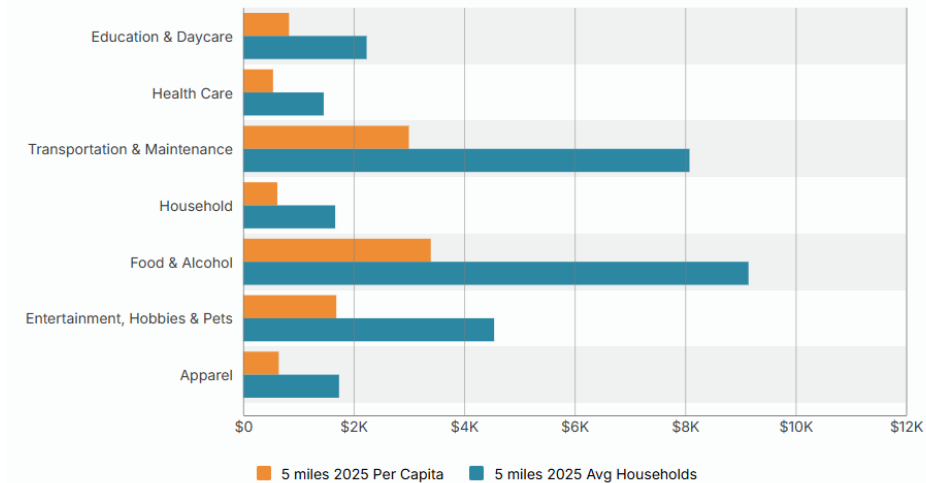
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2020 POPULATION	183,825	425,015	1,601,801
2025 POPULATION	182,558	412,092	1,541,061
2030 POPULATION PROJECTION	182,096	408,712	1,525,883
2020 HOUSEHOLDS	70,942	158,017	534,191
2025 HOUSEHOLDS	70,700	153,026	512,148
2030 HOUSEHOLD PROJECTION	70,575	151,717	506,659
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.9B	\$5.0B	\$18.5B

CONSUMER SPENDING	2 MILES	5 MILES	10 MILES
Apparel	\$1,583	\$1,736	\$1,909
Entertainment	\$3,710	\$4,543	\$5,052
Food & Alcohol	\$8,307	\$9,147	\$9,792
Household	\$4,007	\$5,167	\$5,886
Transportation & Maintenance	\$6,748	\$8,079	\$9,347
Health Care	\$1,188	\$1,459	\$1,636
Education & Daycare	\$1,723	\$2,235	\$2,503
Total Specified Consumer Spending	\$27,266	\$32,366	\$36,124

Consumer Spending



Per Capita & Avg Household Spending

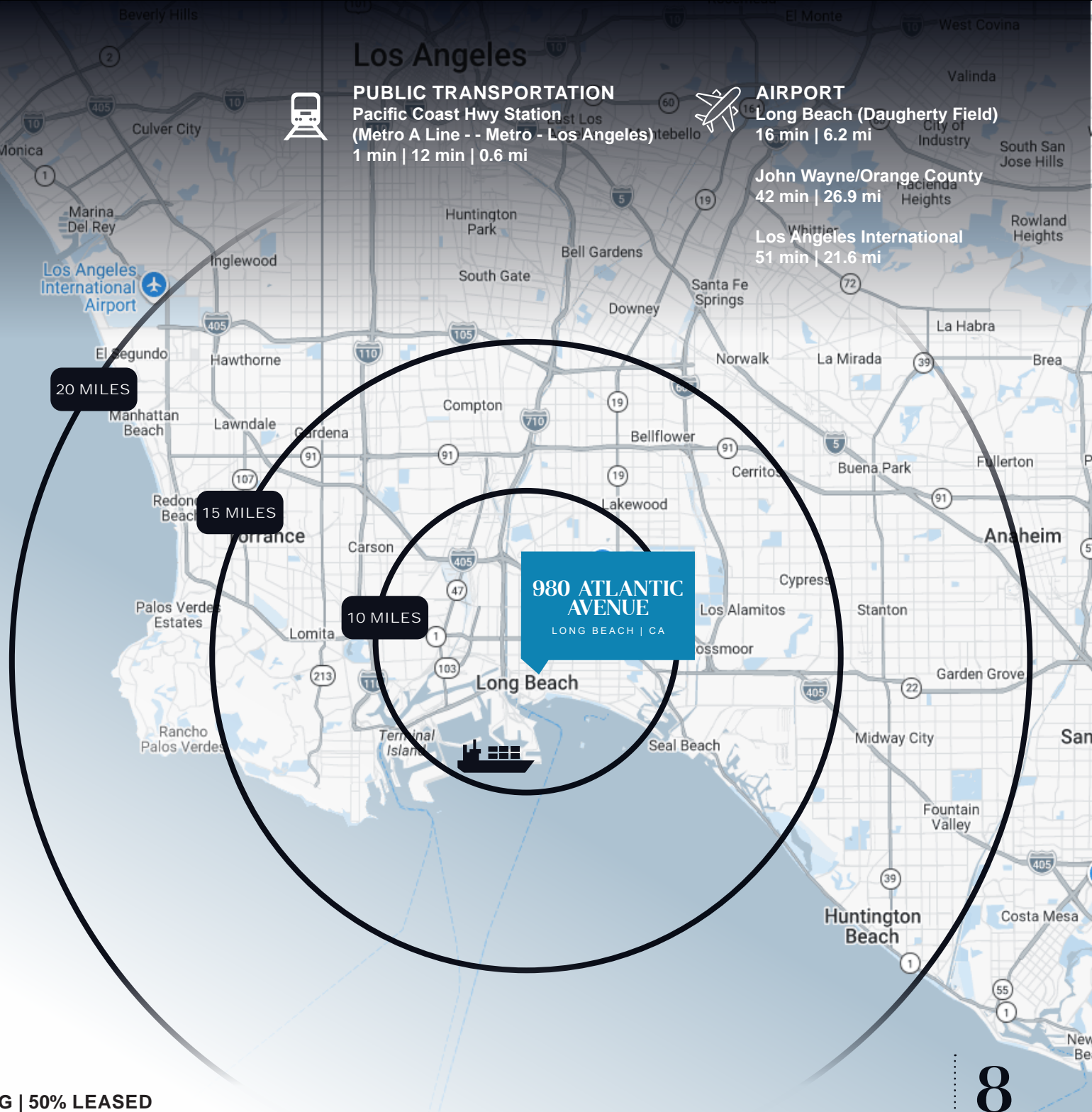


Location Highlights



Zip	90813
Submarket	Long Beach: Suburban
Submarket Cluster	South Bay
Location Type	Suburban
Market	Los Angeles
County	Los Angeles
State	California
CBSA	Los Angeles-Long Beach-Glendale, CA
DMA	Los Angeles, CA-NV
Country	United States

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