

# FOR LEASE

ROSE PARK  
RETAIL & OFFICE BUILDING

# 2338

# ANAHEIM STREET

# LONG BEACH, CA



For more information contact:

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**COLDWELL BANKER COMMERCIAL**

CBC Blair

333 West Broadway, Ste. 312

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Company BRE #01330395





## BUILDING DESCRIPTION

**Address:** 2338 Anaheim Street  
Long Beach, CA 90804

**Available Size:** 250 - 1,244 SF

**Asking Rate:** \$2.00 - \$2.50 PSF

**Lease Type:** \$0.35 - NNN

**Zoning:** LBCNP

**APN:** 7139-003-047

**Building Size:** 60,345 SF

**Year Built:** 1983

**Parking Available** 36 Spaces

## PROPERTY HIGHLIGHTS

- Retail and Office space available for Lease
- Some of the office spaces are equipped with sinks for prep use
- Parking is available in the adjacent parking lot
- Located in the highly desirable Zaferia District

## PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present an exceptional leasing opportunity at 2338 E. Anaheim Street, Long Beach, CA 90804, a mixed-use property featuring retail on the ground floor and office spaces behind the retail and on the second floor. With flexible layouts, excellent street visibility, and several offices equipped with sinks for prep use, the property offers office spaces ranging from approximately 250 SF to 1,244 SF and retail space of approximately 250 SF to 900 SF. An adjacent dedicated parking lot provides ample parking for tenants and customers. Situated in the vibrant Zaferia District, the property benefits from heavy daily traffic, nearby transit via the Metro A Line (Blue Line), and convenient access to the 405, 605, and 22 freeways. The area offers a dynamic mix of restaurants, breweries, fitness studios, and local services, with significant revitalization underway through new residential developments. With its prime location, versatile layout, and on-site parking, 2338 E. Anaheim Street, Long Beach, CA 90804 is ideal for retail, dining, office use, ghost kitchens, and other neighborhood-serving businesses.

## ZONING

**Community Commercial Zoning Districts** - The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. The Community Pedestrian-Oriented (CCP) District permits retail and service uses with a development character intended to encourage pedestrian activity with buildings built to the street property line and parking is to the side or the rear

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# AVAILABLE SUITES

FLOOR	SUITE	SF	RATE	NNN FEE	TYPE	COMMENTS
1	100B	900	\$2.50 PSF	\$0.35	Retail	Open Floor Plan
	101C	250	\$2.50 PSF	\$0.35	Retail	Open Floor Plan
	102	812	\$2.00 PSF	\$0.35	Office	Reception, Two(2) Offices, Mop Sink
	103	797	\$2.00 PSF	\$0.35	Office	Open Area, Two(2) Offices, Mop Sink
	105	1,244	\$2.00 PSF	\$0.35	Office	Reception, Three(3) Offices, Mop Sink
	106	774	\$2.00 PSF	\$0.35	Office	Open Area, Small Commercial Sink, Mop Sink, Storage Closet
	203C	812	\$2.00 PSF	\$0.35	Office/Ghost Kitchen	Open Area, Three-Compartments Sink, Mop Sink, and a Prep Sink. Suitable for light food prep or Ghost Kitchen Use.
2	201A	1,075	\$2.00 PSF	\$0.35	Office/Ghost Kitchen	Open Area, Three-Compartments Sink, Mop Sink, and Prep Sink. Suitable for light food prep or Ghost Kitchen Use.
	201C	783	\$2.00 PSF	\$0.35	Office	Open Area, Mop Sink, and Back Storage Closet

