

FOR SALE | LONG BEACH

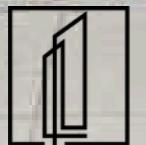
821 LIME AVE



**Tyler Del Re**

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**URBANLIME**  
REAL ESTATE

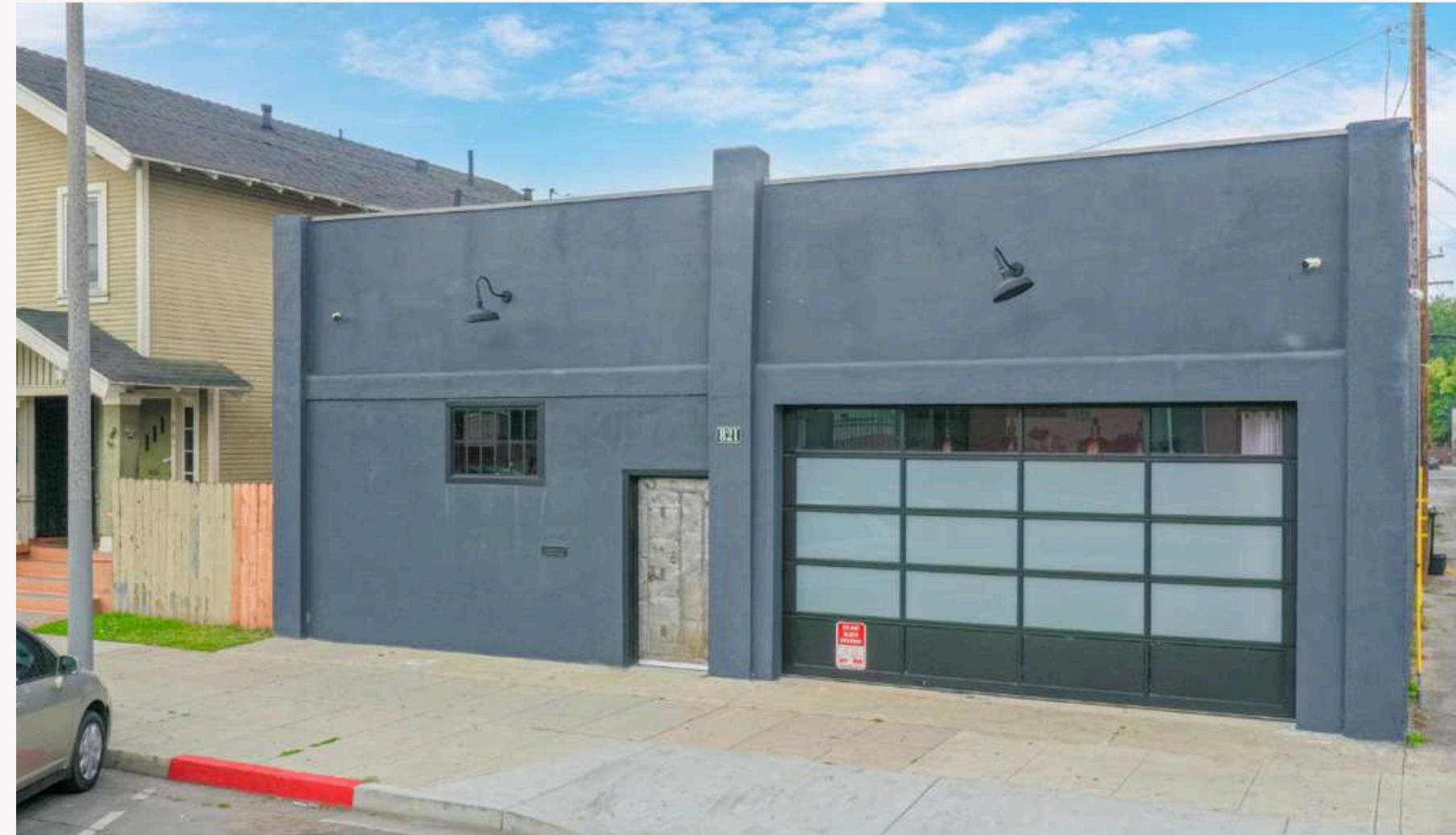


# LONG BEACH

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Long Beach offers a fantastic blend of urban excitement and relaxed coastal living. Imagine strolling along miles of sandy beaches, soaking up the sun in beautiful parks like El Dorado and Bluff Park, or exploring the vibrant downtown with its bustling shops and restaurants. The city boasts a thriving arts and culture scene, with museums, theaters, and live music venues. Foodies will delight in the diverse culinary landscape, from trendy eateries to authentic ethnic cuisine. With convenient access to public transportation and major highways, getting around Long Beach and the surrounding areas is a breeze. Whether you're seeking outdoor adventures, cultural experiences, or simply a laid-back beach vibe, Long Beach has something for everyone.

