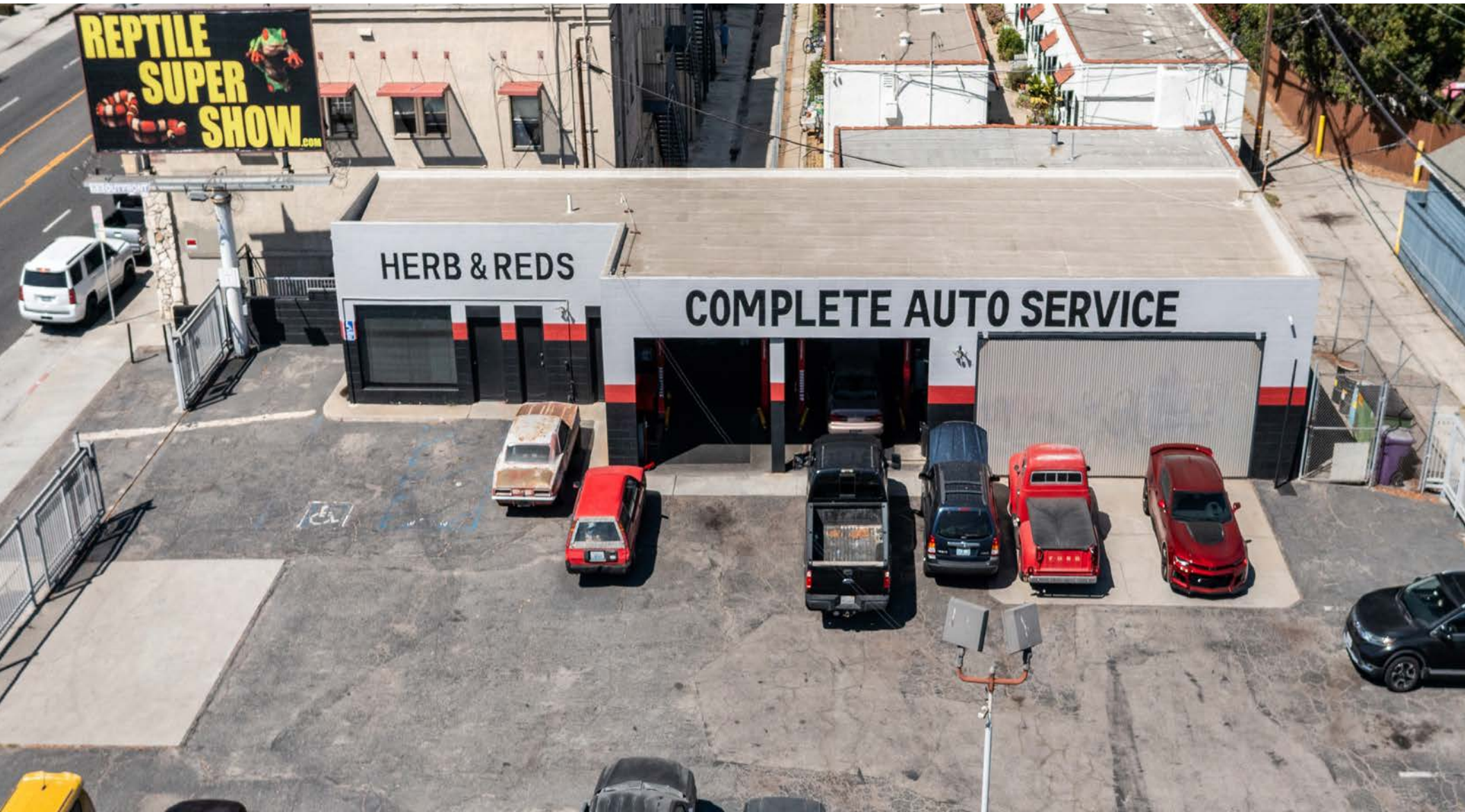


OFFERING MEMORANDUM

1,924 SF RETAIL BUILDING IN LONG BEACH



2337 E. 7TH STREET,
LONG BEACH, CA 90804



COLDWELL BANKER
COMMERCIAL
BLAIR

PRESENTED BY

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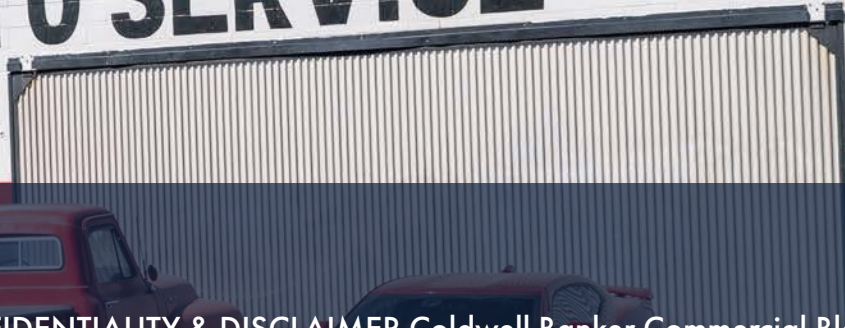
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COMPLETE AUTO SERVICE

HERB



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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Attractive Owner-User Opportunity in a Growing Market:** Ideal chance to acquire a performing retail asset in Long Beach, CA-one of the largest cities in the Los Angeles Metro Area
- **Fully Equipped 4-Bay Automotive Facility:** Turnkey operation with well-maintained, four-bay shop suitable for immediate occupancy or continued Auto Motive Repair.
- **Excellent Visibility Along a High-Traffic Corridor:** Strategically positioned on the signalized corner of 7th Street and Junipero Aveue with the exposure to over 33,000 vehicles per day, offering strong drive-by visibility and accessibility.
