



HIGH-DEMAND SIGNAL HILL INDUSTRIAL
2311-2317 ORANGE AVE, SIGNAL HILL, CA 90755

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PROPERTY DESCRIPTION

2311–2317 Orange Avenue presents a rare opportunity to acquire a versatile industrial asset in the tightly held Signal Hill submarket. This freestanding ±5,000 SF building sits on a ±10,745 SF lot and offers flexible Light Industrial (LI) zoning suitable for a wide range of industrial and commercial uses. The property features clear-span interiors, generous ceiling heights, and three grade-level roll-up doors, supporting efficient warehousing, distribution, or operational needs. A secure fenced yard and ample on-site parking further enhance functionality for users with vehicles, equipment, or outdoor storage needs. Ideally located near the Port of Long Beach, Downtown Long Beach, and major transportation arteries including the 405, 710, and 605 Freeways, the site offers exceptional connectivity across Southern California. With limited availability of small industrial buildings in this supply-constrained market, 2311–2317 Orange Avenue is an excellent fit for an owner-user or investor seeking long-term value in a high-demand industrial corridor.

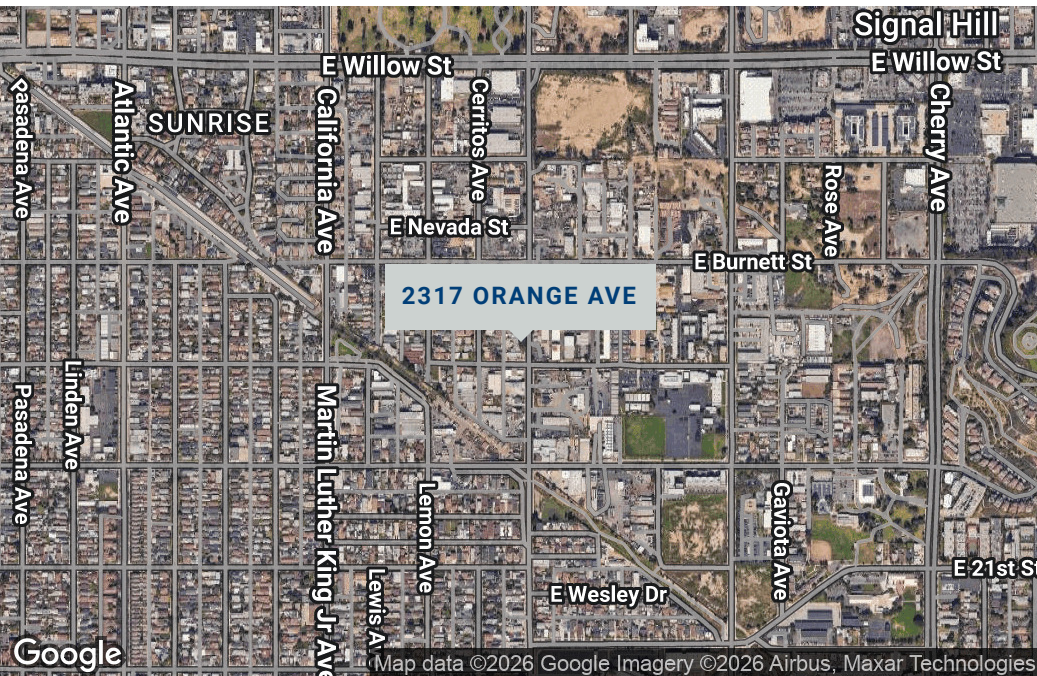
PROPERTY HIGHLIGHTS

- ±5,000 SF freestanding industrial building on a ±10,745 SF lot (±0.25 AC)
- Zoned LI – Light Industrial: allows for a broad range of uses
- Clear-span layout with 3 grade-level roll-up doors
- Secure fenced yard with ample on-site parking
- Prime for owner-user occupancy or long-term hold
- Immediate access to 405, 710, and 605 Freeways
- Minutes from the Port of Long Beach and Downtown Long Beach
- Located in a low-vacancy, high-demand industrial submarket
- Ideal for warehousing, trades, logistics, or service-based operations



