

**FOR SALE**

1434 Broadway, Long Beach, CA



**Prime Retail Space FOR SALE**  
**Value-Add Opportunity**



Exclusively offered by  
**GROUND REVIEW**

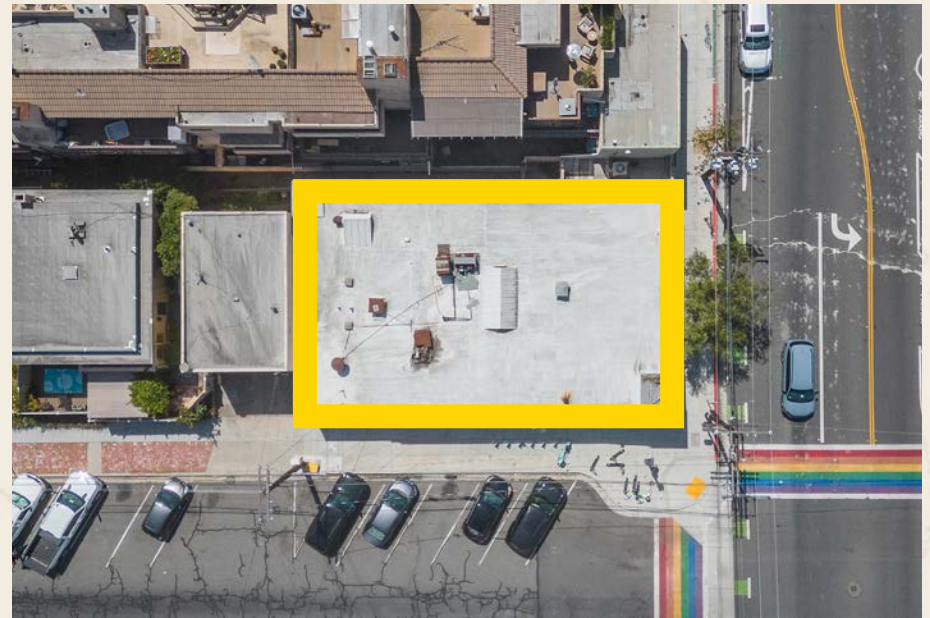
Roman A. Ciuni  
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# Overview

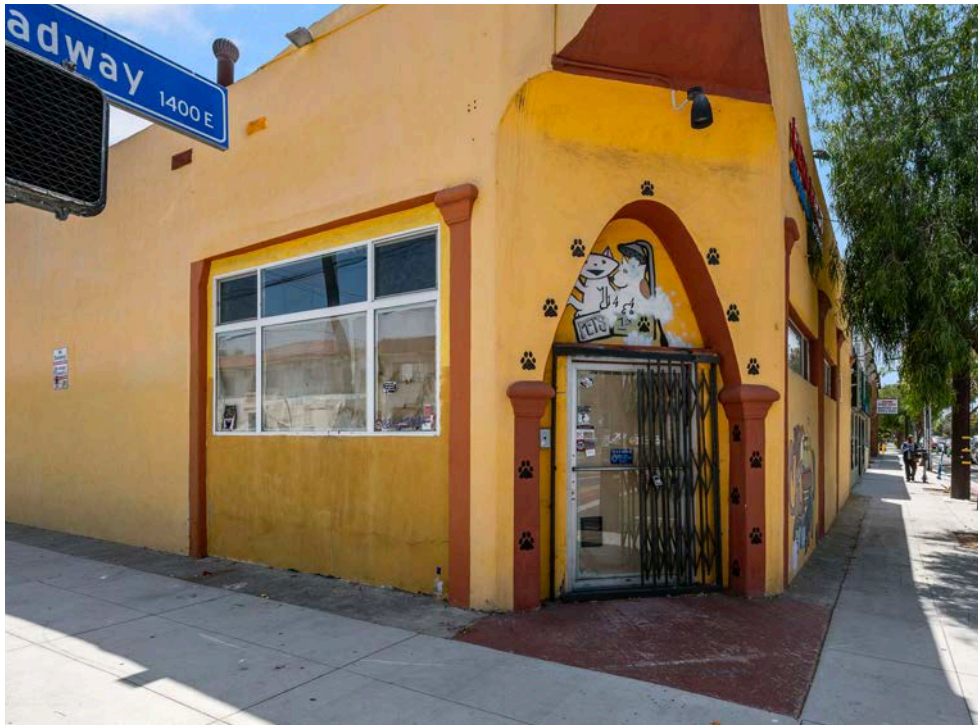
1434 E Broadway is an excellent value-add opportunity located just a few blocks from the beach. The property, originally built in 1917, presents an investor or owner/user a unique opportunity to design and construct their dream space within the bustling Alamitos Beach neighborhood. The building's interior improvements have been completely removed to the studs. The property is suited for retail, restaurant, bar, or professional office uses. Retail marijuana use is possible.