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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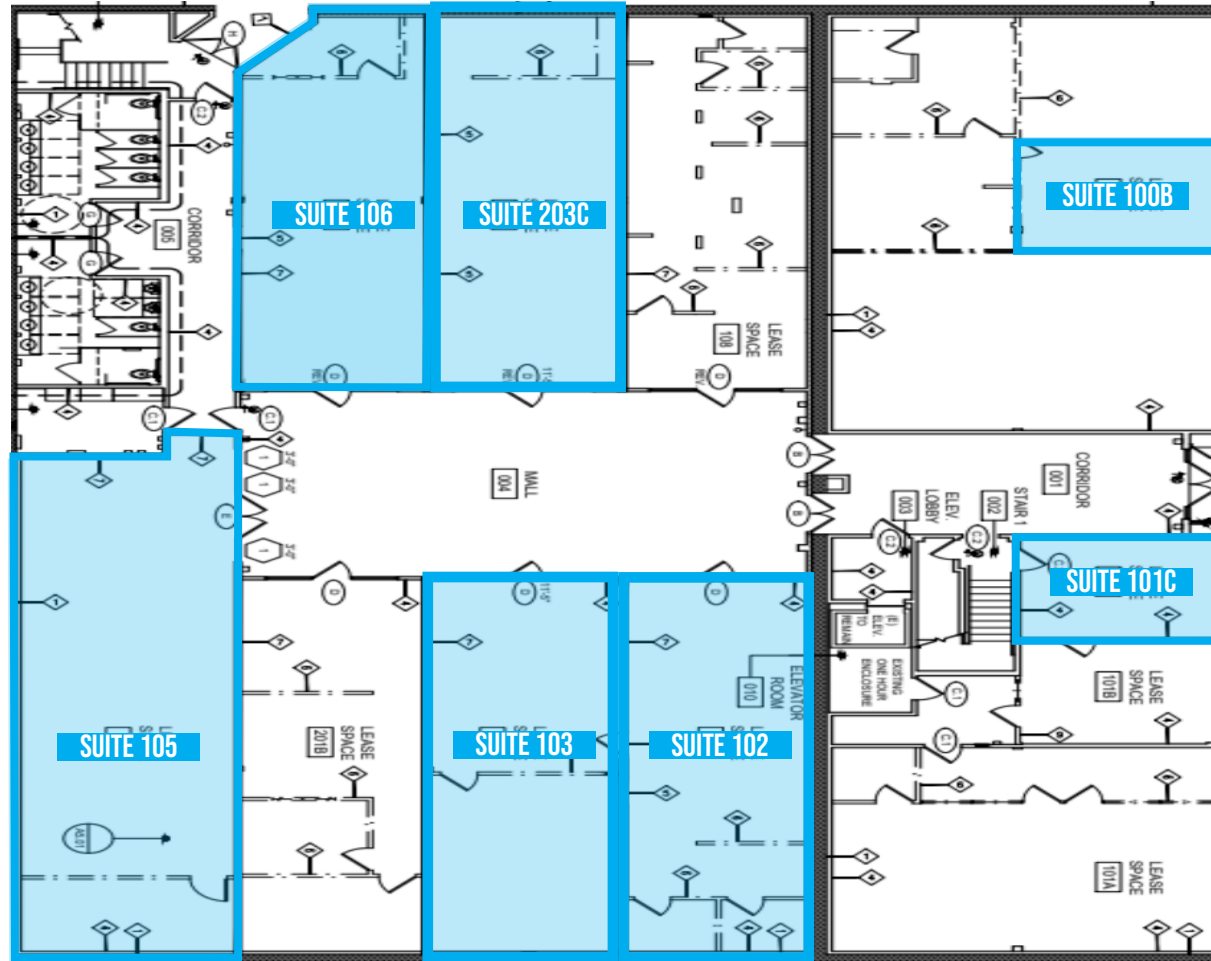
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# FIRST FLOOR PLAN