OFFERING SUMMARY

Real Estate Sale Price:	\$1,795,000
Lot Size:	10,750 SF
Building Size:	±5,000 SF



LOCATION DESCRIPTION

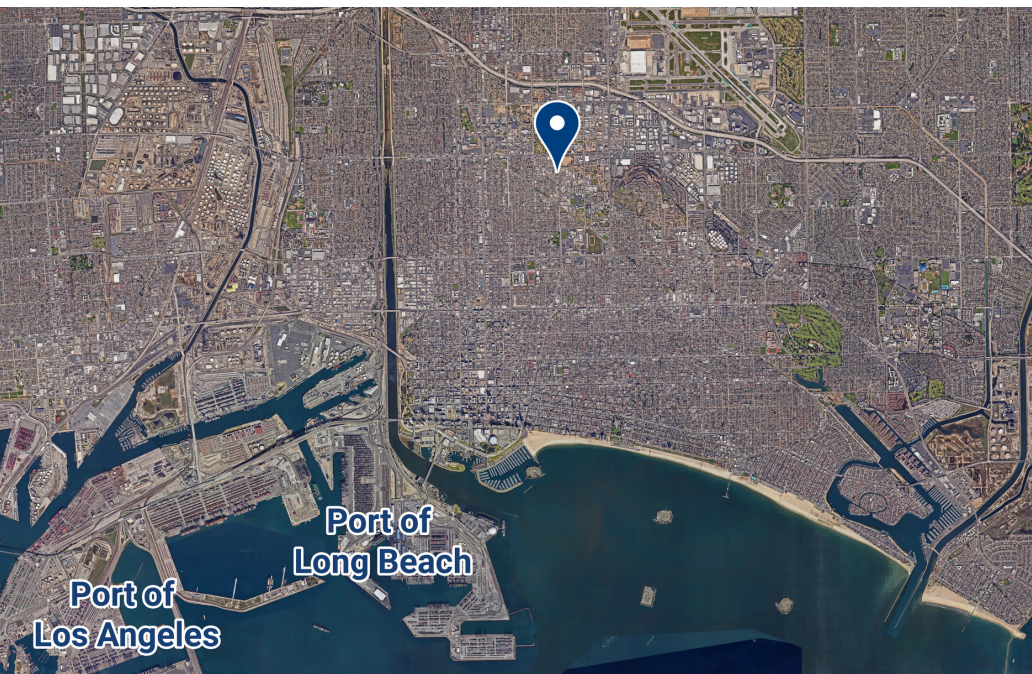
Centrally located in the heart of the South Bay industrial corridor, Signal Hill is a highly strategic and well-connected submarket within Los Angeles County. Entirely surrounded by the City of Long Beach, Signal Hill offers exceptional access to major freeways including the 405, 710, and 605, as well as close proximity to the Port of Long Beach, Long Beach Airport, and the Alameda Corridor rail line—making it a prime location for industrial, logistics, and service-oriented users. The city's compact footprint, pro-business governance, and logistical connectivity have made it a sought-after destination for a wide range of industrial users, from construction and trade contractors to light manufacturing and last-mile operators.

Signal Hill's industrial backbone is supported by favorable zoning and land use policies. Nearly 40% of the city's land is designated for industrial use, reflecting its long-standing commitment to supporting business growth and employment-generating development. With limited land availability in surrounding Long Beach and much of the South Bay experiencing record-low vacancy, Signal Hill presents a rare opportunity for businesses seeking functional space in a centralized location. The city has actively identified opportunity areas for infill development and redevelopment, particularly on underutilized parcels that can accommodate modern industrial or flex users.

Beyond logistics and infrastructure, Signal Hill benefits from a forward-looking economic development strategy that encourages high-quality design, improved site functionality, and enhanced curb appeal—an attractive environment for businesses that maintain equipment yards, vehicle fleets, or outdoor storage. The city is known for streamlined permitting, low business taxes, and minimal utility surcharges, contributing to reduced operating costs when compared to other urbanized areas of Los Angeles County.

The surrounding labor pool is another key advantage. With close access to Long Beach, Lakewood, Carson, and the broader LA/OC labor basin, Signal Hill draws from a diverse and skilled workforce ideal for industrial, construction, and service-based industries. Demand for space continues to be strong, with a consistent track record of rising lease rates, strong user absorption, and investor interest across both stabilized assets and redevelopment sites.

In summary, Signal Hill offers a rare combination of location, flexibility, and business-friendly governance that continues to attract a wide array of industrial users. For companies seeking a centralized base of operations with access to major transportation networks and an established industrial ecosystem, Signal Hill remains one of the most compelling small-city industrial markets in Southern California.