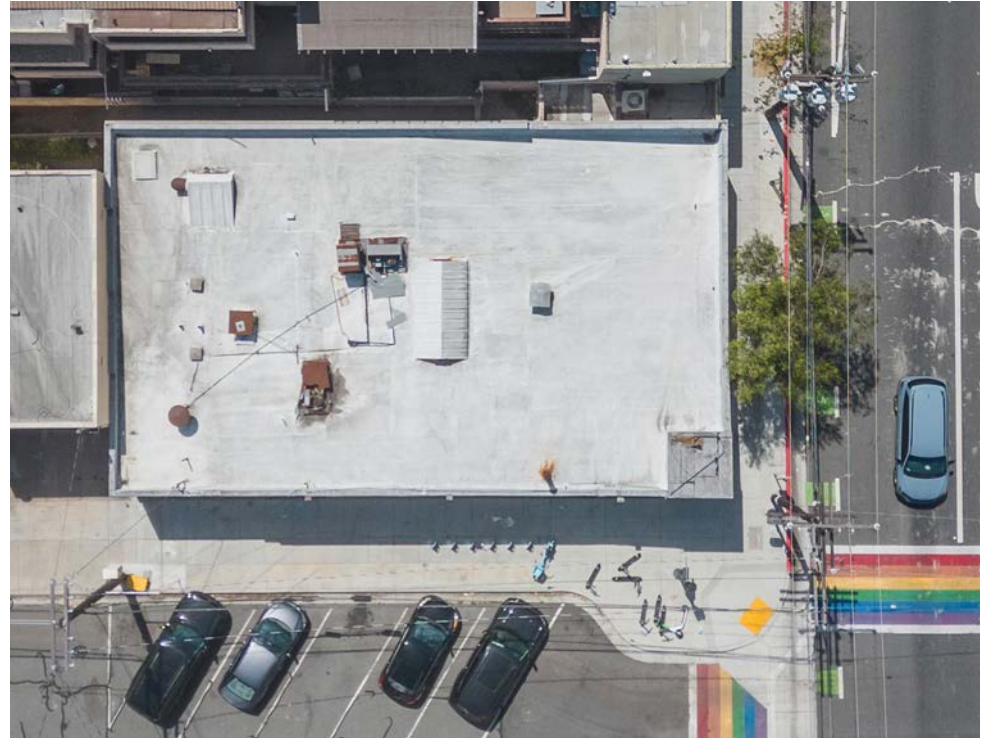
- Asking Price: **\$850,000**
- Bldg Size: 3,311 SF
- Lot Size: 3316 SF
- Year Built: 1917

- Construction Type: Wood frame / Stucco
- Corner Parcel at Signalized Intersection
- Freestanding Building
- Value Add Opportunity



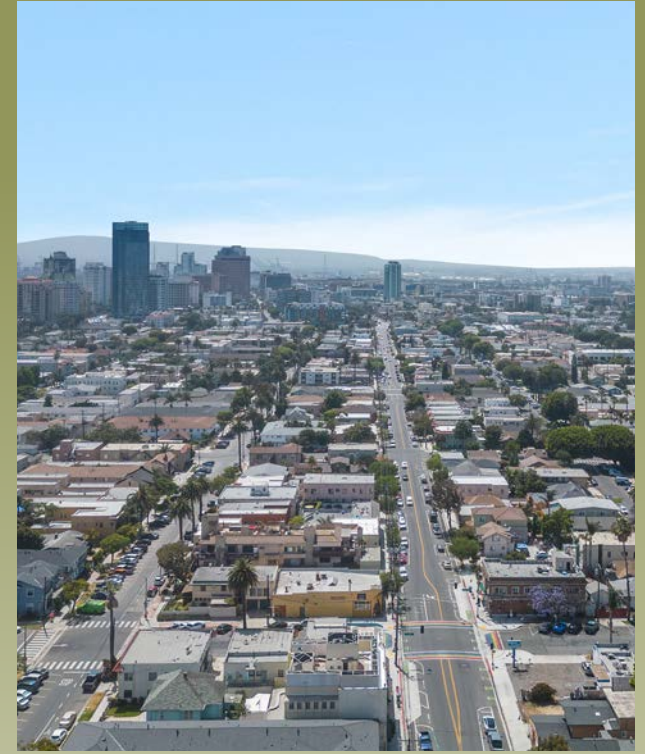
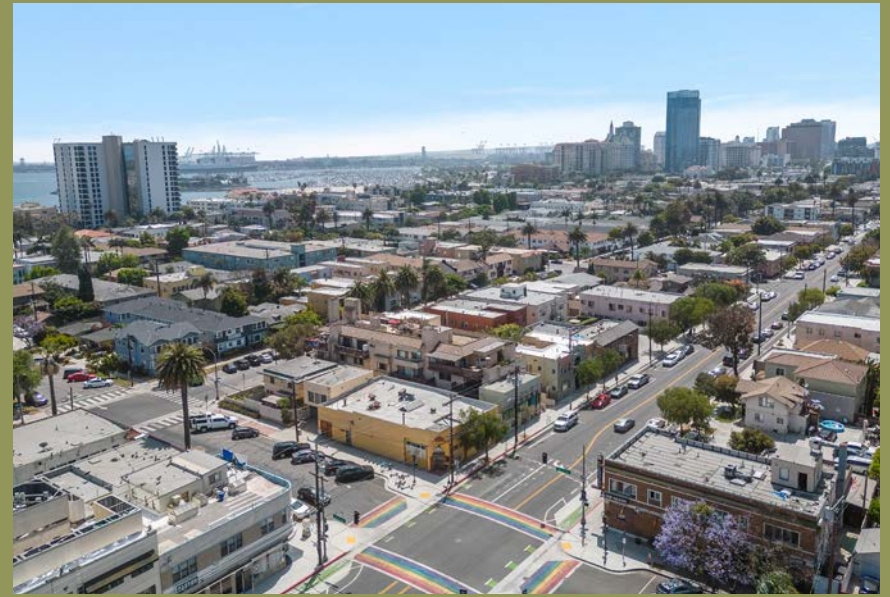








