


FOR LEASE

711 E WARDLOW RD  
LONG BEACH, CA 90807



711 E. Wardlow Rd.  
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WARDLOW RD.



COLDWELL BANKER  
COMMERCIAL  
BLAIR

# 711 E. WARDLOW RD.

As of 03.29.21

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 7

## Available:

Space A 700 SF

Space B 950 SF

**Lease Rate/ SF:** \$1.90 PSF- Modified Gross

**APN:** 7145-020-023

**Year Built:** 1950/1951

**Parking Available:** 1- 2 Stalls

**Zoning:** CCA

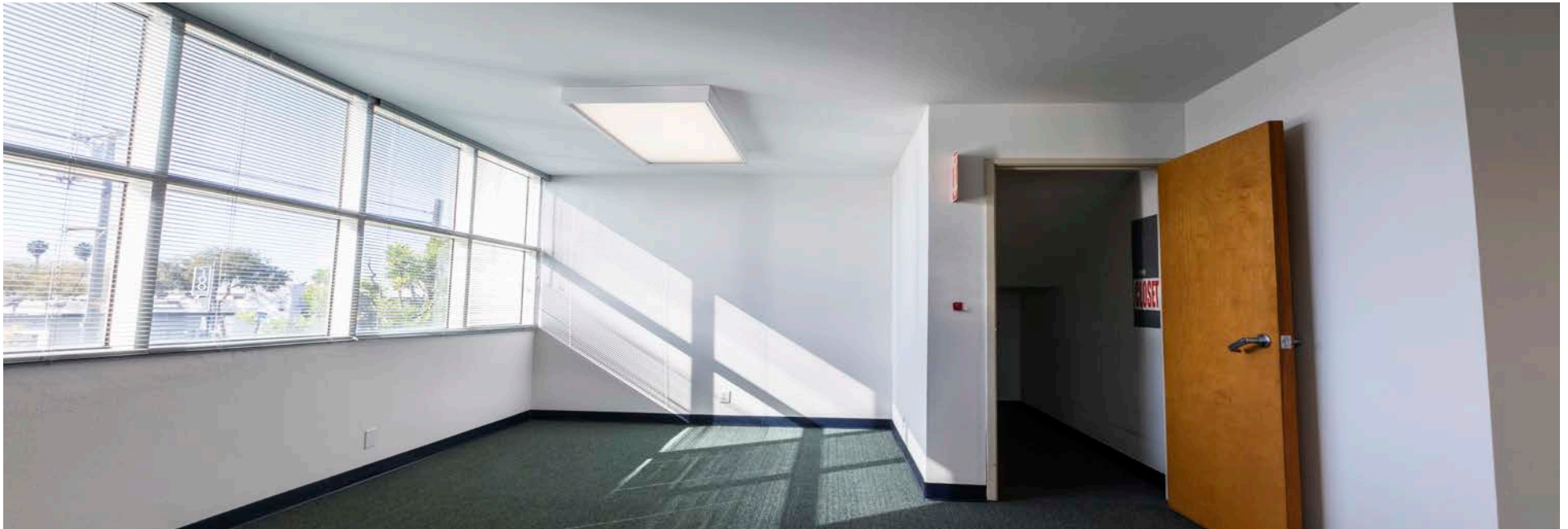
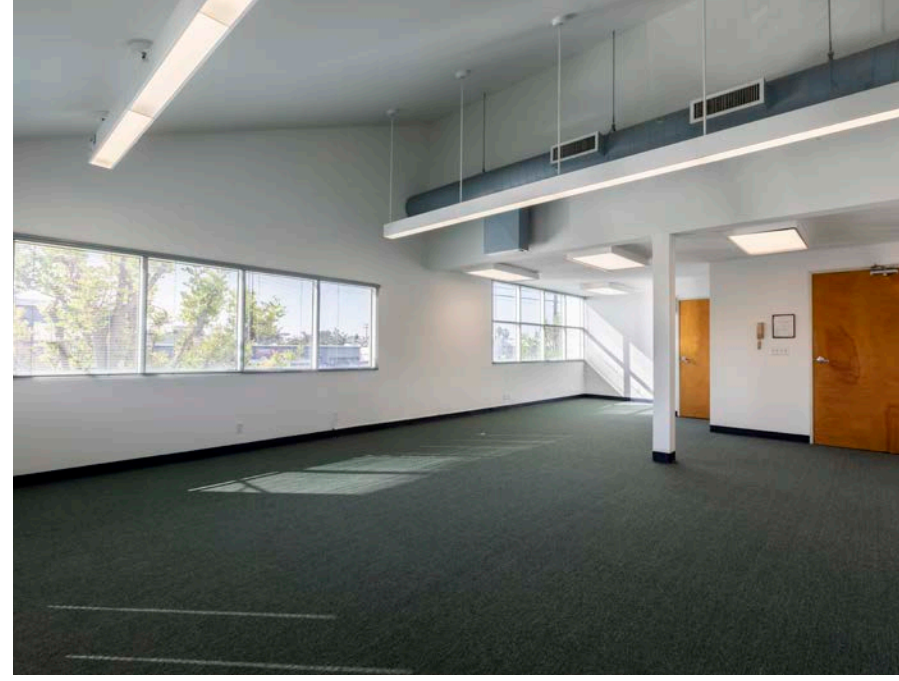
## PROPERTY DESCRIPTION:

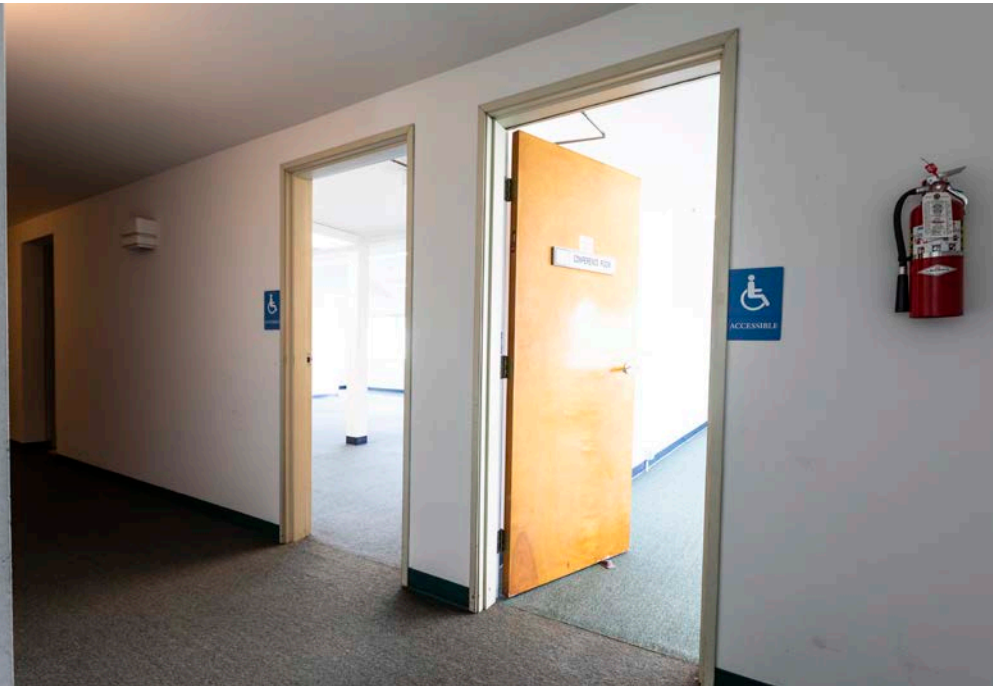
Coldwell Banker Commercial BLAIR is pleased to list 711 E Wardlow Road for Lease. This multi-tenant two-story office building has two vacant office spaces ranging from approximately 700 - 950 square feet. Space A includes a wide-open floor plan with high ceilings and exposed duct work. The building has a very secure gated entrance. There is one available parking stalls available located in a gated parking lot on the ground floor of the building.

The property is zoned CCA- The Community Automobile Oriented District which permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services. These office spaces would be best for professional service use, including financial services, chiropractor, tax preparation or government office.

711 E. WARDLOW RD., LONG BEACH, CA

INTERIOR PHOTOS







**WAL\*MART**  
**Ralphs KOHL'S**  
 WING-STOP DELTACO CHASE  
 GNC LIVE WELL Starbucks SUPERCUTS  
 Carls Jr. usbank LA FITNESS  
 TACO BELL Denny's

CARSON & PARAMOUNT  
RETAIL CENTERS (PARTIAL LIST)

**LBX - LONG BEACH EXCHANGE & THE VILLAGE AT DOUGLAS PARK (PARTIAL LIST)**

Orchard SUPPLY & HARDWARE  
 NORDSTROM rack RAYOGA WHOLE FOODS MARKET  
 PETSMART GRITCYCLE Orangetheory FITNESS Images LUXURY NAIL LOUNGE  
 Starbucks the Habit BURGER GRILL ULTA BEAUTY T-Mobile  
 COURTYARD Marriott T.J. MAXX  
 Mercedes-Benz Flame Broiler Virgin GALACTIC  
 BOEING