PROPERTY PRICING

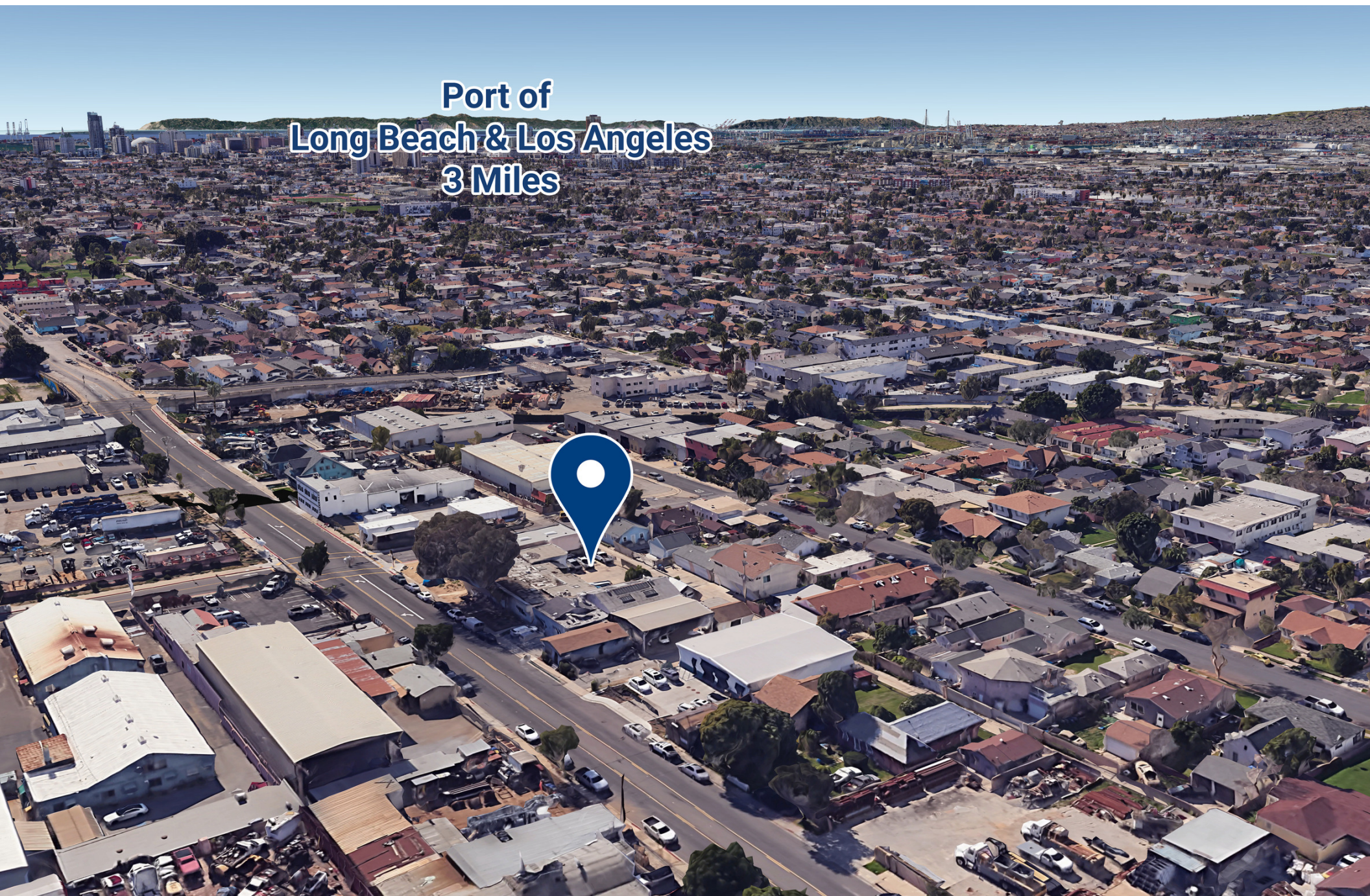
Property Summary

Address	2317 Orange Ave, Signal Hill, CA 90755
APN	7211-019-029
Year Built/Renov.	1954
Gross Leaseable Area	±5,000 SF
Lot Area (AC)	0.25 AC / 10,751 SF
Zoning	Light Industrial
Type of Ownership	Fee Simple

Real Estate Pricing

Price	\$1,795,000
Price/Land SF	\$359









AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,665	139,069	315,109
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	40

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,678	48,130	114,145
Persons per HH	3.3	2.9	2.8
Average HH Income	\$85,371	\$89,516	\$96,856
Average House Value	\$686,306	\$762,823	\$750,065
Per Capita Income	\$25,870	\$30,867	\$34,591

ETHNICITY

	5 MINUTES	10 MINUTES	15 MINUTES
Population Hispanic	9,999	71,751	149,441
Population Non-Hispanic	8,666	67,318	165,668

RACE

	5 MINUTES	10 MINUTES	15 MINUTES
Population White	2,224	28,502	76,751
Population Black	2,545	19,779	44,749
Population American Indian	304	2,576	5,133
Population Asian	4,383	22,108	49,022
Population Pacific Islander	139	988	2,917
Population Other	6,870	45,696	90,552

Map and demographics data derived from AlphaMap

