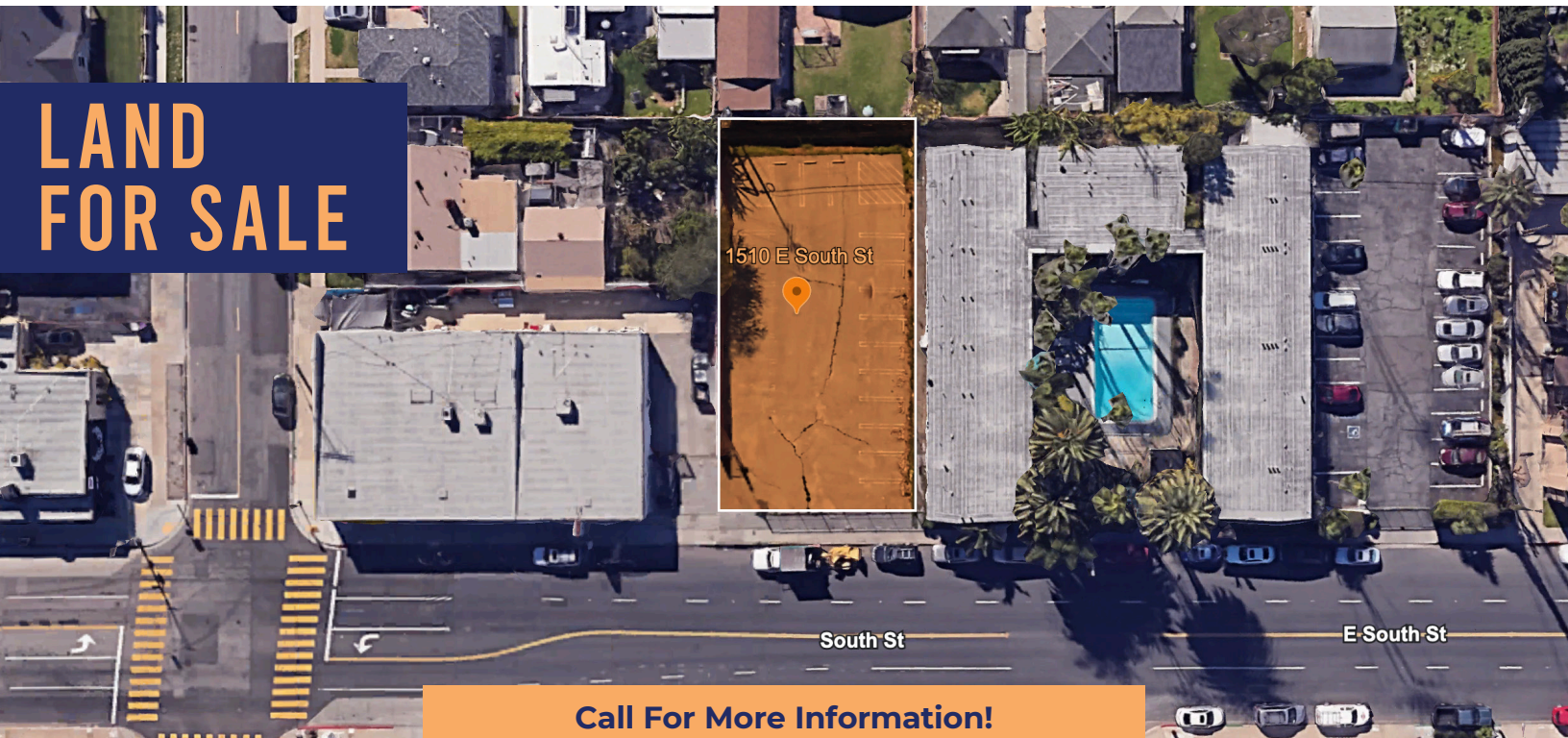


# 1510 E. SOUTH ST

## LONG BEACH, CA 90805

LAND  
FOR SALE



Call For More Information!  
310.979.3960

A **rare offering** of vacant commercial land in the heart of North Long Beach. Spanning approximately 8,142 square feet, this flat, rectangular parcel is located in the LBCNR zoning district (Neighborhood Commercial)—providing flexibility for a wide range of neighborhood-serving **retail, office, and service uses**.

Positioned along a **high-visibility corridor**, this site enjoys strong traffic counts, excellent frontage, and close proximity to major thoroughfares, including the 710 and 91 Freeways. Ideal for **developers, owner-users, or investors looking to build** in a growing and revitalized part of the city, the lot is surrounded by a dense residential population, schools, and established local businesses.

### SUMMARY:

- ◆ ASKING: \$550,000
- ◆ SIZE: ± 8,142 SF
- ◆ ZONING: LBCNR – Neighborhood Commercial
- ◆ APN: 7128-008-022
- ◆ Potential for retail, office, medical, restaurant, or mixed-use development (buyer to verify)
- ◆ Near freeway access and public transportation
- ◆ Surrounded by strong community anchors, schools, and retail corridors
- ◆ Seller financing is available for qualified buyers



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

#### SUSAN LAU

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CaDRE# 01516710  
310.979.3960