**NEW DEVELOPMENT**

**STEELCRAFT**

**SUBJECT PROPERTY**

**LONG BEACH AIRPORT**  
 Building a Better Way to Fly

Gulfstream Budget  
 enterprise  
 National



**711 EAST WARDLOW RD., LONG BEACH, CA**  
TRADE MAP



# 711 EAST WARDLOW ROAD

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## C O N T A C T

### **Sheva Hosseinzadeh**

Principal

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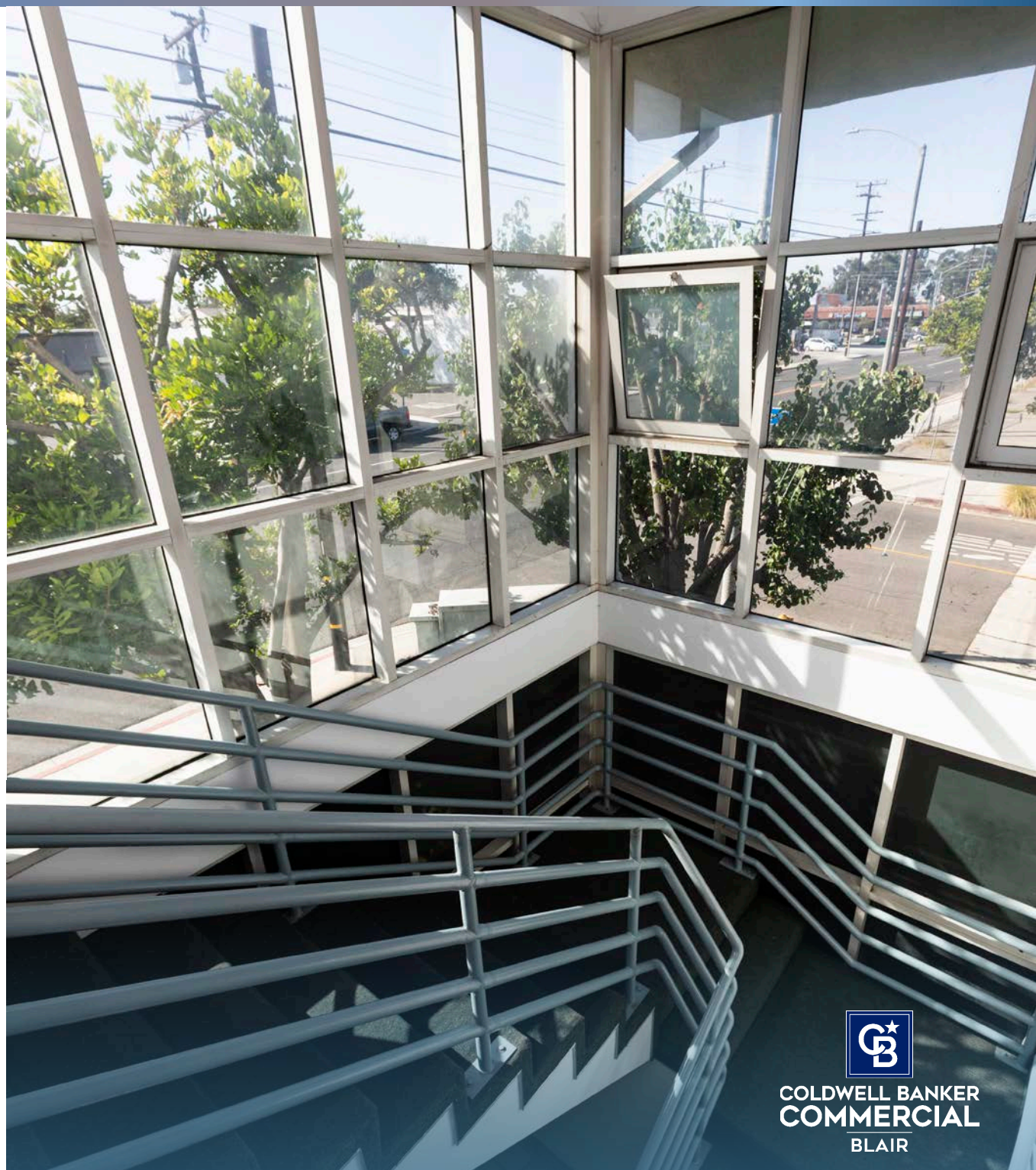
### **Vachel McKeever**

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