

# 2301 LONG BEACH BLVD

LONG BEACH, CA 90806

FOR SALE OR LEASE



OFFERING MEMORANDUM

# 2301 LONG BEACH BLVD

## LONG BEACH, CA 90806

### OFFERING MEMORANDUM

#### EXCLUSIVELY LISTED BY

**MICHAEL PAKRAVAN**

*SVP & National Director*

Direct +1 (310) 919-5737

Mobile +1 (213) 219-3111

michael.pakravan@matthews.com

Lic No. 01706065 (CA)

**CHRIS NELSON**

*FVP & Senior Director*

Direct +1 (858) 257-4562

Mobile +1 (949) 280-6217

chris.nelson@matthews.com

Lic No. 02055962 (CA)

**ALEXANDER HARROLD**

*EVP & Senior Director*

Direct +1 (310) 919-5790

Mobile +1 (310) 977-1651

alex.harrold@matthews.com

Lic No. 02009656 (CA)

**JAMES SANCHEZ**

*Associate*

Direct +1 (949) 662-2255

Mobile +1 (909) 569-7471

james.sanchez@matthews.com

Lic No. 02176906 (CA)

**DAVID HARRINGTON** | *Broker of Record* | Lic No. 02168060 (CA)



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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 ±195 feet of frontage on Long Beach Boulevard, the property comprises a ±12,615-square-foot building situated on a ±22,278 square-foot parcel (±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



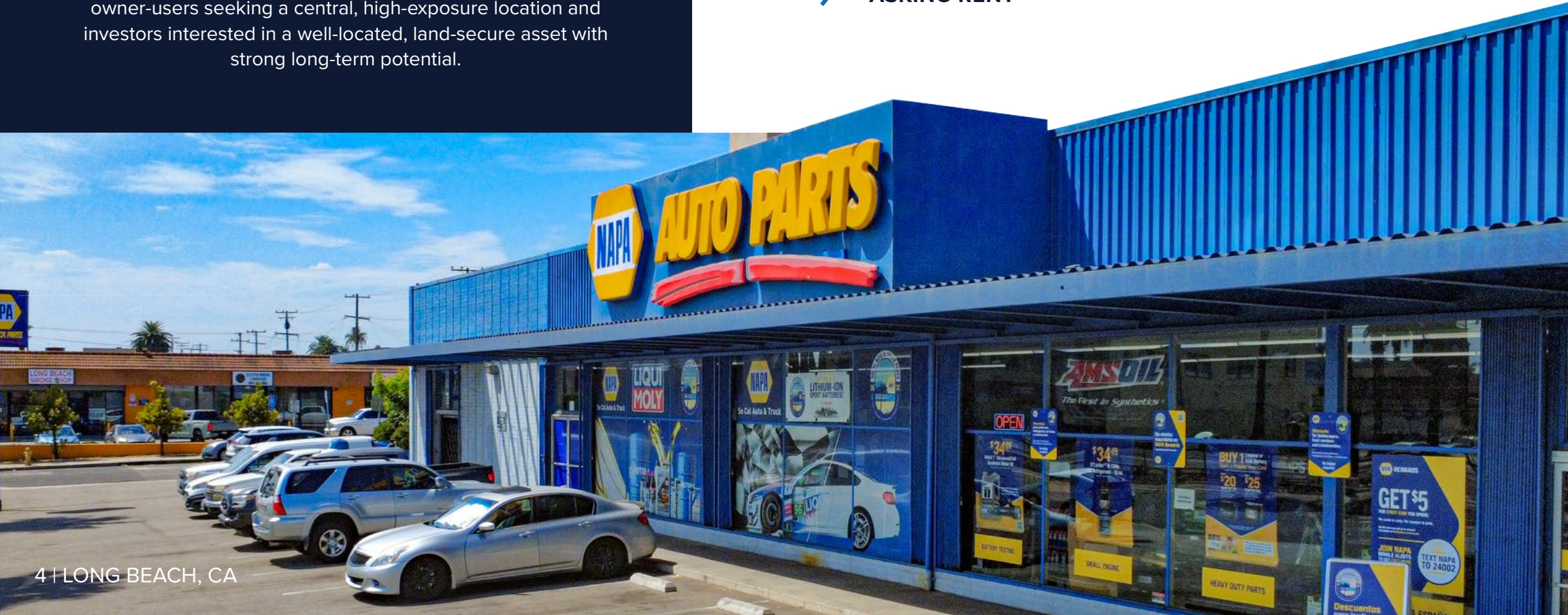
**INVESTMENT / OWNER USER**  
SALE TYPE

### 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.



41 LONG BEACH, CA

## PROPERTY OVERVIEW



BUILDING SIZE:  $\pm 12,615$  SF

LAND SIZE:  $\pm 0.51$  AC

## BUILDING DETAILS



$\pm 12,615$  SF  
RBA



**1958**  
YEAR BUILT



**13'**  
BUILDING HEIGHT



**SINGLE**  
TENANCY



**10'**  
CLEAR HEIGHT



**18**  
PARKING



**0.51**  
BUILDING/LOT RATIO

## LAND DETAILS



$\pm 22,278$  SF  
LAND SF



**SP-1-CDR**  
ZONING



**\$101.89**  
LAND PSF



$\pm 0.51$  AC  
LAND ACRES



Walgreens

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



Long Beach Airport  
± 5 Miles Away

± 285,000 VPD



Jackson Robinson Academy  
± 729 Students

BEST  
BUY

19

Subject Property

Food4Less

COSTCO  
WHOLESALE  
PETSMART WELLS  
FARGO

Ralphs  
jamba  
AutoZone

Public  
Storage



Long Beach City College  
± 38,600 Students



CVS  
pharmacy

Rally's  
CRAZY GOOD FOOD

1

± 37,500 VPD



Whittier Elementary  
± 859 Students

Food4Less  
RITE AID

Chick-fil-A  
CVS  
pharmacy

± 153,000 VPD

Drake Park



Long Beach Polytech High School  
± 4,000 Students



Recreation Park  
Golf Course



George Washington Middle School  
± 941 Students

AutoZone



Jefferson Leadership Academy  
± 997 Students

Golden Park

ROSS  
DRESS FOR LESS

GROCERYOUTLET  
bargain market

El Super

dd's  
DISCOUNTS



Woodrow Wilson High School  
± 3,500 Students

Smart & Final

CINEMARK

LONG BEACH HYATT  
Convention & Entertainment Center

DRIVE TIME MAP

SUBJECT PROPERTY

Drive Time

- 5 Minutes
- 10 Minutes
- 15 Minutes

# 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

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## 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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