



For Sale

\$994,250

(\$205 PSF)

HUGE PRICE REDUCTION

Reduced from \$1,503,500 (\$310 PSF)

Contact us:

Lary Carlton

Senior Vice President
+1 562 547 8994
lary.carlton@colliers.com

Kyle Degener

Senior Vice President
+1 310 617 8694
kyle.degener@colliers.com

Amanda DePierro

Senior Associate
+1 310 321 1817
amanda.depierro@colliers.com

Colliers

2141 Rosecrans Ave, Suite 1120
El Segundo, CA 90245
P: +1 310 321 1000

1667 Cota Ave Long Beach, CA 90813

***Investment Opportunity - Priced To Move.
Property Provides Great Opportunity for
Owner User or Investor Buyer.***

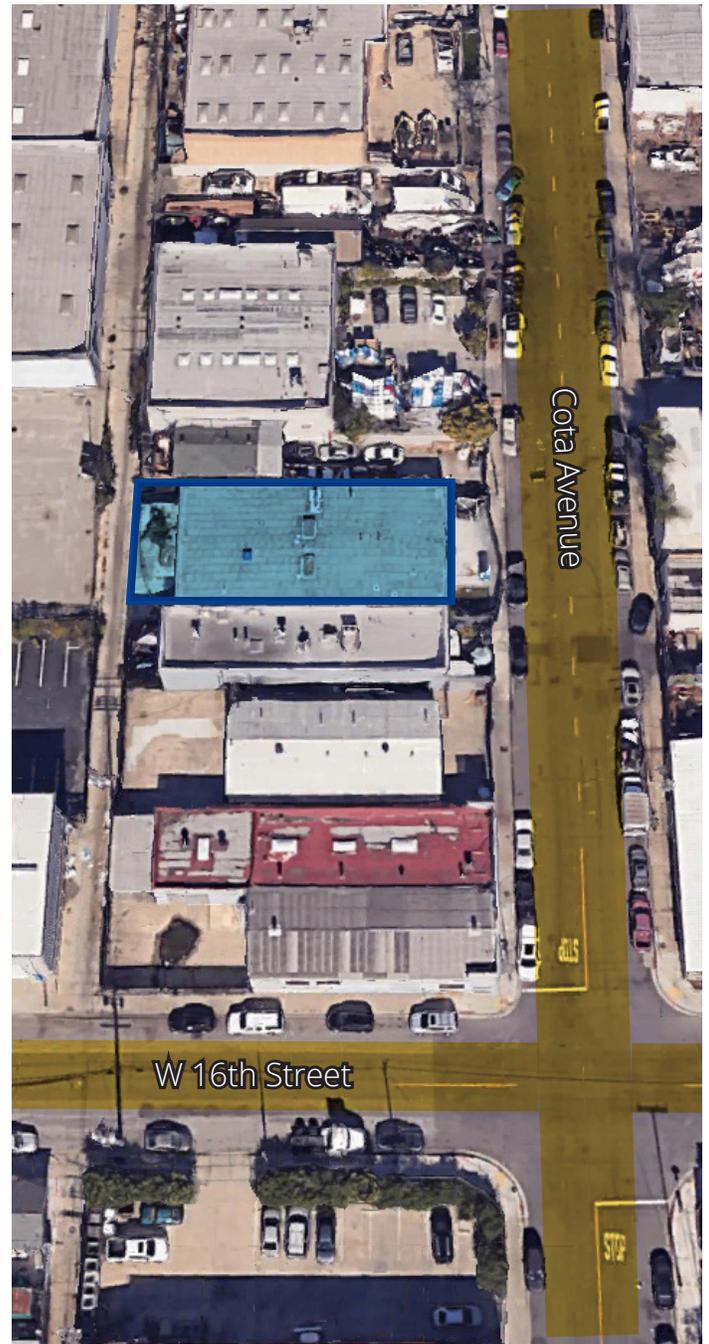
Property Highlights

- **Cross Streets:** Cota Ave/W 16th St
- **Building:** ± 4,850 SF
- **Lot:** ± 6,580 SF (± 0.15 Acres)
- **Yard:** Fenced Concrete Paved Yard
- **Offices:** TBD*
- **Restrooms:** TBD *
- **Loading:** 1 Ground Level in Rear of Bldg (There used to be 2 GL in front of bldg. & 2 GL in back as well)
- **Clearance:** ± 13.3" - 14'2" under roof beam structure (Buyer to verify)
- **Brand New Power Panel:** ± 600 Amps (Power has been in process of being upgraded)*
- **Utilities:** Property has partial build out of electrical and plumbing
- **Interior Walls** can be moved or removed
- **Drop ceiling** available
- **Ingress/Egress:** Access including parking in front of building and in fenced yard off rear alley
- **Parking:** ± 6 in front Possible parking in rear as well (buyer to verify) *
- **Special Features:** Previously was a two (2) unit building. Each unit was +/- 2,500 SF
- **Construction:** Concrete Block
- **Year Built:** 1965 Under rehab 2024
- **Zoning:** IG
- **APN:** 7432-001-023
- **Location:** Quick Access to the World Ports of Long Beach and Los Angeles
- **Location:** 710, 110, 405 Freeways
- **Location:** The property is in the "Green Zone"
- **Property is Sold** As-Is, Where-Is
- **Investment Opportunity:** Priced To Move. Property Provides Great Opportunity for Owner User or Investor Buyer

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

Highlights

- Hard to Find Industrial Building with Potential To Use as a One (1) Unit or Two (2) Unit Building
- Operate out of half the building and lease out half (tenant helps pay off mortgage)
- In this scenario buyer has built in expansion ability in the future
- Location benefits include: Quick Access to World Ports of Long Beach & Los Angeles
- ±3 Miles (6 minute drive) to Port of Long Beach