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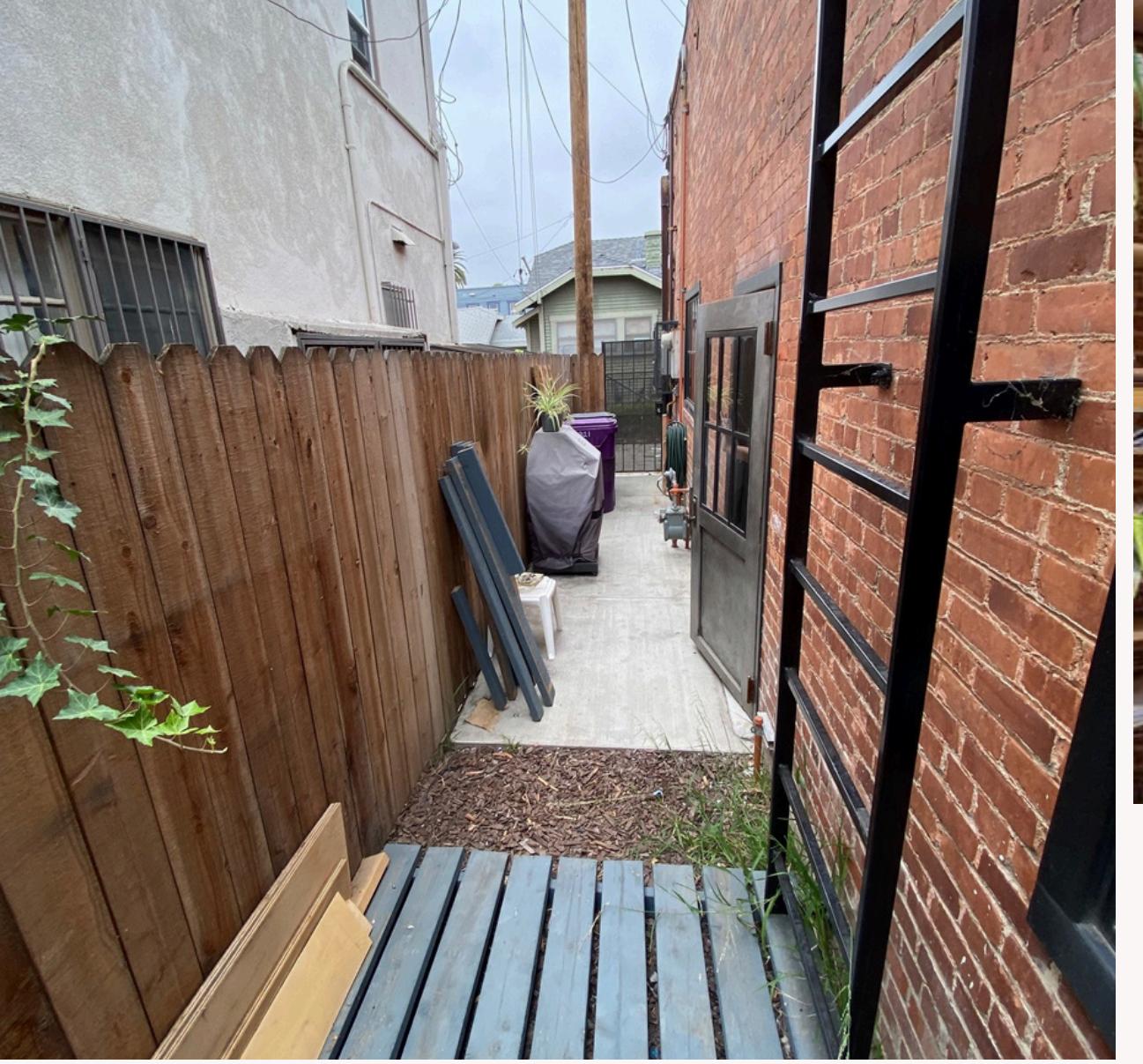
## OFFERING:

URBANLIME Real Estate is pleased to present the outstanding opportunity to purchase or Lease 821 Lime Ave, Long Beach. The property consists of a vacant 1,760 square foot building on 2,178 square feet of land. Currently built out as a beautiful & dynamic creative office this space is ideal for owner/users looking for a versatile workspace or developer looking to add value and build vertical. Zoned LBPD which allows for a wide array of commercial uses. The large rollup door creates an amazing open air work flow in beautiful Long Beach.

