COMMERCIAL MEDICAL/ OFFICE BUILDING

[NEW ZONING: Long Beach Mid Town Specific Plan (SP 1)]

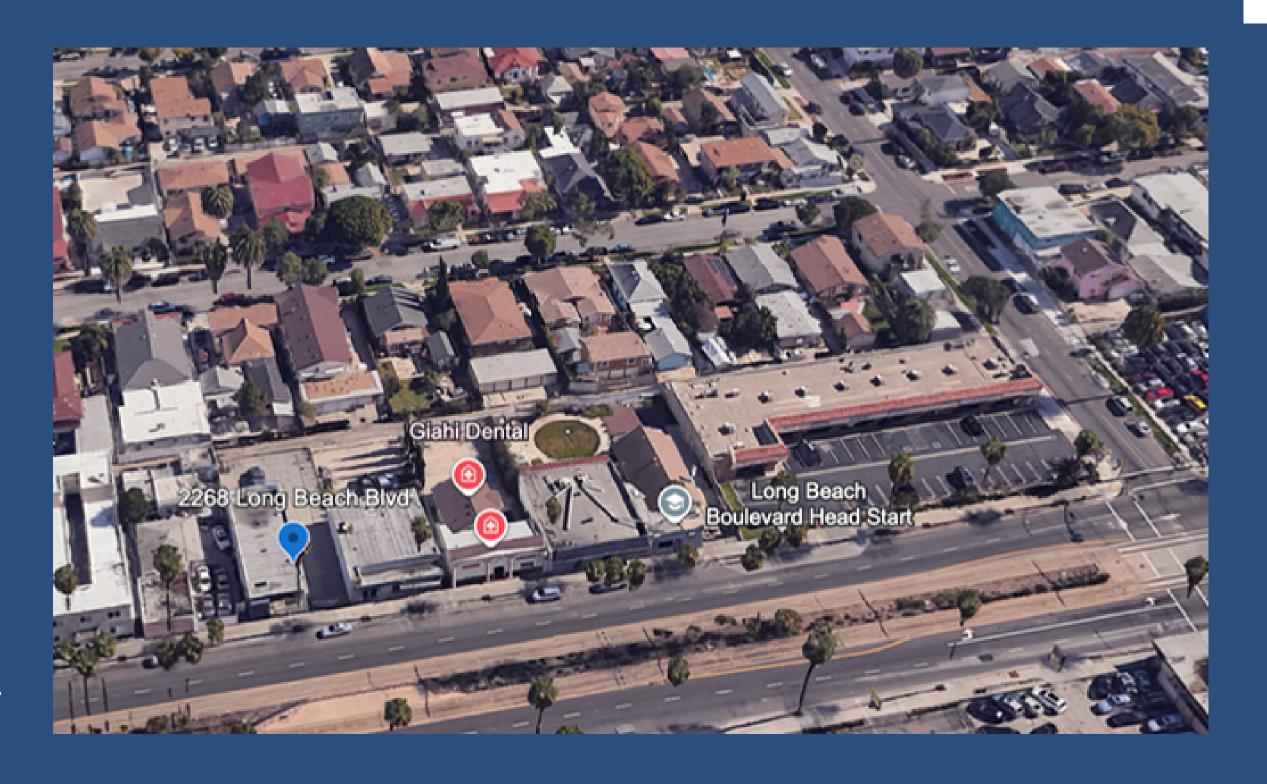
2286 Long Beach Blvd., Long Beach CA 90806



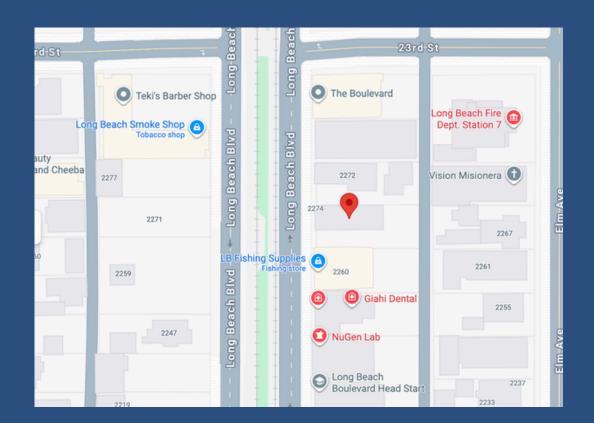


2268 Long Beach Blvd. Long Beeach

- *Building- 1,863 Sq.Ft.
- *Year Built- 1964
- *Lot Size- 6,182 Sq.Ft**
- *Zoned SP 1
- *Parcel #7208-022-004
- **Traffic Count is approx.
 30,000 vehicles/ day



FEATURES



- Gated property
- Wheelchair accessible with ramp
- High Traffic Area- Maximum Visibility
- Opportunity Zoning- Fexible LB SP1
- Possibility to Cut Curb to access
- private parking in back from street

Zoned General Commercial (Long Beach SP 1)

Private parking for 5+ Cars plus 2 blue curb spaces on street

Centrally located on a Main Blvd. and near Freeways: 405 / 91 / 605 / 105 /710 Freeways

Suspended Ceilings-Actual ceiling height is 12 ft.