- ±6 Miles (10 minutes drive) to Port of Los Angeles
- Near 710 Freeway with Good Access to 405, 605, 110 Freeway
- Corporate Neighbors and Significant Infrastructure Assets include:
 - Intermodal Container Transfer Facility (ICTF)
 - Long Beach Container Terminal (LBCT)
 - Pier B On-Dock Rail Support Facility
 - International gateway (SCIG) & BNSF Western Railyard
 - Shell Oil Refinery
 - PCH Truck Stop
 - Toyota Logistics Services & Vopack
 - Thunder Studio



*Notes:

Used to provide (4) Ground Level Doors (2 in front; 2 in rear of building). Currently 1 GL in rear. Potential to reinstall GL in front & rear (verify with city). Restrooms have been removed and stubbed in for new RR. Plumbed for ease of new restroom installation. Permits for new power panel, plumbing, etc. applied for. Final permits not signed off. Some work needs to be completed re power panel, lights, plumbing, etc. Plans available.

Highlights

Significant infrastructure investment in the immediate area includes:

On-Dock Rail Support Facility also known as America's 'Green Gateway' (yard expansion from 82 to 171 acres). Current budget is \$.8 Billion of anticipated investment.

Business Park Developments in area include:

929 W Anaheim Street

Industrial Project (Consisting of new 62,000 and 42 square foot and 61,553 square foot building consolidated on 6.65 acres).

The CSULB Business Park Built by Watt Capital Developers off PCH.

Stability of Investment:

Mature industrial corridor with compatible neighboring uses.

Surrounded by logistics parks, container yards, Business Parks of industrial business operations from what assembly, manufacturing, classic cars collections, auto body, import and export ware house and port supporting businesses.

A large supply of skilled, cost effective labor workforce. Good access to executive living. The port centric nature of the asset in a heavy industrial area provides for a greater level of consistent tenant stability. This provides for a constrained supply of vacant properties and strong demand. Relatively little business relocation movement occurs which provides for stabilized long term business operations in the area.

Owner user and investment appeal:

The location in Long Beach provides a solid investment opportunity for business owners living in the beach cities and seeking quality long term investment in a stabilized community at an affordable price point.