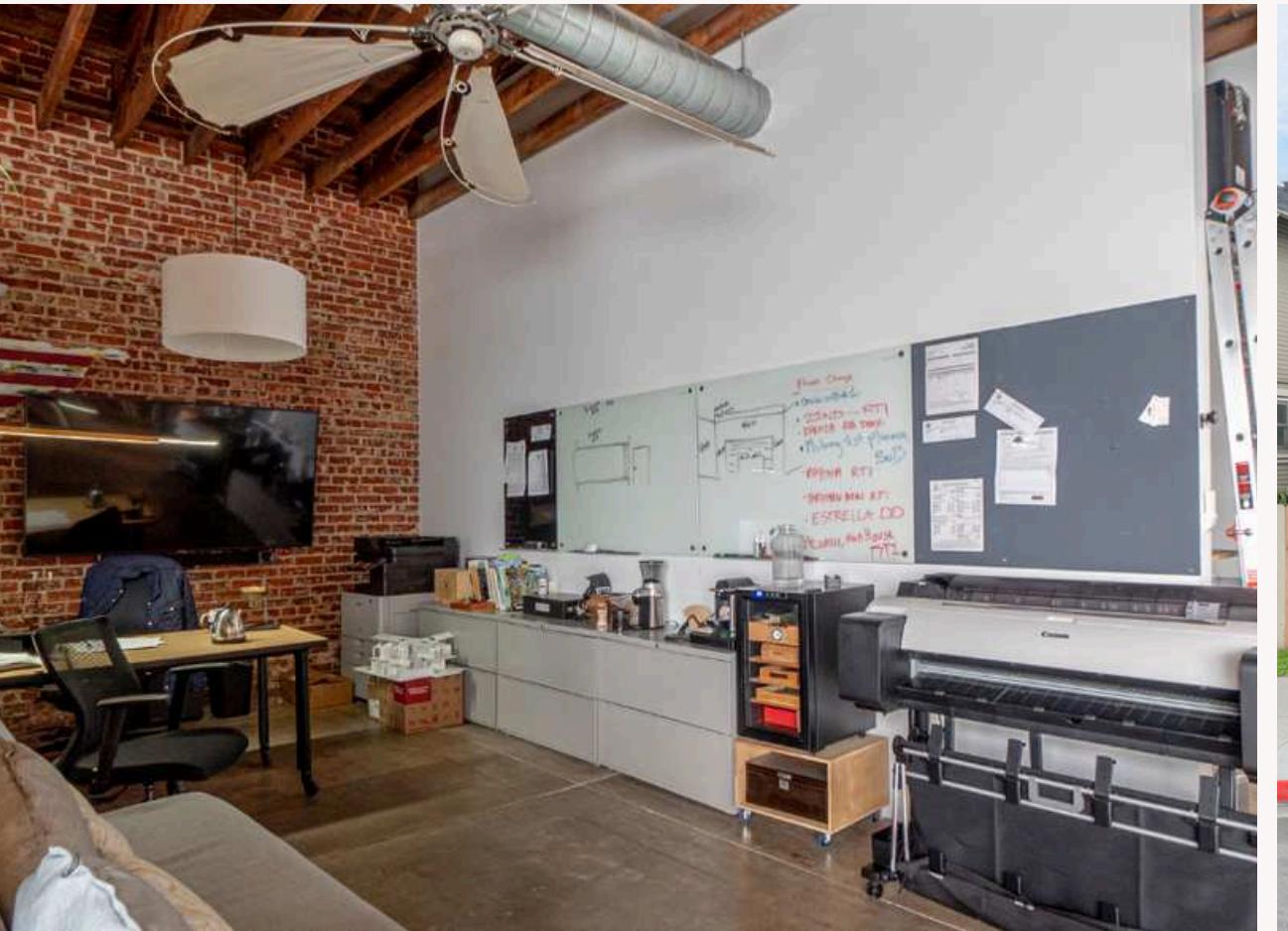
## Summary:

