



**FOR SALE**  
**2338**  
**PACIFIC AVENUE**  
**LONG BEACH, CA**

**2338**  
**PACIFIC AVENUE**

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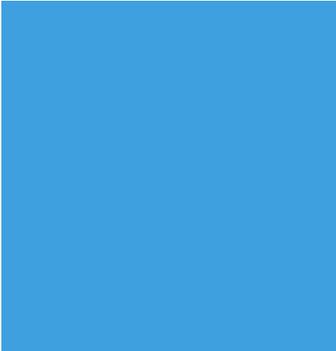
**LONG BEACH, CA**



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# BUILDING SPECIFICATIONS

<b>Address:</b>	2338 PACIFIC AVE LONG BEACH, CA 90806
<b>Price:</b>	\$1,150,000 (\$350 PSF)
<b>Year Built:</b>	1939
<b>Building Size:</b>	3,284 SF
<b>Lot Size:</b>	7,787 SF
<b>Zoning:</b>	CCA - Community Automobile Oriented District
<b>APN:</b>	7205-017-030

## HIGHLIGHTS

- ±3,284 SF Building on ±7,787 SF Lot
- Mixed-Use Layout: two retail units + single-family residence
- Restaurant Tenant leased through 2029
- Three-Bedroom / One-Bath House at rear of property
- On-Site Parking for up to 8 vehicles via alley access
- Additional retail tenant and single-family house currently month-to-month
- Excellent opportunity for investors or owner-users

## PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to list the mixed-use opportunity located at 2338 Pacific Avenue for sale in the heart of Long Beach. Positioned prominently on the corner of Pacific Avenue and Eagle Street, this versatile property features approximately 3,284 SF of improvements situated on 7,787 SF of land.

The front portion of the building offers two retail units, a tenant that sells beef jerky on a month- to- month basis, and a restaurant tenant with a lease through 2029, providing immediate income stability. In addition, a three-bedroom, one-bath single-family residence is located at the rear of the property, offering added rental flexibility or potential owner-user occupancy.

Convenient on-site parking is accessible via the alley, accommodating up to 8 vehicles adjacent to the home and behind the retail storefronts. The surrounding neighborhood offers a blend of retail, residential, and service-oriented businesses, supporting strong demand and consistent traffic to the area.

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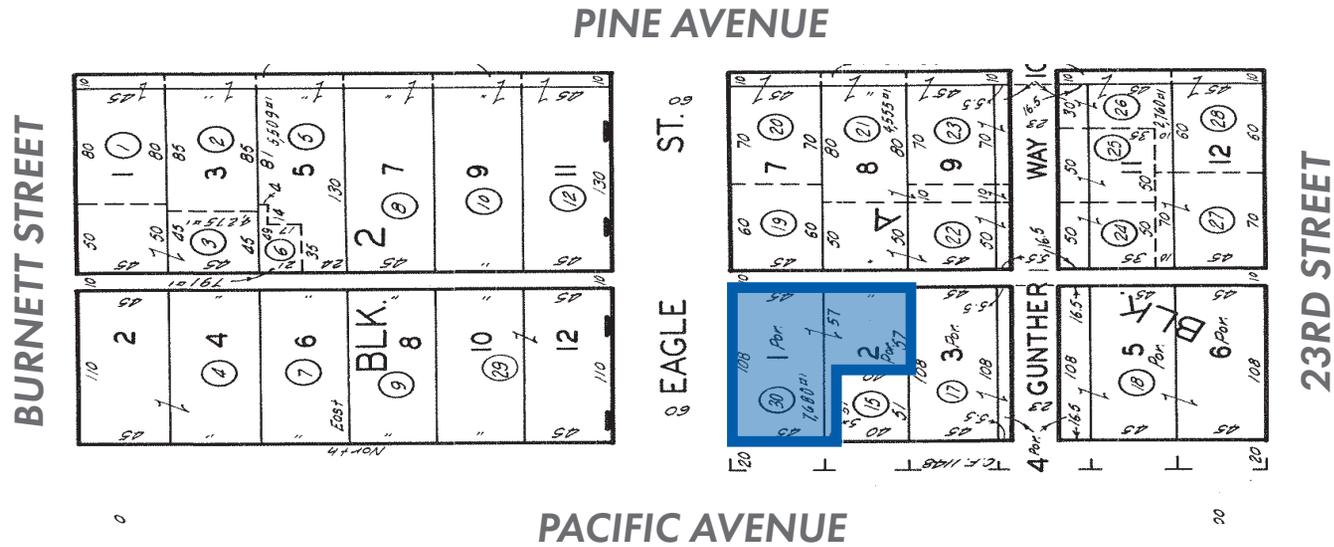
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## PARCEL MAP



## ZONING

**Neighborhood Commercial Zoning Districts:** The Neighborhood Commercial Zoning District provides small scale, neighborhood compatible uses. Scale is determined by the size of adjoining residential uses, the commercial lot size and the commercial street width. Special scale restrictions apply in these districts. This property is zoned CNP which is the Neighborhood Pedestrian (CNP) District. It is oriented towards serving pedestrians with buildings located at the front setback and parking behind the buildings. Permitted uses would include but are not restricted too: Personal Services, Automobile Uses, Business Office Support, Financial Services, Entertainment, Retail Services, and etc.

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# NEARBY AMENITIES

**WILLOW & LONG BEACH BLVD. RETAIL**

Logos included: McDonald's, Albertsons, RITE AID, Starbucks, Subway, CVS, Wells Fargo, Church's Chicken, Taco Bell, The Cove Hotel, metro PCS, H&R Block, Gus's Fried Chicken, Jersey Mike's, T-Mobile, Burger King, and Flame Broiler.

**LONG BEACH AIRPORT**  
Building a Better Way to Fly

Logos included: Gulfstream, Budget, Enterprise, National



**WESTSIDE**

**WRIGLEY**

**EASTSIDE**

**ALAMITOS BEACH**

**DOWNTOWN LONG BEACH**

## LOCAL RETAIL MAP

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