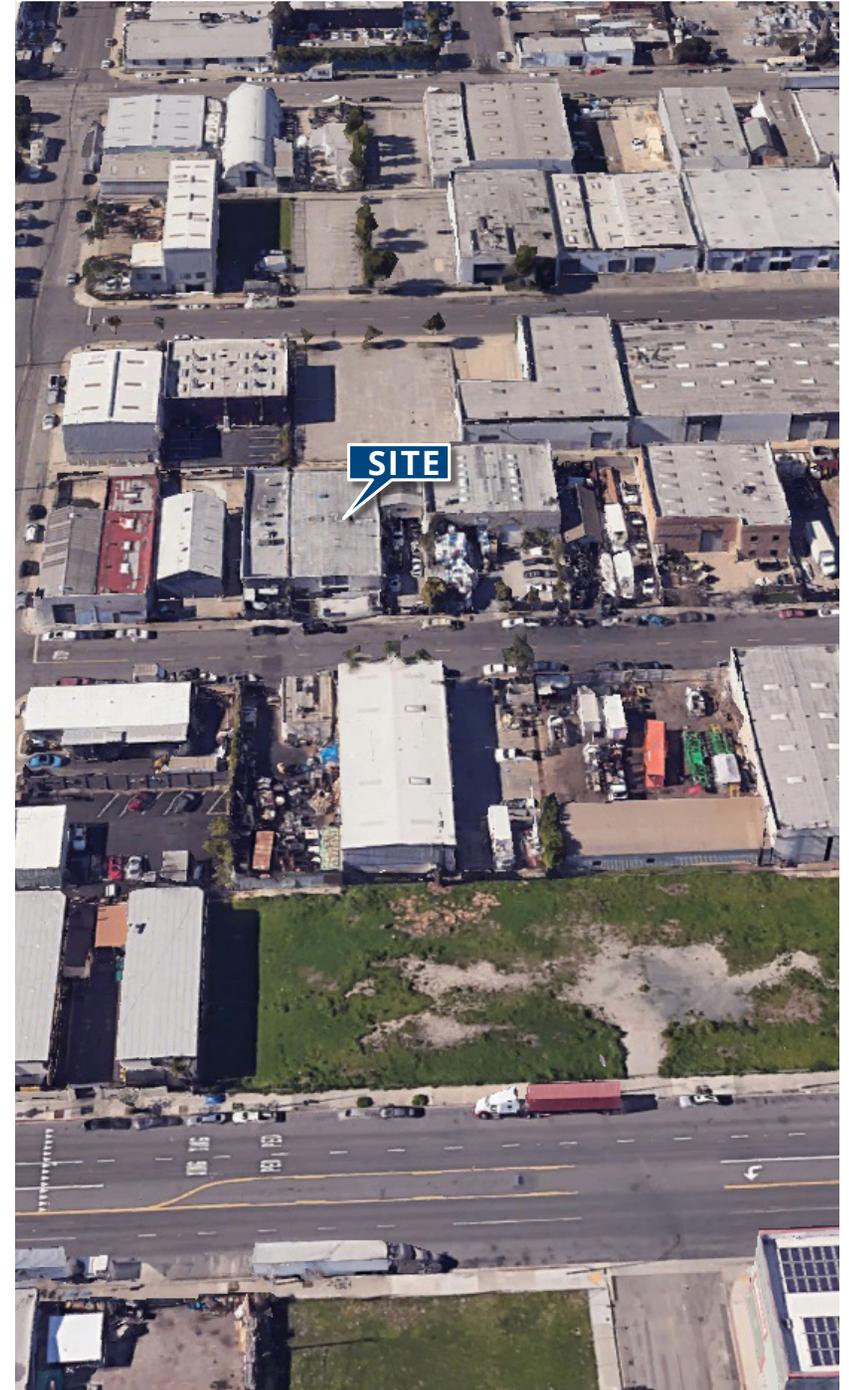
Assets of this nature in the area historically have benefited from the ease of lease up in the event of vacancy.