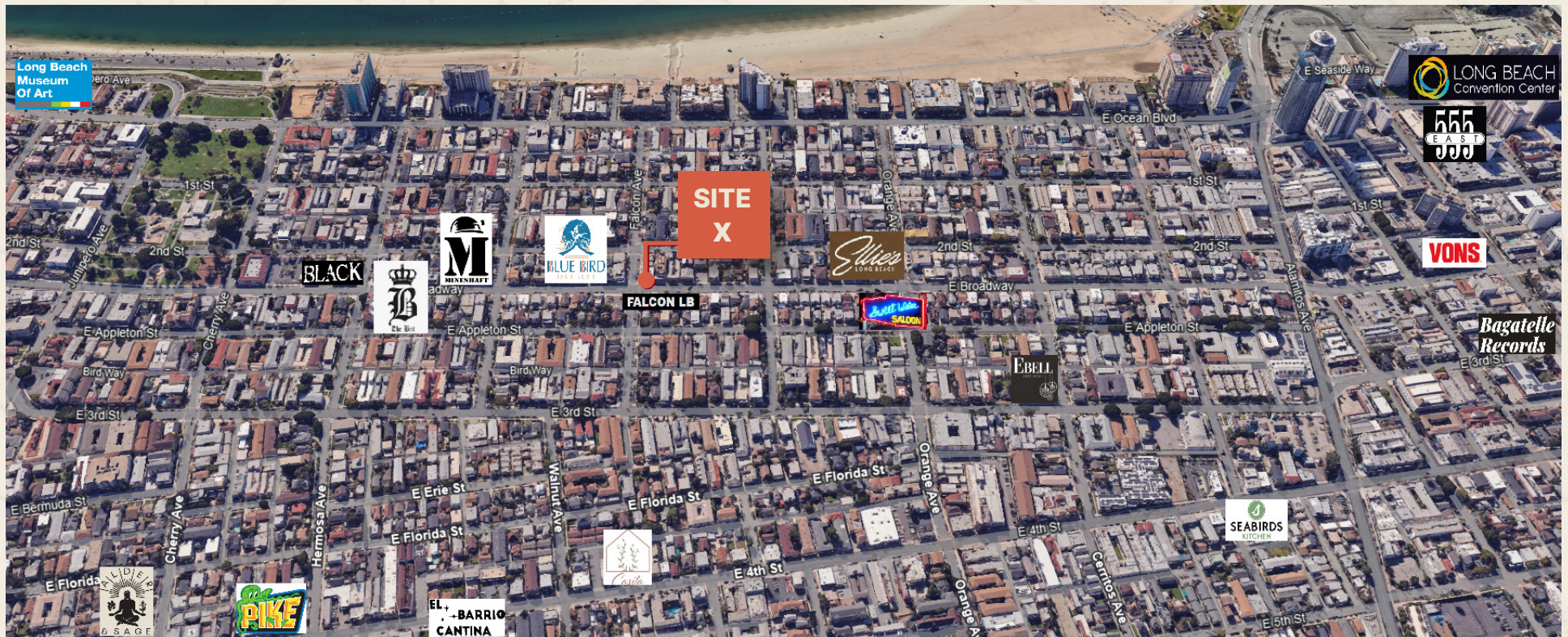
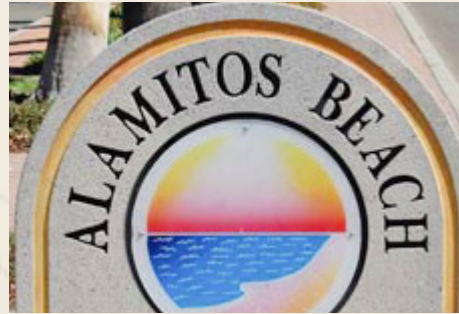
# Alamitos Beach





# Alamitos Beach Highlights

Alamitos Beach is nestled between downtown Long Beach and Bluff Park and Belmont Shore. Broadway Corridor is vibrant neighborhood with an active LGBTQ community.







# GROUND REVIEW

The Art of Shaping the Space In-Between

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