- **Established Business with Proven Performance:** The auto service has operated successfully at this location for over 20 years, demonstrating consistent revenue and operational stability under current ownership.
- **Financials Available for Qualified Buyers:** Detailed business financials can be provided upon request to vetted and serious parties, supporting informed investment decisions.



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Coldwell Banker Commercial Blair is pleased to Exclusively Offer For Sale the 1,924 SF Automotive Repair Shop Located at 2337 E. 7th Street in Long Beach, CA. This deal includes an Owner-User Opportunity to acquire a strong signalized corner Retail location in the market of Long Beach, California. The business has a proven track record of success over the 20+ Years operational history in this location, providing for a secure investment.

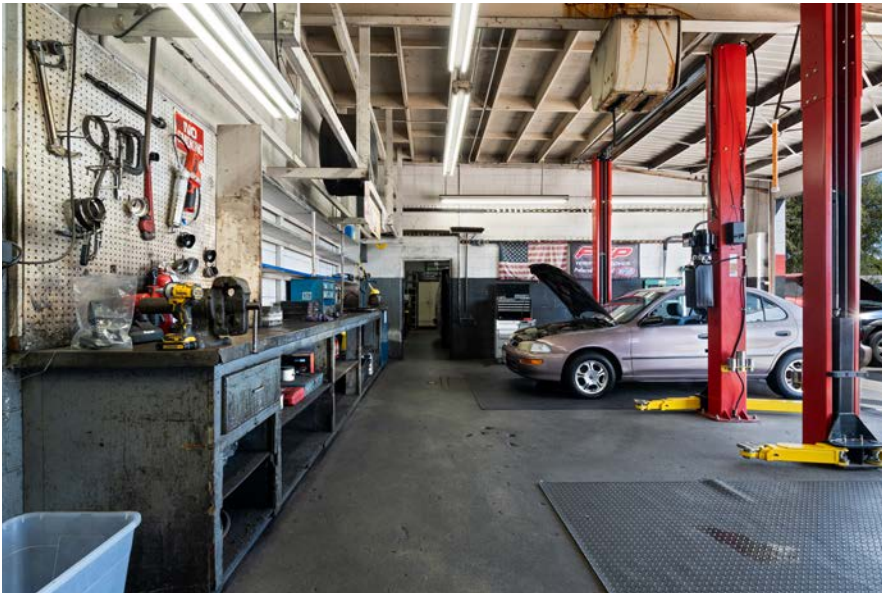
SALE PRICE	\$1,330,000	PROPERTY: \$1,030,000 BUSINESS: \$300,000
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OFFERING SUMMARY