Address:	821 Lime Ave, Long Beach, CA 90813
APN:	7274-016-032
Gross Building Area:	1,760
Lot Size:	2,178
Use:	Creative Office, Live/Work, or Development
Occupancy:	Delivered Vacant
Zoned:	PD-30
Price:	\$1,000,000





# 821 LIME AVE

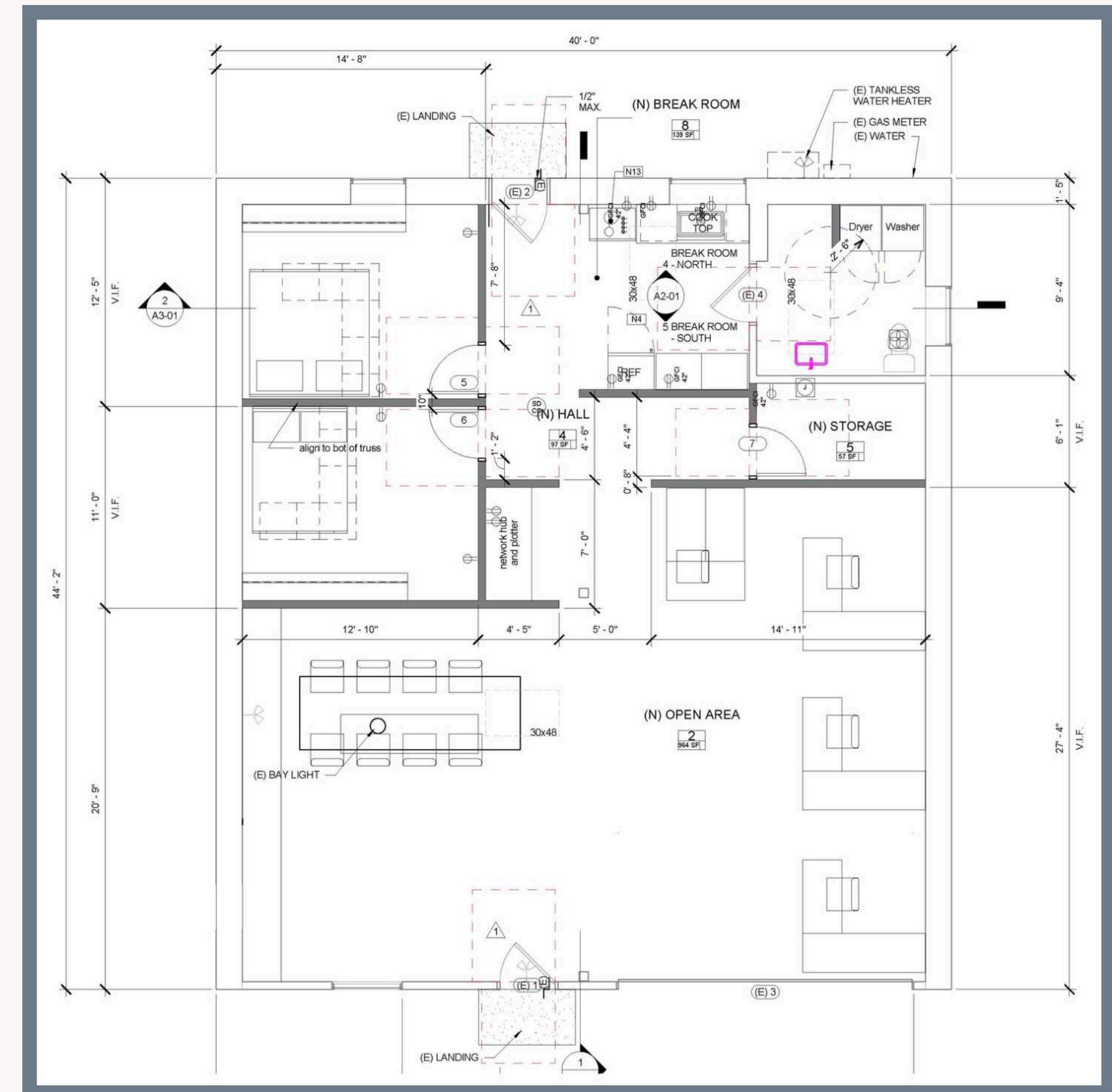


# CURRENT FLOOR PLAN

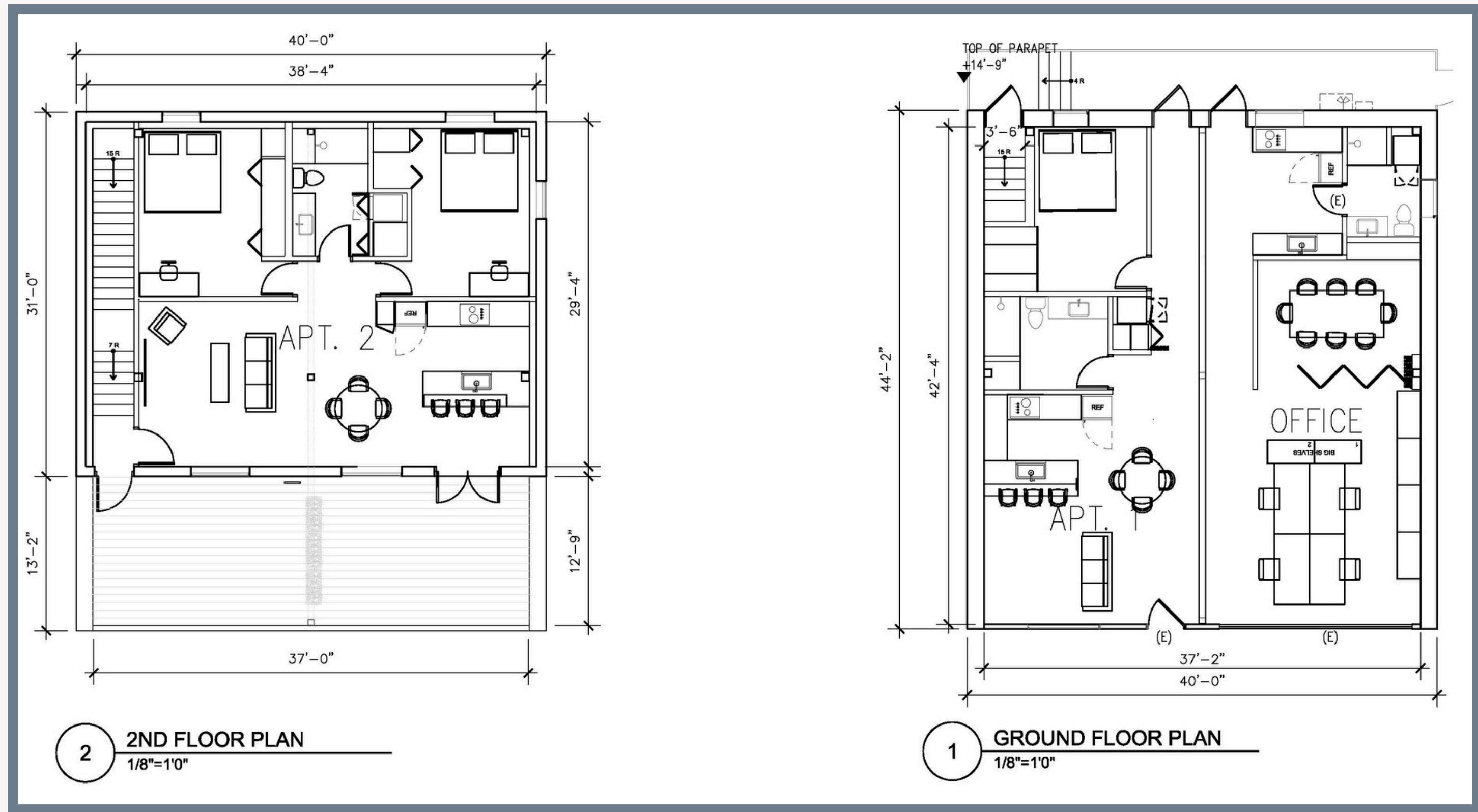


## EXPENSES

- Electric: \$2,100 / yr
- Gas: \$410 / yr
- Water: \$510 / yr
- Sewage: \$140 / yr
- Trash: \$560 / yr
- Property Insurance: \$2,200 / yr



# POTENTIAL ADU FLOOR PLAN



# LOCATION

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Beyond the property itself, the location offers a wealth of advantages. Situated in a mixed-use area with multifamily and commercial properties, 821 Lime Ave is conveniently located near downtown Long Beach. The vibrant downtown area offers a plethora of restaurants, retail stores, and coffee shops, providing a dynamic and engaging environment for your business to thrive. Whether you're looking for a quick lunch spot, a place to grab a coffee with clients.