Interior walls are non-load bearing and can be removed/ reconfigured

PRICING SUMMARY

LIST PRICE	\$1,025,000
Building Sq.ft./ Lot Size	1,863 sq.ft./ 6,182 sq.ft
Price per sq.ft	\$550.19

WHY LB SP1 ZONING IS A GAME CHANGER

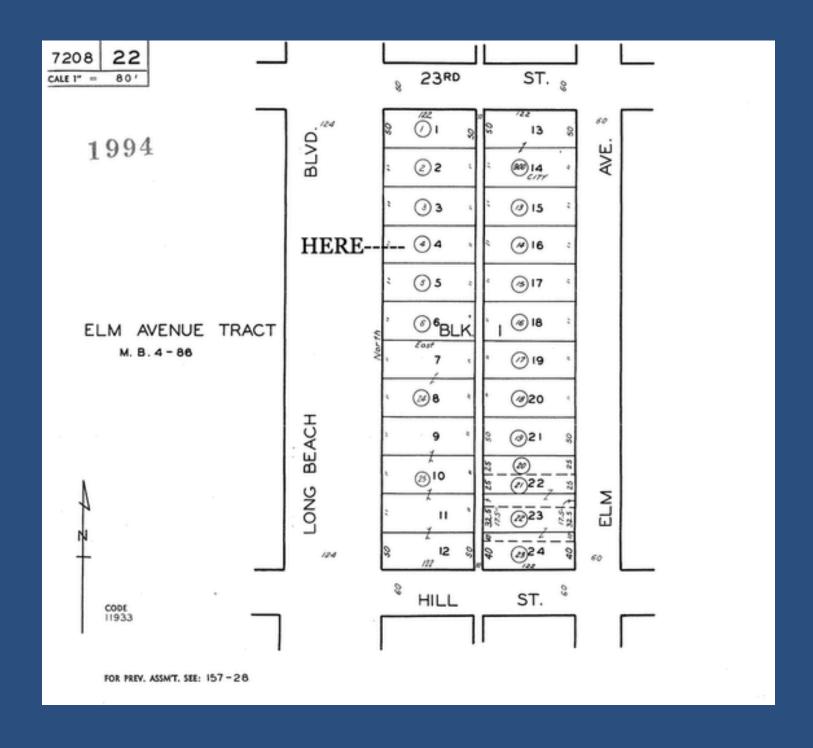
SP-1 (Midtown Specific Plan) isn't just another zoning designation—it's a golden ticket for business owners and investors. This forward-thinking plan was created to energize Long Beach's Midtown/Wrigley corridor, offering flexibility, visibility, and growth potential you won't find in older zoning codes.

Why Businesses Love SP-1:

