

LAND FOR LEASE
ASKING RENT: \$22,50 PER Month NNN

530 E. 33rd St. Long Beach 90807

Rare Development Opportunity



Property Highlights:

- Contains 3 parcels (7148-013-039, 7148-014-042, 7148-013-040) *Lessee to verify square footage.
- Freeway visibility and easy access
- Cul de sac is included (Pasadena & 33rd St.)
- Short-term lease of 2 years for a portion of the cul-de-sac with Caltrans for a sound wall that will be built
- Many uses available which include: Restaurant & drive-thru (with conditional use permit), Medical, Health/Athletic Club, Electronic Stores Building Supply/Hardware/Lawn & Garden Stores Headquarters for professional services (accounting, law, marketing, architecture, real estate, etc.)



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