- Located near Downtown Long Beach
- Easy access to 710, Ocean Blvd & the 1
- Rapidly growing area with several restaurants, cafes, coffee shops, retailer, and services



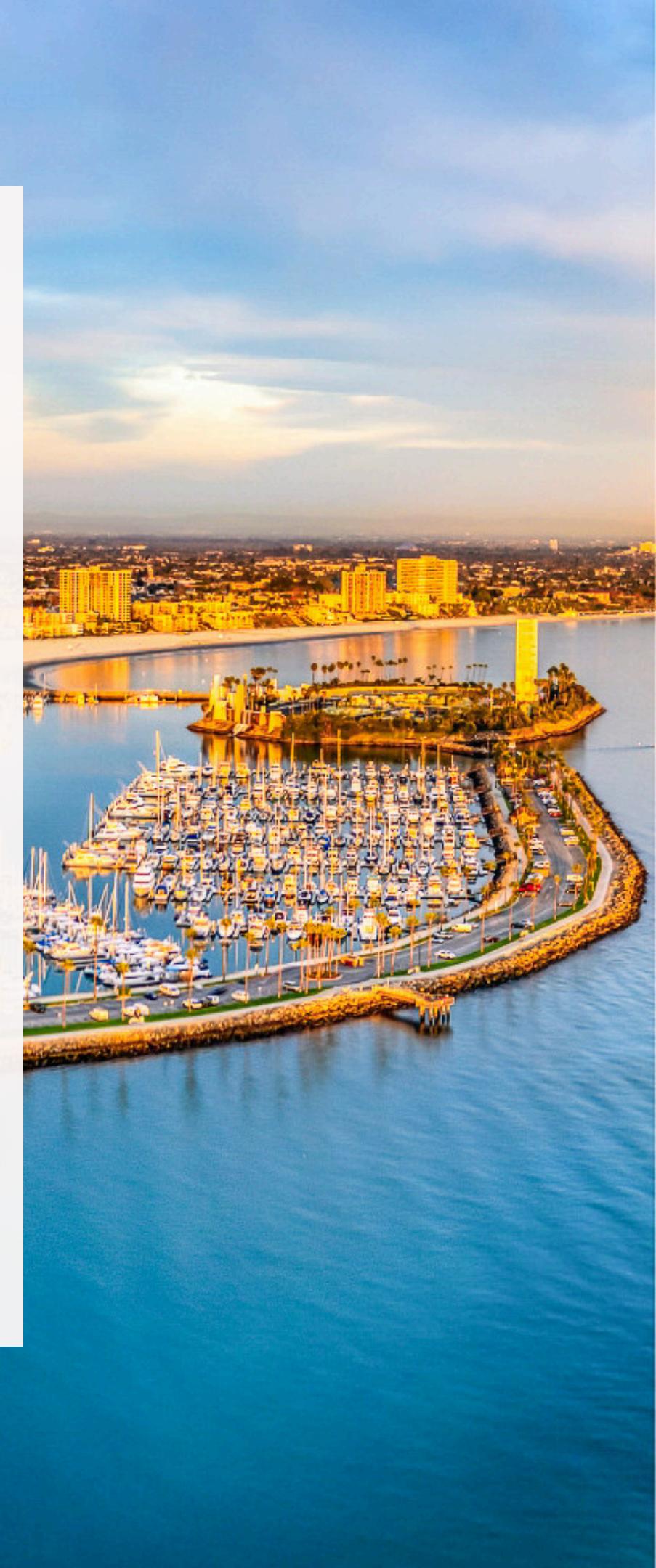
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# ZONE PD-30 SUMMARY

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Long Beach's Zoning PD-30, officially known as the Downtown Plan, is a comprehensive spatial development plan that guides growth and revitalization in the city's downtown core and surrounding areas. Adopted in January 2012, the plan has been instrumental in shaping the urban landscape of Downtown Long Beach over the past decade.



## KEY HIGHLIGHTS

- Promote investment and housing growth
- Streamline environmental review
- Updated development standards to streamline the approval process
- Encouraging economic growth
- Increasing housing supply

# CONTACT

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