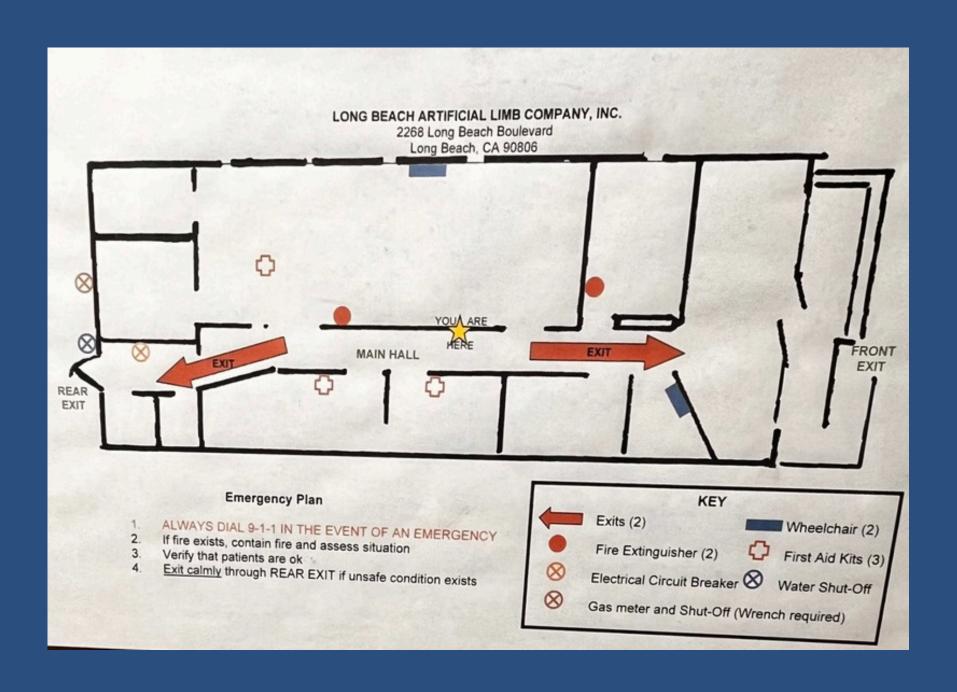
- Endless Possibilities Whether you dream of opening a medical practice, wellness center, creative studio, professional office, boutique retail, or even a mixed-use concept, SP-1 makes it possible.
- Future-Focused This zoning was designed to support vibrant, pedestrian-friendly corridors and high-traffic business hubs—exactly where today's customers want to be.
- **Unmatched Flexibility** Unlike restrictive zoning of the past, SP-1 adapts to the needs of modern businesses and allows owners to grow and reimagine their space as markets evolve.
- City-Backed Vision As part of Long Beach's long-term plan to concentrate opportunity in thriving corridors, properties in SP-1 are positioned for stronger demand and long-term value.

With LBSP-1, you're not limited—you're empowered. It's the zoning that gives your business room for growth and success.

PLAT MAP



CURRENT FLOOR PLAN



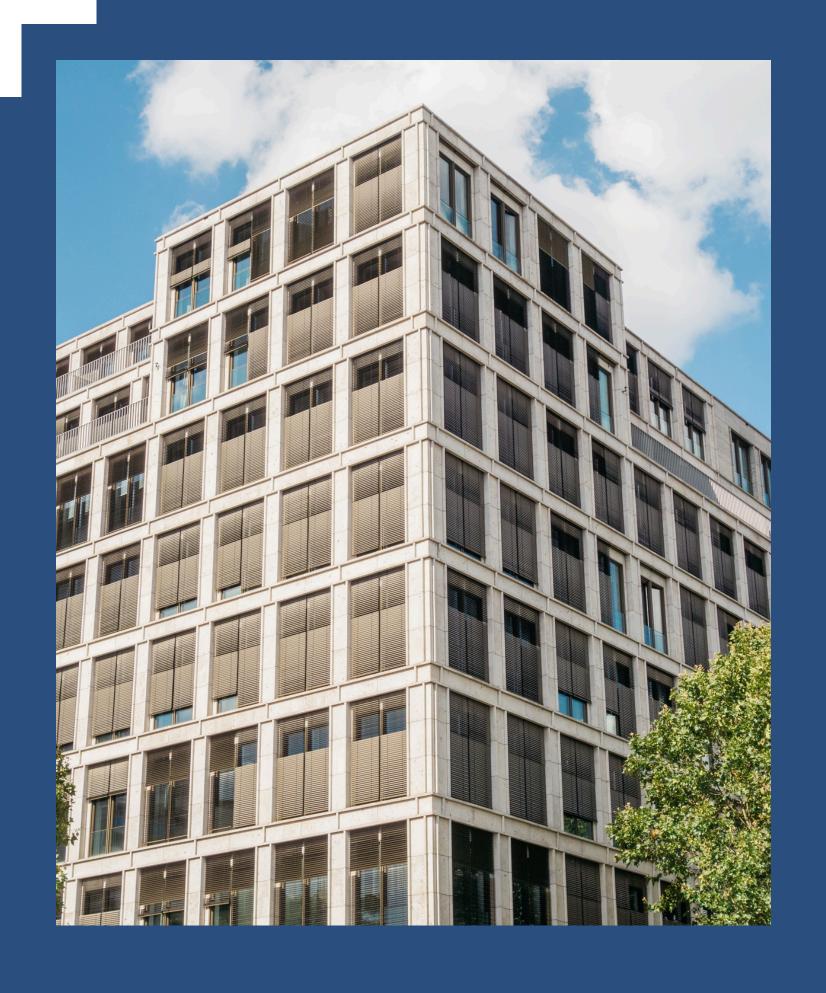
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All information is deemed to be reliable and has been sourced from public records and the seller.

Buyer is asked and expected to perform due diligence on buyer all investigations.

**





CONTACT INFORMATION

OUR ADDRESS

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Monday - Saturday 8:30am - 5:30pm

GET IN TOUCH

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