Price/SF:	\$535.34
Financials:	Available

BUILDING INFORMATION

Street Address:	2337 E. 7th Street, Long Beach, CA 90804
County:	Los Angeles
Building Size:	1,924 SF
Lot Size:	.27 Acres
Year Built:	1959



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DOWNTOWN LONG BEACH

7TH STREET

JUNIPERO AVENUE

2337 E. 7TH STREET
LONG BEACH, CA 90804

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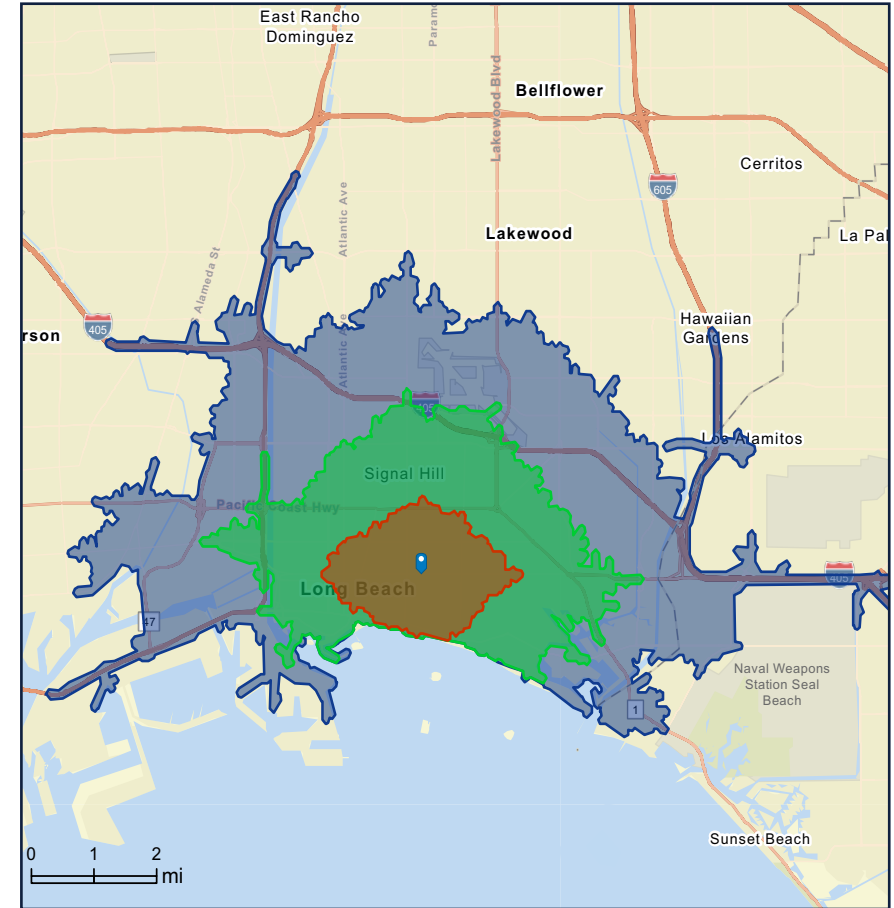
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DEMOGRAPHIC PROFILE

DEMOGRAPHICS

	5 min.	10 min.	15 min.
2025 Population:	97,894	220,128	352,711
2030 Projected Population:	94,999	216,711	346,741
Median Age (2025):	35.3	36.4	38.6
Total 2025 Households:	41,464	94,885	144,757
Median Household Income:	70,926	77,948	83,676
Household Size (2025):	2.28	2.25	2.36

