

**2117-2119 E 7<sup>TH</sup> STREET  
LONG BEACH CA 90804**

**SALE PRICE \$1,195,000**

**MIXED-USE RETAIL / RESIDENTIAL  
2,156 SQFT RETAIL IN THE FRONT  
925 SQFT 2 BEDS/1BATH HOUSE**

**OWNER USER - INVESTMENT AVAILABLE**

**PRO FORMA CAP 6%**

HIGHLY DENSE RESIDENTIAL AREA

HOUSE IS FULLY REMODELED

EXCELLENT STREET VISIBILITY

SEPERATE ELECTRIC METER

4 PARKING SPACES

HIGH RENTAL



**ROBERT TRAN**

BROKER ASSOCIATE

TRAN COMMERCIAL GROUP

949-780-9999

ROBERTTRANCOMMERCIAL@GMAIL.COM

LICENSE 02030957

**PRESENTED BY  
HPT COMMERCIAL**

# CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum (the "Memorandum") has been prepared by HPT Commercial for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of HPT Commercial.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. HPT Commercial and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.

## NON-ENDORSEMENT NOTICE

HPT Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or HPT Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of HPT Commercial, and is solely included for the purpose of providing tenant lessee and market information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR HPT COMMERCIAL AGENT FOR MORE DETAILS.

# EXECUTIVE SUMMARY

Prime mixed-use owner-user opportunity located on highly traveled E. 7th Street in Long Beach with outstanding visibility, strong street presence, and flexible income potential. This versatile property offers approximately 3,081 SF of improvements situated on an efficiently designed 5,408 SF lot measuring approximately 40' x 135', providing an impressive 40 feet of street frontage along busy E. 7th Street for excellent exposure and business presence. The property features two vacant retail spaces totaling 2,156 SF in the front and a fully remodeled 925 SF single-family residence in the rear, creating the ideal live/work setup for an owner-user looking to operate a business while living on-site. The rear residence has been beautifully remodeled down to the studs and includes separate gas and electrical meters from the retail spaces, offering flexibility for owner occupancy while generating rental income from the storefronts. The home also features a new private security fence built for maximum privacy and security, creating a secluded residential environment rarely found in mixed-use properties. The property offers abundant parking, including convenient customer parking in front, a rare center yard area capable of accommodating up to 4 vehicles, plus additional rear parking. The lot layout is exceptionally efficient with virtually all land area being usable. Ideally located near Retro Row, Belmont Shore, and Long Beach Convention & Entertainment Center, this property presents a unique opportunity for owner-users, investors, and entrepreneurs seeking visibility, functionality, privacy, and upside potential in one of Long Beach's established commercial corridors.



# INVESTMENT HIGHLIGHTS

- PRIME MIXED-USE OWNER-USER OPPORTUNITY ON BUSY E. 7TH STREET IN LONG BEACH.
- APPROX. 3,081 SF BUILDING ON A 5,408 SF LOT WITH 40 FEET OF STREET FRONTAGE.
- TWO VACANT RETAIL STOREFRONTS PLUS A REMODELED REAR SINGLE-FAMILY RESIDENCE.
- IDEAL LIVE/WORK SETUP FOR OWNER-USERS OR INVESTORS.
- REAR HOUSE FULLY REMODELED WITH SEPARATE UTILITIES AND PRIVATE SECURITY FENCING.
- EXCELLENT PARKING WITH FRONT, CENTER YARD, AND REAR PARKING AREAS.
- EFFICIENT LOT LAYOUT WITH STRONG VISIBILITY AND FLEXIBLE INCOME POTENTIAL.
- LOCATED NEAR RETRO ROW, BELMONT SHORE, AND DOWNTOWN LONG BEACH.

2117 - 2119 E 7<sup>TH</sup> ST | LONG BEACH



BUILDING

3,081 SQFT



LOT SIZE

5,408 SQFT



ZONING

LBCNR



PARKING

5 SPACES



ASKING PRICE

\$1,195,000



PRICE PER SQFT

\$387



YEAR BUILD/RENO

1948/2025

# NEARBY AMENITIES MAP

**2117-2119 E 7<sup>TH</sup> ST**  
**LONG BEACH, CA 90804**

<b>1</b>	<b>RETRO ROW</b> Shopping, Dining & Entertainment	0.3 mi 3 min
<b>2</b>	<b>BELMONT SHORE</b> Shopping, Dining & Beach	1.3 mi 4 min
<b>3</b>	<b>LONG BEACH CONVENTION &amp; ENTERTAINMENT CENTER</b>	1.6 mi 5 min
<b>4</b>	<b>DOWNTOWN LONG BEACH</b> Dining, Shopping & Entertainment	2.1 mi 6 min
<b>5</b>	<b>LONG BEACH CITY COLLEGE</b> Liberal Arts Campus	1.4 mi 5 min
<b>6</b>	<b>CALIFORNIA STATE UNIVERSITY, LONG BEACH</b>	3.0 mi 8 min
<b>7</b>	<b>THE PIKE OUTLETS</b> Shopping & Dining	3.2 mi 9 min
<b>8</b>	<b>LONG BEACH AIRPORT (LGB)</b>	4.6 mi 11 min
<b>9</b>	<b>ALAMITOS BEACH</b>	3.5 mi 7 min
<b>10</b>	<b>QUEEN MARY</b> Waterfront Attraction	2.3 mi 7 min
<b>11</b>	<b>SHORELINE VILLAGE</b> Shopping, Dining & Marina	2.0 mi 6 min
<b>12</b>	<b>LAKEWOOD CENTER</b> Shopping & Dining	5.2 mi 12 min
<b>13</b>	<b>LONG BEACH MEMORIAL MEDICAL CENTER</b>	1.6 mi 5 min
<b>14</b>	<b>TARGET</b>	1.1 mi 3 min
<b>15</b>	<b>WHOLE FOODS MARKET</b>	1.2 mi 3 min



Prime location in the heart of Long Beach close to shopping, dining, beaches, schools, entertainment, and major freeways.



**5 MIN**  
TO DOWNTOWN  
LONG BEACH



**9 MIN**  
TO BELMONT SHORE  
& THE BEACH



**11 MIN**  
TO LONG BEACH  
AIRPORT (LGB)



**20 MIN**  
TO DOWNTOWN  
LOS ANGELES



2117-2119 E 7<sup>TH</sup> STREET, LONG BEACH CA 90804

EXCLUSIVE OFFERING MEMORANDUM







# CONTACT

**ROBERT TRAN**  
BROKER ASSOCIATE  
TRAN COMMERCIAL GROUP  
ROBERTTRANCOMMERCIAL@GMAIL.COM  
949.780.9999  
LICENSE 02030957