

2301 LONG BEACH BLVD

LONG BEACH, CA 90806

FOR SALE OR LEASE



OFFERING MEMORANDUM

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LONG BEACH, CA 90806

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EXCLUSIVELY LISTED BY

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INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™ is pleased to present the exclusive offering of 2301 Long Beach Boulevard for sale or lease, a highly visible property located along one of Long Beach's most established commercial corridors.

Featuring \pm 195 feet of frontage on Long Beach Boulevard, the property comprises a \pm 12,615-square-foot building situated on a \pm 22,278 square-foot parcel (\pm 0.51 acres) with 18 on-site parking spaces and flexible SP-1-CDR zoning. Originally built in 1958 and previously occupied by NAPA Auto Parts, the building offers 10-foot clear heights and a 13-foot overall height, making it adaptable for a variety of uses including industrial, flex, showroom, or service retail. Its location provides immediate access to Interstate 710, Interstate 405, and the Ports of Los Angeles and Long Beach, key Southern California trade routes.

This offering represents a compelling opportunity for both owner-users seeking a central, high-exposure location and investors interested in a well-located, land-secure asset with strong long-term potential.

FOR SALE



\$2,270,000
SALE PRICE



\$179.94
PRICE/SF



INVESTMENT / OWNER USER
SALE TYPE

FOR LEASE

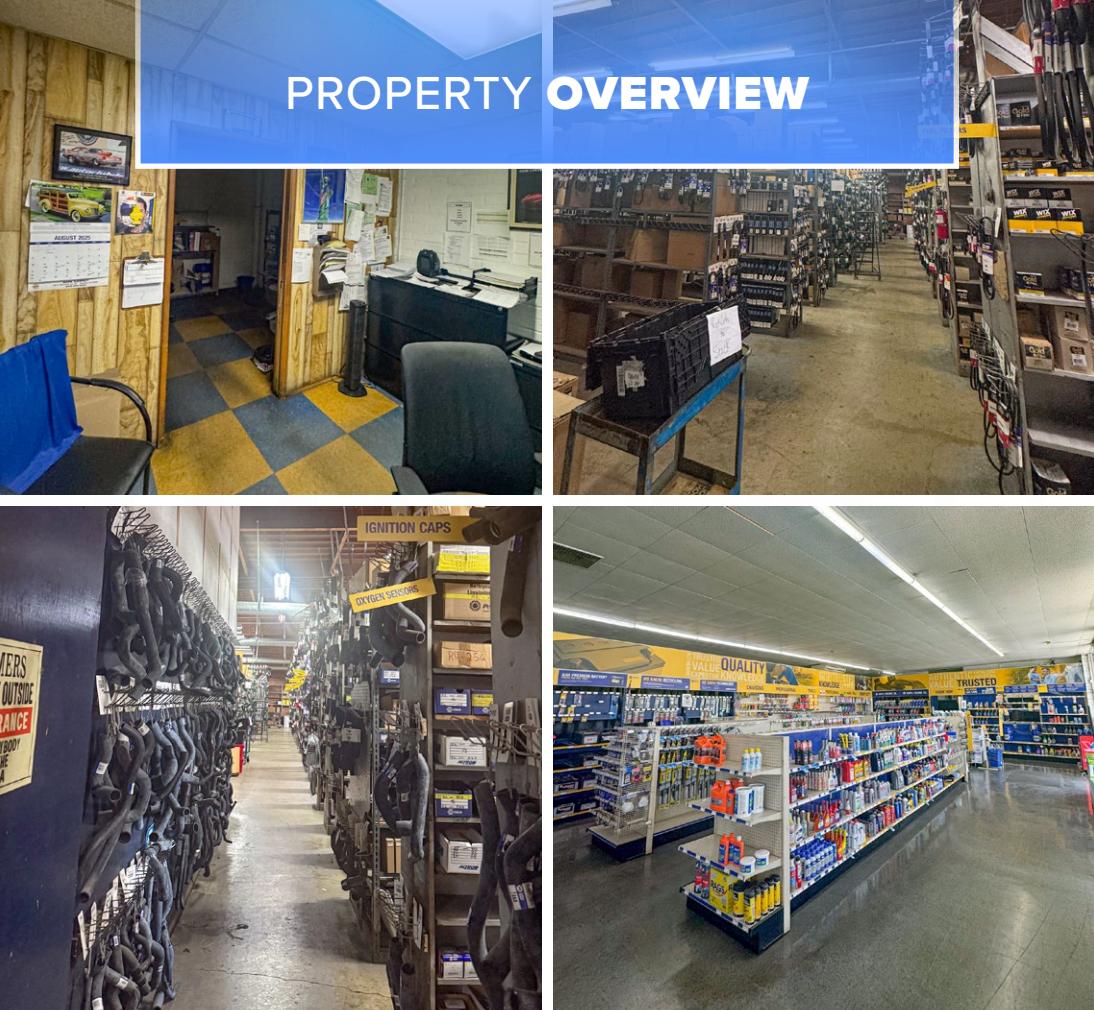


CONTACT BROKER
ASKING RENT

*An approx. 500 square foot portion of the property adjacent to the retail building is subject to a cell tower lease with Verizon. The cell tower may or may not be included in a Sale of the property. Please reach out for further information.



PROPERTY OVERVIEW



BUILDING SIZE: **±12,615 SF**

LAND SIZE: **±0.51 AC**

BUILDING DETAILS



±12,615 SF
RBA



1958
YEAR BUILT



13'
BUILDING HEIGHT



SINGLE
TENANCY



10'
CLEAR HEIGHT



18
PARKING



0.51
BUILDING/LOT RATIO

LAND DETAILS



±22,278 SF
LAND SF



SP-1-CDR
ZONING



\$101.89
LAND PSF



±0.51 AC
LAND ACRES



Walgreens

MemorialCare
Miller Children's & Women's Hospital Long Beach

INTERSTATE
405

Long Beach Airport
± 5 Miles Away

Subject Property

Jackson Robinson Academy
± 729 Students

BEST BUY

COSTCO
WHOLESALE
PET SMART
WELLS FARGO
THE HOME
DEPOT
JIMMY MINT SUSHI

19

± 285,000 VPD

Chick-fil-A
CVS
pharmacy

Recreation Park
Golf Course

Public Storage

Food4LESS Starbucks

Long Beach City College
± 38,600 Students

Rally's
CRAZY GOOD FOOD



Food4LESS
RITE AID

Ralphs
jamba
AutoZone

CVS
pharmacy

Whittier Elementary
± 859 Students

George Washington Middle School
± 941 Students

AutoZone

Jefferson Leadership Academy
± 997 Students

Drake Park

GROCERYOUTLET
bargain market

ROSS
DRESS FOR LESS

Smart&Final.