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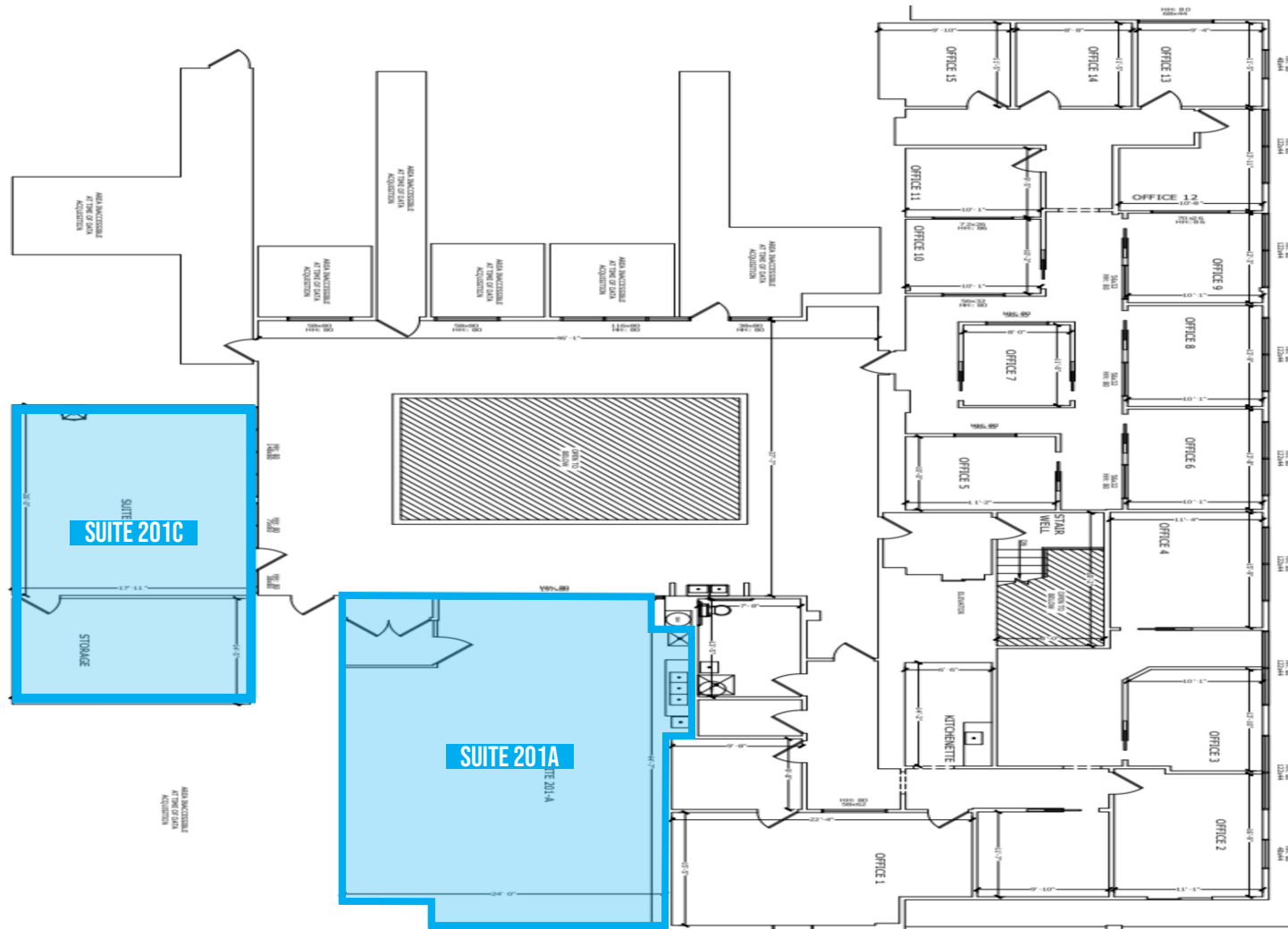
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# SECOND FLOOR PLAN



