

FOR SALE OR LEASE

COLDWELL BANKER
COMMERCIAL BLAIR



1941 ATLANTIC AVENUE

L O N G B E A C H C A L I F O R N I A 9 0 8 0 6

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Building SF: 2,620 SF
Land SF: 2,700 SF
Zoning: RMU4

Asking Price: \$695,000
Lease Rate: \$1.50/SF - NNN

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present a property at 1941 Atlantic Ave, Long Beach, CA, available for lease or sale. The 2,620 SF freestanding retail space sits on 2,700 SF of land, located just north of Pacific Coast Highway on a high-traffic section of Atlantic Avenue. Previously used as a market, it includes two large walk-in refrigeration units and features an open layout with an office at the front and a restroom at the rear. The surrounding area includes a mix of retail, office, residential, and service businesses.

ZONING

Residential Mixed-Use 4 (RMU4 and RMU4 A-Series) zones are residentially focused and permit higher density residential uses in areas where multi-family housing is currently the dominant use. These zones permit intensification of existing residential areas to increase housing opportunities and introduce neighborhood-serving, non-residential uses in proximity to residents. This zone is established to foster and support multi-modal mixed-use corridors that provide daily needs, goods, and services in walkable proximity to established residential neighborhoods.

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C O N T A C T

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