Golden Park

El Super Starbucks

dd's
DISCOUNTS

Woodrow Wilson High School
± 3,500 Students

CINEMARK

LONG BEACH HYATT
Convention & Entertainment Center

± 153,000 VPD

Long Beach Blvd ± 23,100 VPD

Long Beach Polytech High School
± 4,000 Students

± 153,000 VPD

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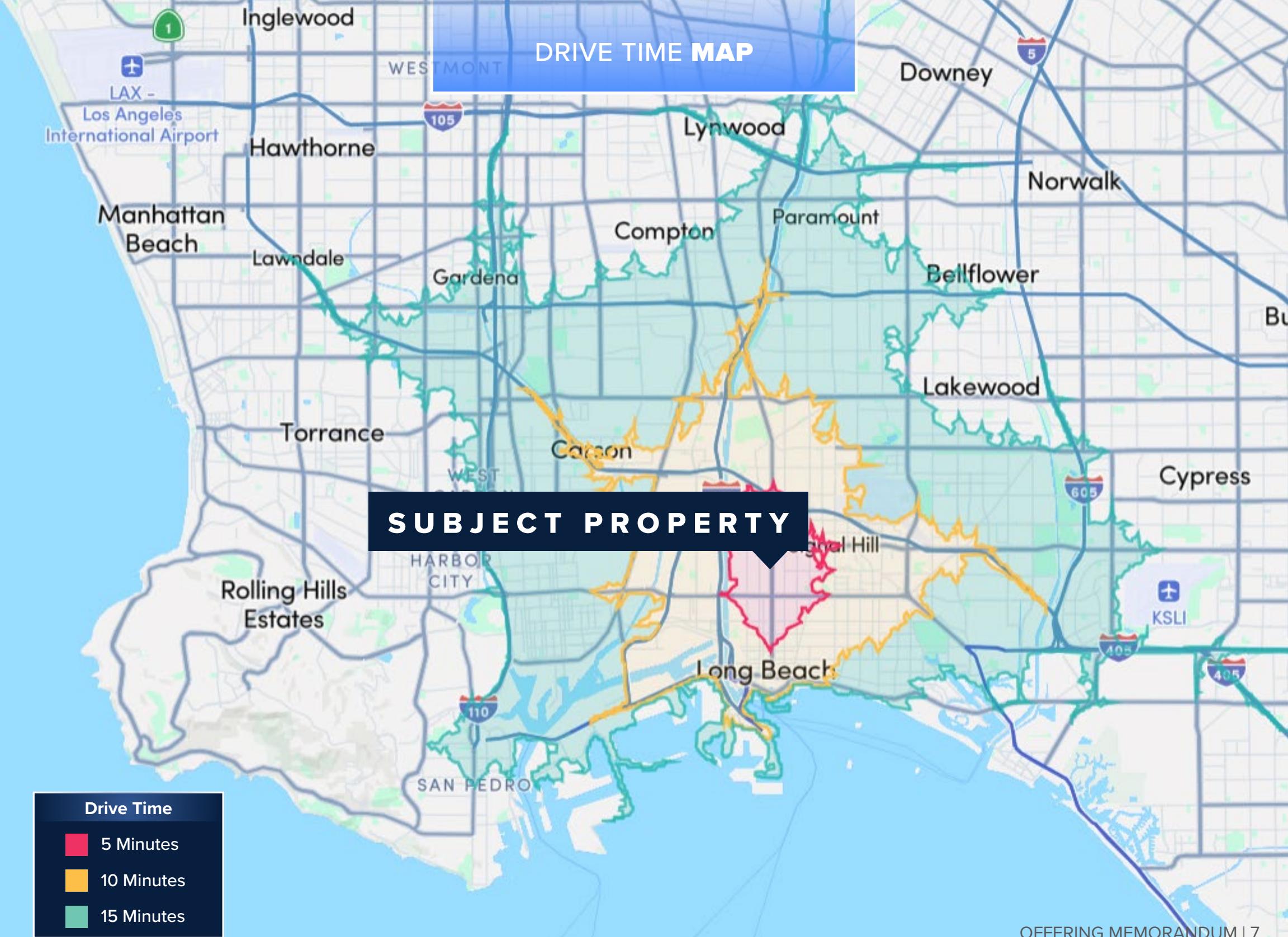
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MARKET OVERVIEW