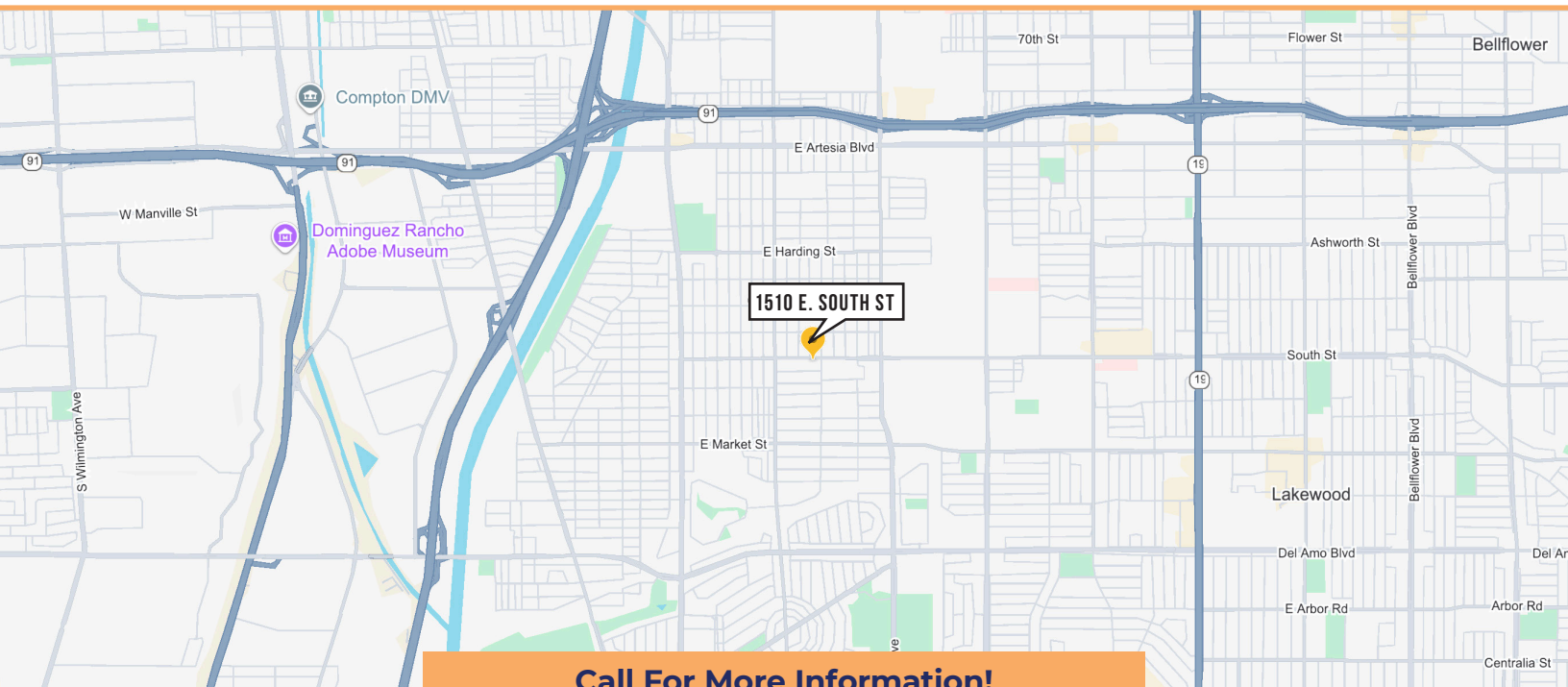
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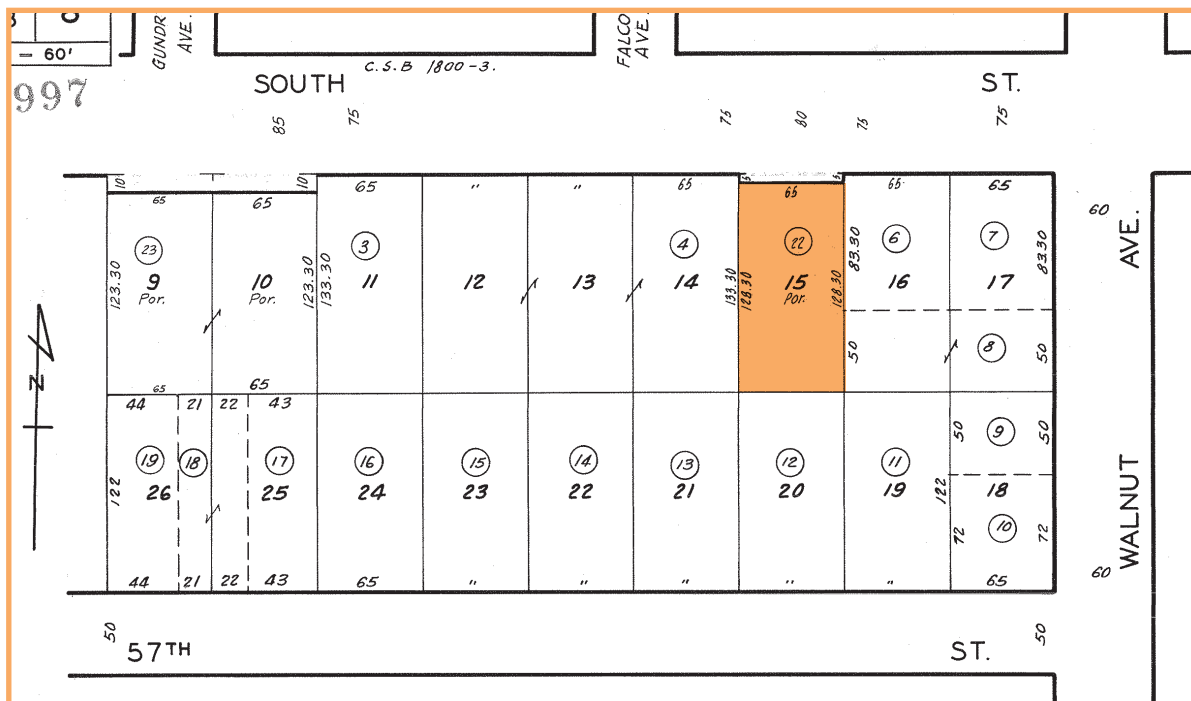
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**LONG BEACH, CA 90805**



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