AERIAL SITE MAP



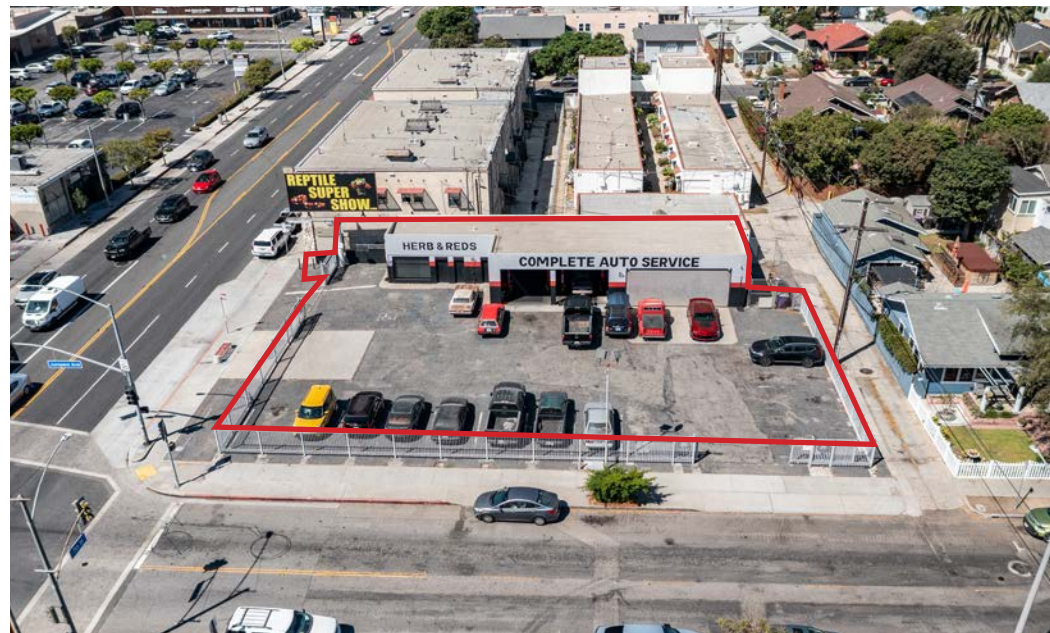
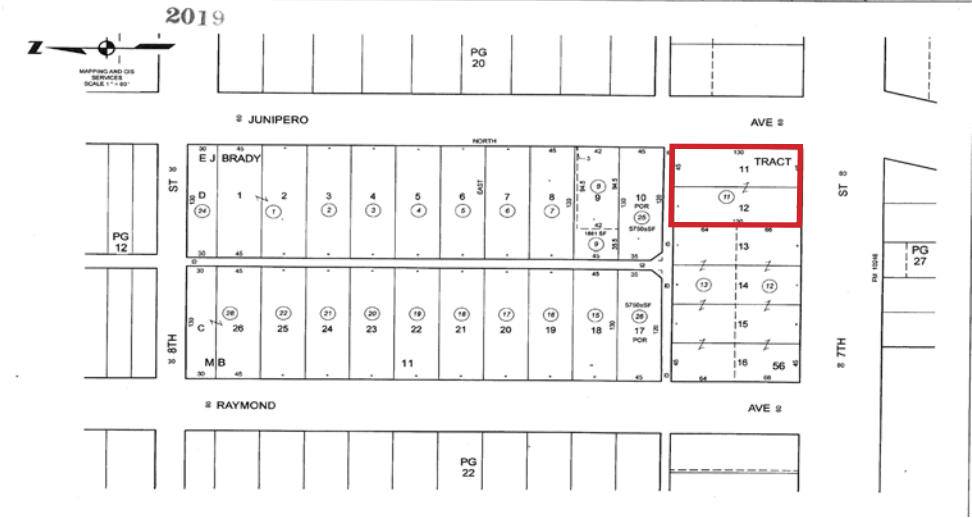
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62	21	P.A. 135-220	TRA 5500	REVISED 8/10/12 8:17 2018101602021001-22	2018101602022001-22			SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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A map of the area around 2337 E. 7th Street. The map shows several zoning districts: R-1-N (yellow), R-2-N (orange), CCA (red), CNR (purple), R-3-S (HL) (brown), and R-2-N (HL-25/2) (light blue). Streets shown include 8th St, 7th St, 6th St, Dawson Ave, St Louis Ave, Molino Ave, Ohio Ave, and Gladys Ave. A red dot marks the location of 2337 E. 7th Street.

