



For Lease or Sale

Sale Price:

\$1,100,000

(\$286.16 PSF)

Asking Lease Rate:

\$5,766 *(\$1.50 PSF)*

per month NNN

Plus OpEx: \$1,675.32

(\$0.44 PSF) per month

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LEASE WITH OPTION TO PURCHASE POSSIBLE (subject to terms)

1131 E South Street, Long Beach, CA 90805

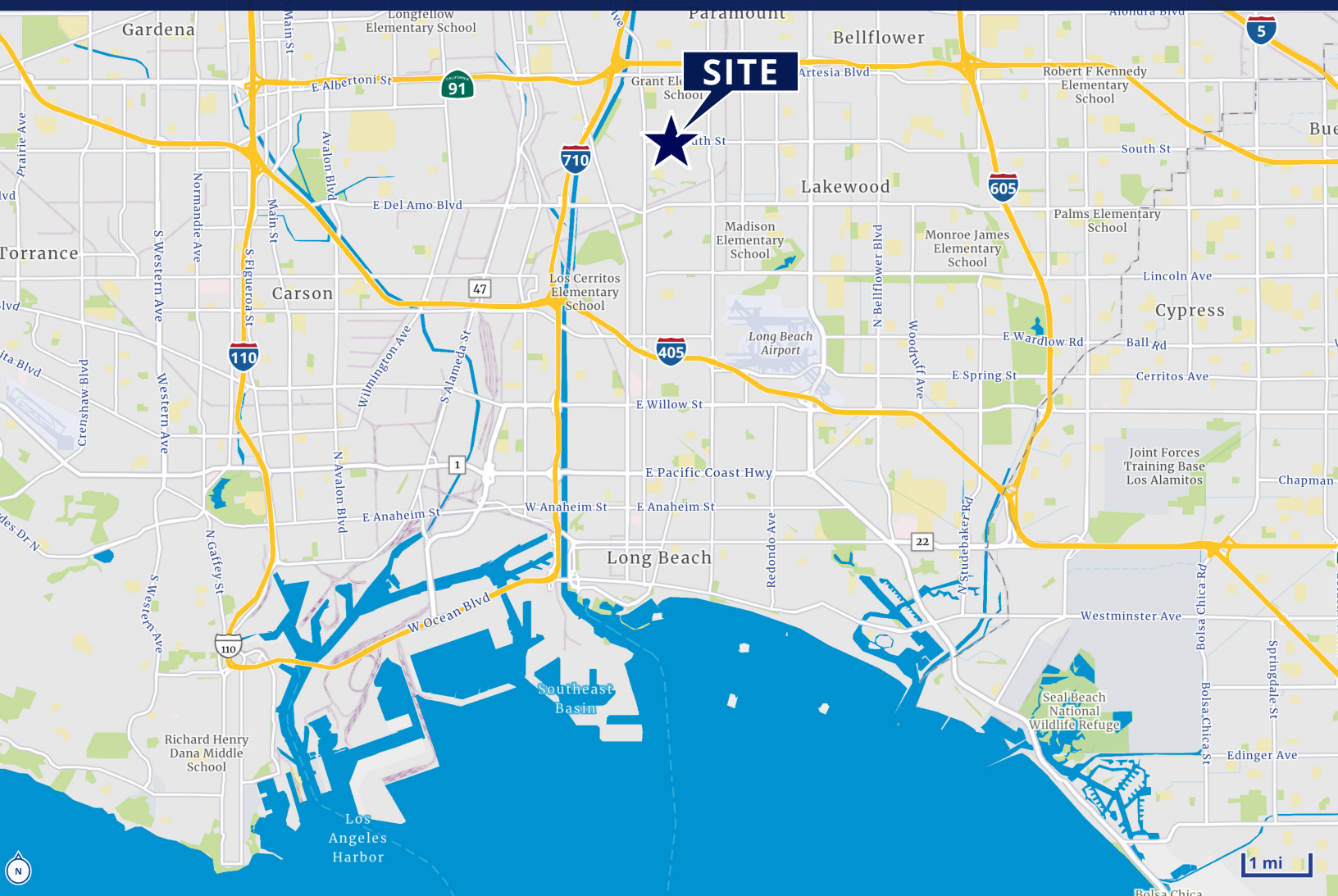
Features

- Cross Streets: E South St/Cerritos Ave
- Building: ± 3,844 SF (includes private & open bay office floorplan)
- Lot: ± 4,529 SF (± 0.10 Acres)
- Restrooms: 2
- Loading: 1 Ground Level (±8'X8')
- Special Features: Unique Mixed Use Property – Retail / Office /Warehouse / Lab
- Previous Uses: Retail, Warehousing, Testing Lab
- Used to be Two (2) Stories: ± 400 SF 2nd Floor Office (office has been sealed off)
- Cold Storage: Cold Storage Room & Compressor
- Power: ± 400 Amps
- Gas: Property Appears to have had gas in past. Meter has been pulled.
- AC: 2 AC that service entire building (Plenum System) and 8 AC wall units
- Zoning: LBCNR
- APN: 7124-026-029

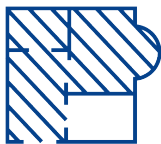
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Property Summary

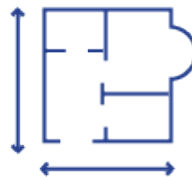
1131 E South St, Long Beach, CA 90805



(Industrial, Retail, Office, Lab Mixed-Use)



±3,844 SF
Building SF



±4,529 SF
(±0.10 AC) Lot SF



LBCNR
Zoning

- Location: Major Street Frontage on South Street
- Location: Eclectic Houghton Park Neighborhood
- Location: 91 Freeway (Artesia Fwy): ± 1.0–2.0 miles
- 710 Freeway (Long Beach Fwy): ±. 1.0–2.5 miles
- 605 Freeway: ± 3–5 miles
- Long Beach Airport: ± 7.9 miles
- Port of Long Beach / Port of LA: ±. 8–10 miles

- Several Dining Options including:
- Rasselbock Kitchen & Beer Garden,
- Blackbird Cafe, Coffee Cup Cafe,
- Bake n Broil is a destination restaurant
- Johnny Rebs' True South is recognized locally,
- SteelCraft Long Beach is a lifestyle, gathering node

Site Plan

1131 E South St, Long Beach, CA 90805





Market Overview

LONG BEACH, CA

Long Beach is a charming city located within the Los Angeles County. As of 2020, it stands as the seventh-most populated city in California, holding a population of more than 460,000 residents. It is well-recognized for its beautiful waterfront landmarks, diverse crowds, historic nature and houses one of the world's largest shipping ports, the Port of Long Beach.

This coastal region offers locals and tourists ample opportunity for several deep-sea adventures, tours of local breweries, a vibrant dining and nightlife, as well as nearby vacation retreats. Because it is near the 5, 405 and 710 freeways, and Long Beach airport, Long Beach is a commuter's dream. Neighboring cities include Seal Beach, Carson, Lakewood, Torrance and Cypress.

With a robust economy, Long Beach delivers a solid workforce. Its top employer is the Long Beach Unified School District, retaining more than 12,000 employees. Other reputable businesses include Molina Healthcare, Long Beach City Hall, Denso Sales California, Inc., as well as Lineage Logistics and Westin Hotels & Resorts. There is a prominent construction, industrial and manufacturing presence in this beach town, with recent news announcing the opening of Relativity Space's new one million square-foot headquarters at the previously occupied Boeing facility.





Los Angeles County Economy

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy. center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.





Get in Touch

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