LONG BEACH, CA

259,374

Total Population Within
a Three Mile Radius of
the Subject Property

\$85.2K

Average Household Income
Within a Three Mile Radius
of the Subject Property

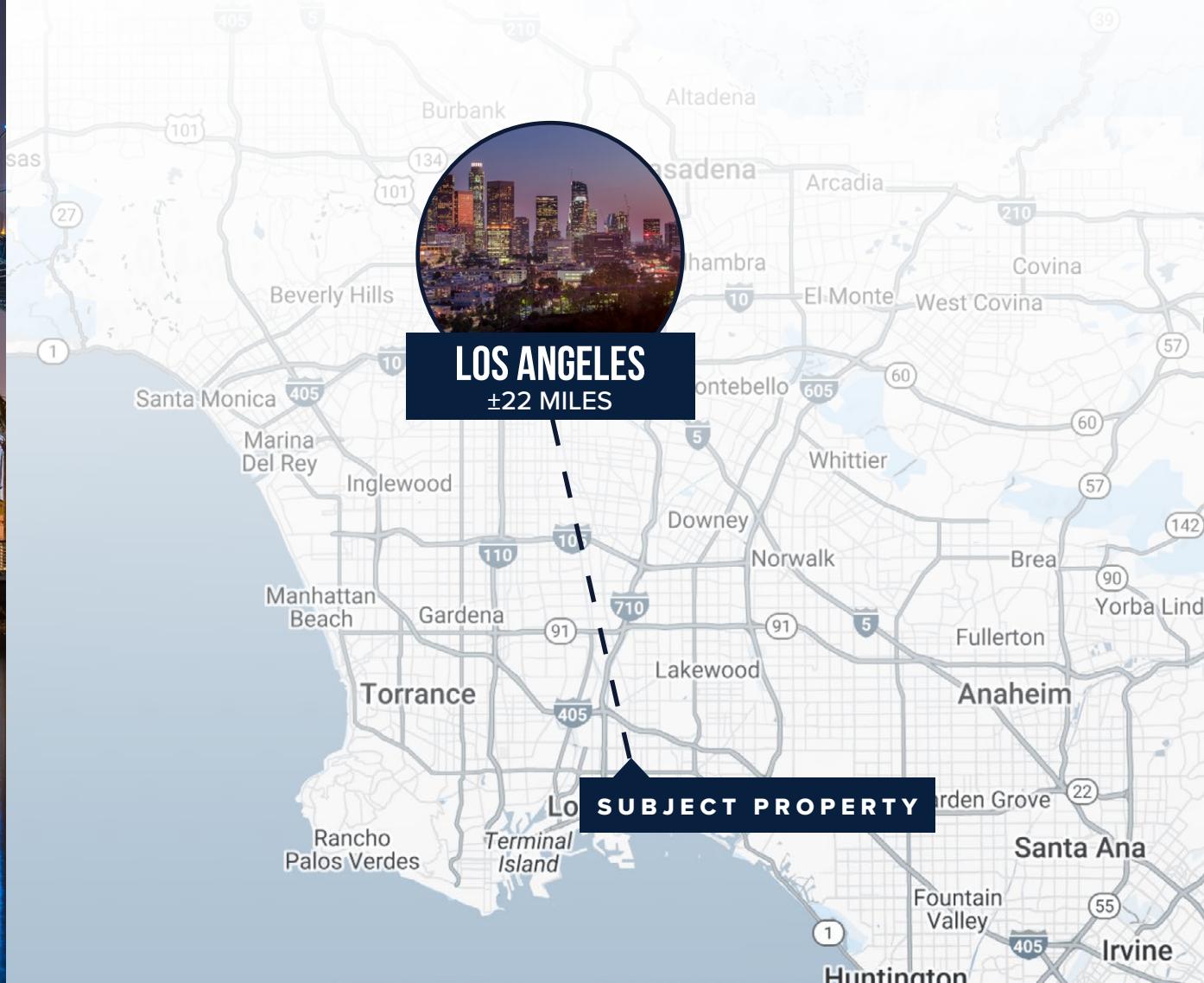
96,511

Total Households Within a Three
Mile Radius of the Subject Property

OVERVIEW

Long Beach is a coastal city recognized for its strong economy and well-connected infrastructure. Its growth is anchored by the **Port of Long Beach**, one of the busiest in the world and a key gateway for U.S.-Asia trade. The city also thrives on industries such as aerospace, healthcare, and education, with **California State University, Long Beach** serving as a major center for learning and innovation. Together, these sectors shape Long Beach into a hub of commerce and opportunity in Southern California.

Transportation plays a central role in the city's appeal and functionality. Major freeways like **the 405, 710, and 605 link Long Beach to the wider region, while the Metro A Line connects it directly to downtown Los Angeles**. Long Beach Airport provides a convenient option for domestic air travel, making the city accessible for both business and leisure. This combination of **global trade, strong industries, and efficient transit** reinforces Long Beach's role as a key coastal center.



LOS ANGELES



▲
2.8M SF
NET ABSORPTION
(Q1 2025)

▲
+10.2%
PORT VOLUME GROWTH
(YTD MAY 2025)

▲
205.7K JOBS
TRANSPORTATION & WAREHOUSING
JOBS (Q2 2025)

CONFIDENTIALITY & DISCLAIMER STATEMENT

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