Property Photos

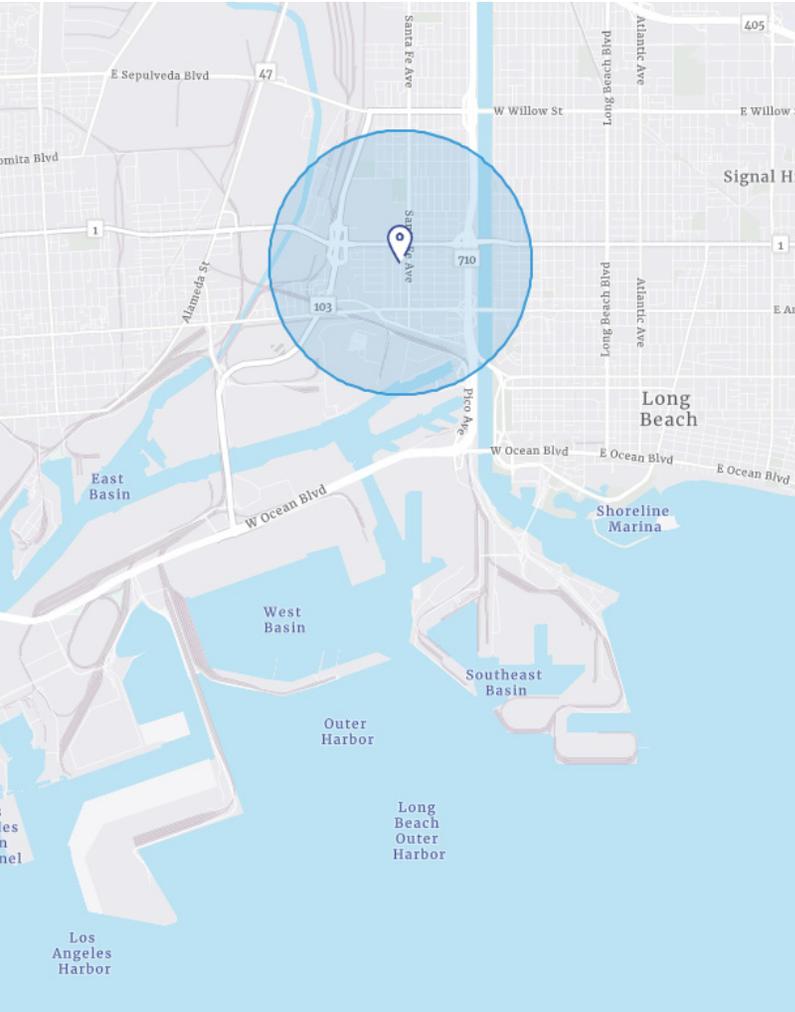


HEAVY INDUSTRIAL ZONED PROPERTY FEATURED IN LONG BEACH

Colliers International is pleased to present the exclusive opportunity to acquire a unique industrial property at 1667-1669 Cota Avenue in Long Beach, CA. The property is a 'Bank Owned Asset' which provide a great opportunity for an owner-users or investor to acquire this asset with a value add dimension. Offering a unique opportunity to own a heavy industrial zoned building that provides the flexibility to be fully occupied by an owner user or the buyer can model the building back to a two (2) unit facility, occupy one unit and lease out the other unit. This affords a great long term investment vehicle for the entrepreneur. This property provides significant potential for many visionaries given the heavy industrial zoning that allows for the widest number of uses in the city. Quick access to the largest port system in the United States and strategical location that provides access to the economic hub of commerce in Los Angeles county, as well as, easy access to the vibe Orange County Market. The local provides for quick access to the happening eclectic retail, office, creative arts, architecture / engineering areas of Long Beach for entertainment and meal. The property provides high functionality for a myriad of an industrial uses and affords full utilization of both the property and strong industrial demand component of the area. The property is situated in the heart of the Port of Long Beach 'Hub,' that continues with his historic port centric, as well as, manufacturing, assembly, warehousing and automotive industries. Excellent access to major transportation arteries, including the 405, 710, 110, 605 freeways ensures seamless connectivity to the Orange County & Greater Los Angeles area.



DEMOGRAPHICS



Market Overview

1667 Cota Ave, Long Beach, California, 90813
1 mile radius

Household & population characteristics



\$73,384
Median household income



\$641,888
Median home value



41.3%
Owner occupied housing units



37.6
Median age



48.0%
Female population



39.1%
% Married (age 15 or older)

Annual lifestyle spending



\$2,916
Travel



\$33
Tickets to Movies



\$99
Theatre/Operas/Concerts



\$53
Admission to Sports Events



\$8
Online Gaming Services

Households & population



12,149

Current total population



11,925

5 Year total population



3,316

Current total households



3,340

5 year total households

Education

23%

No high school diploma



26%
High school graduate



26%
Some college



25%
Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific Islander population
- Other race population
- Population of two or more races

Business



675

Total businesses



9,407

Total employees

Annual household spending



\$2,050

Apparel & Services



\$189

Computers & Hardware



\$3,536

Eating Out



\$6,091
Groceries



\$5,257
Health Care

Employment



51%

White collar



32%

Blue collar



17%

Services

7.7%

Unemployment rate



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.





SUBJECT PROPERTY



Lary Carlton
Senior Vice President
+1 310 321 1826
lary.carlton@colliers.com

Kyle Degener
Senior Vice President
+1 310 321 1850
kyle.degener@colliers.com

Amanda DePierro
Senior Associate
+1 310 321 1817
amanda.dipierro@colliers.com

2141 Rosecrans Ave, Suite 1120
El Segundo, CA 90245
colliers.com

