

1734 HAYES AVENUE

LONG BEACH, CA 90813



 Douglas Elliman
Commercial

ROBERT HUNTER
949.689.8199
Robert.Hunter@Elliman.com
DRE#: 02030490
Douglas Elliman Commercial
LICENSE ID: 01947727

AYUMI LEWIS
949.898.3200
Ayumi@AyumiRealEstate.com
DRE#: 01929147
Coldwell Banker Realty
LICENSE ID: 00616212

1734-1738 HAYES AVE, LONG BEACH, CA

This offering features a well-positioned three-unit industrial building in the heart of Long Beach's thriving industrial corridor. Located just minutes from the Port of Long Beach with seamless access to the 710 and 405 freeways, this 7,474-square-foot property sits on a 0.22-acre lot, making it ideal for an owner-user seeking to occupy all or part of the space. Built in 1966 and recently renovated, the property offers a functional and flexible layout suitable for a variety of industrial uses.

Each unit includes two restrooms and is separately metered for electricity, allowing for efficient multi-tenant occupancy. Delivered 100% vacant, this asset represents a compelling opportunity in one of Southern California's most sought-after industrial markets.

PROPERTY HIGHLIGHTS

Address:	1734-1738 Hayes Avenue
City:	Long Beach, CA 90813
APN:	7429-028-032
GLA:	7,474 sq. ft.
Lot Size:	0.22 AC
# Units:	Three (3)
GL Doors:	Three (3)
Clear Height:	14'
Zoning:	LBIG
Year Built:	1966

Asking Price: \$1,745,000 (\$233/SF)



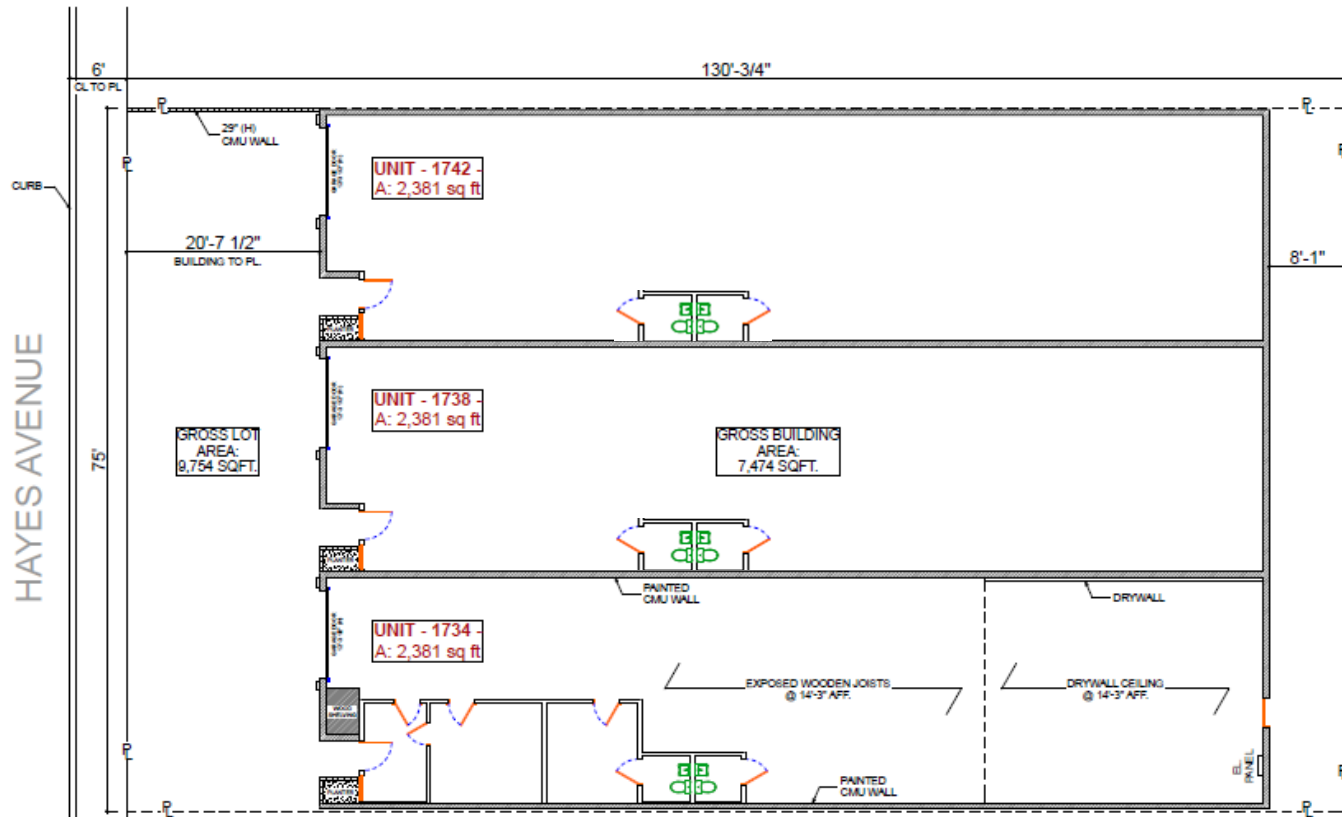


Rendering: Not actual photo



1734 1738 HAYES AVENUE | INTERIOR PICTURES

FLOOR PLAN



ADDRESS: 1734, 1738, 1742
 HAYES AVENUE
 LONG BEACH, CA. 90813

LOT SIZE: 9,754 SQ.FT.

GROSS BUILDING SIZE: 7,474 SQ.FT.

ASSESSOR'S ID.: 7429-028-032


PROPERTY TYPE: COMMERCIAL/INDUSTRIAL

P.B.D.: TRACT NO 2600 LOTS 12, 13 AND LOT 14 BLK 7

Floor plan for illustrative purposes only. Not to Scale




**SUBJECT
PROPERTY**

 **long beach
airport**

PACIFIC COAST HIGHWAY

**DOWNTOWN
LONG BEACH**


THE QUEEN MARY
LONG BEACH, CALIFORNIA

 **Port of
LONG BEACH**

**Terminal
ISLAND**

E SEPULVEDA BLVD

S WILMINGTON AVE

SAN DIEGO FWY

SEASIDE FWY



ROBERT HUNTER

949.689.8199
Robert.Hunter@Elliman.com
DRE#: 02030490
Douglas Elliman Commercial
LICENSE ID: 01947727

All materials and information received or derived from Douglas Elliman of California (DE) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

AYUMI LEWIS

949.898.3200
Ayumi@AyumiRealEstate.com
DRE#: 01929147
Coldwell Banker Realty
LICENSE ID: 00616212

Neither DE, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. DE will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.