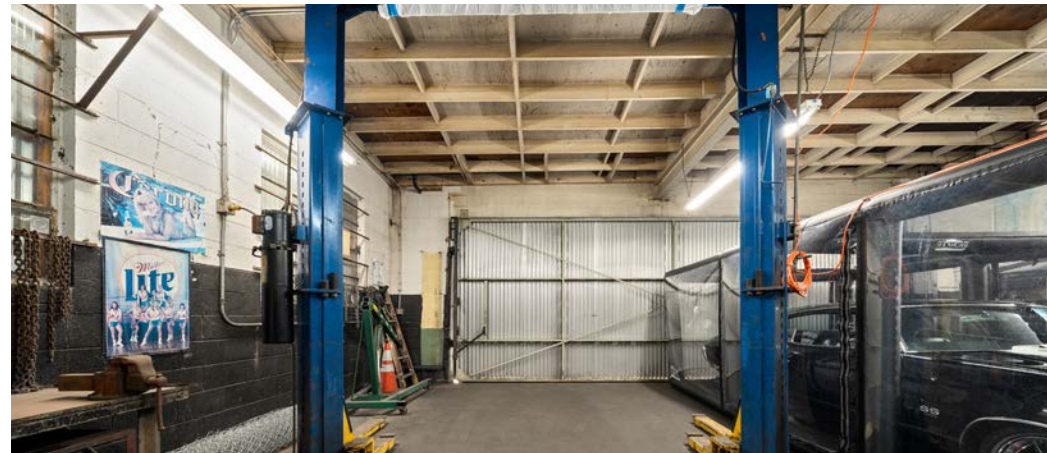


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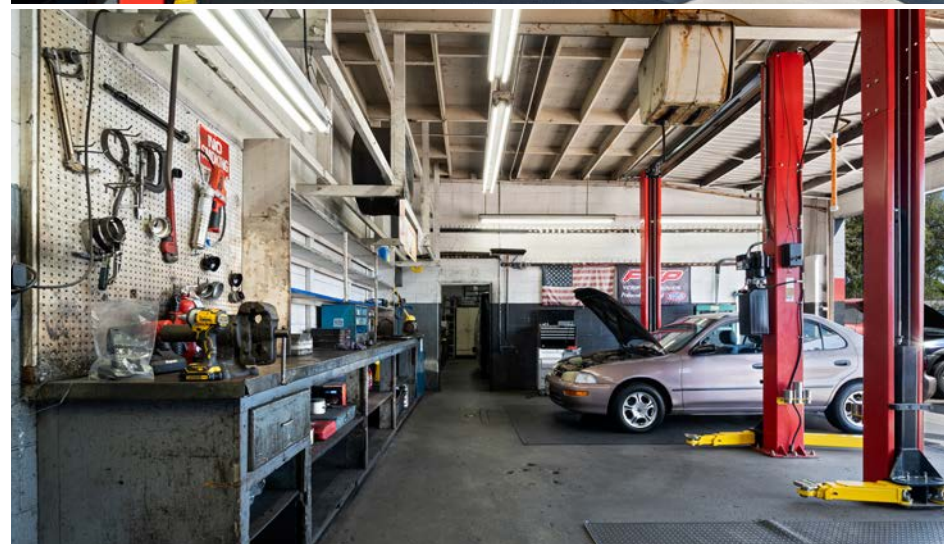


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PROPERTY PHOTOS



PROPERTY PHOTOS



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