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## RETAIL SUITE #100B



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## RETAIL SUITE #101C



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# OFFICES WITHOUT SINKS



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# COMMON AREA



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# ADJACENT PARKING LOT



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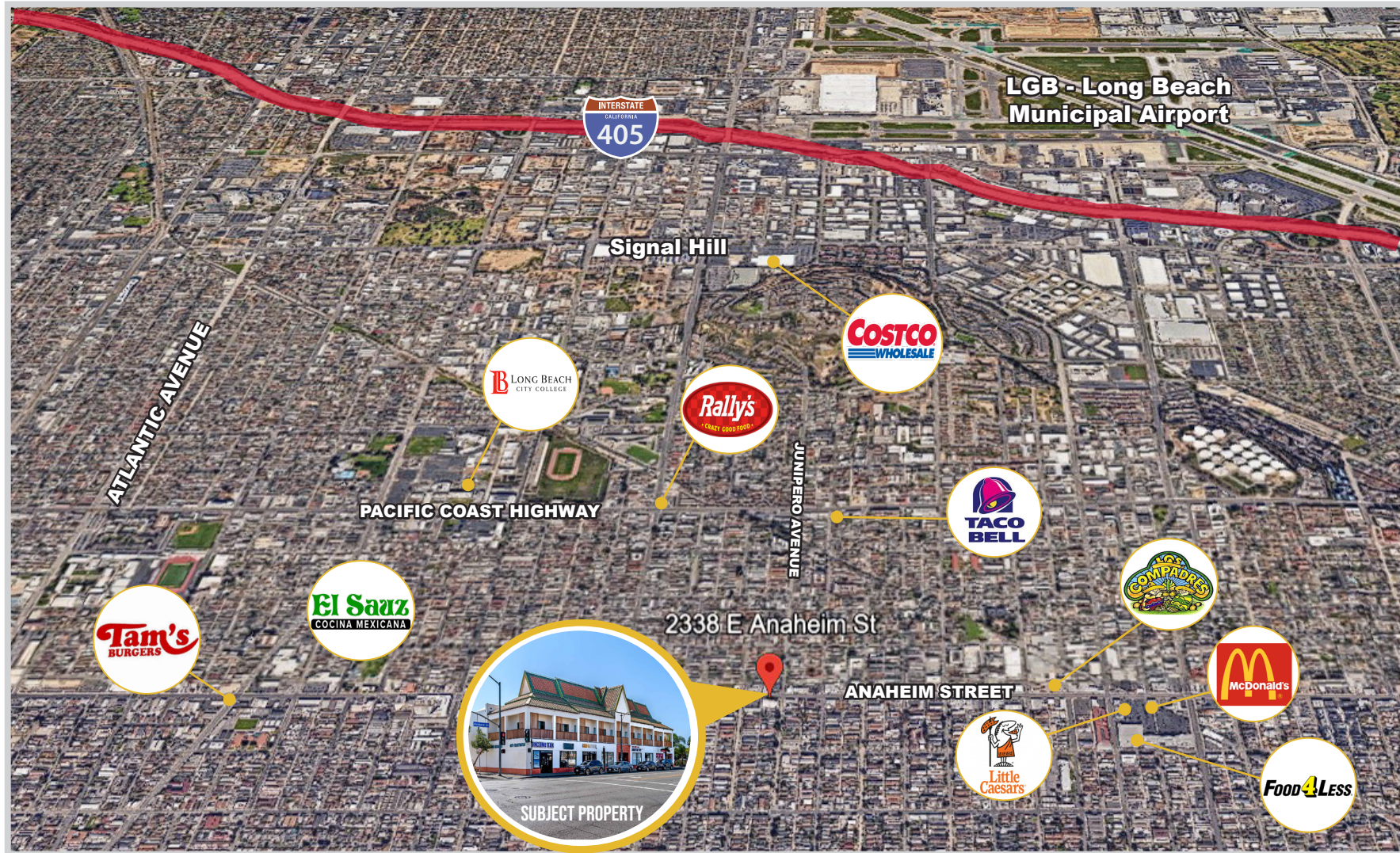
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# RETAILERS / AMENITIES



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