



829 OCEAN AVE
SEAL BEACH, CA 90740

OFFERING MEMORANDUM

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SEAL BEACH

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INVESTMENT SUMMARY

This PRIME OCEANFRONT PROPERTY with PANORAMIC OCEAN VIEWS is a once in a generation opportunity to own the most spectacular office space in the heart of Seal Beach's charming Old Town district. Perfectly located at Ocean Avenue and Main Street, overlooking the historic Seal Beach Pier, this legacy property offers endless possibilities. Currently utilized as 4 spacious office suites, this property is versatile, and perfect for an owner/user or investment. Exuding the charm of a bygone era, the building has been extensively improved by the current owner, including a new roof, HVAC, and electrical. This is the perfect location for an idyllic live/work lifestyle, in the most incredibly charming and walkable small-town beach community. Each suite has its own restroom, with a kitchenette on each level. Parking is plentiful, with 6 spaces, including one covered carport and two garage spaces with additional storage. Directly across from Eisenhower Park and a quick walk to Main Street shopping and dining, this property provides endless options to enjoy the Seal Beach lifestyle.



PROPERTY SUMMARY

Offering Price	\$5,475,000.00
Building SqFt	3,479 SqFt
Year Built	1940
Lot Size (SF)	3,302.00 SqFt
Parcel ID	199-034-18
Zoning Type	Residential
County	Orange
Frontage	33.00 Ft
Coordinates	33.740305,-118.106176



PROPERTY HIGHLIGHTS

- "Trophy" building boasts panoramic ocean views and stunning architecture.
- High-ceilings and highly flexible floor plans offer bright and spacious multi-purpose spaces to realize your business' full potential.
- Private restrooms in each suite, and kitchenette on each floor.
- Plentiful parking in coveted "Old Town" area.
- Oversized direct-access 2-car garage includes additional storage space.



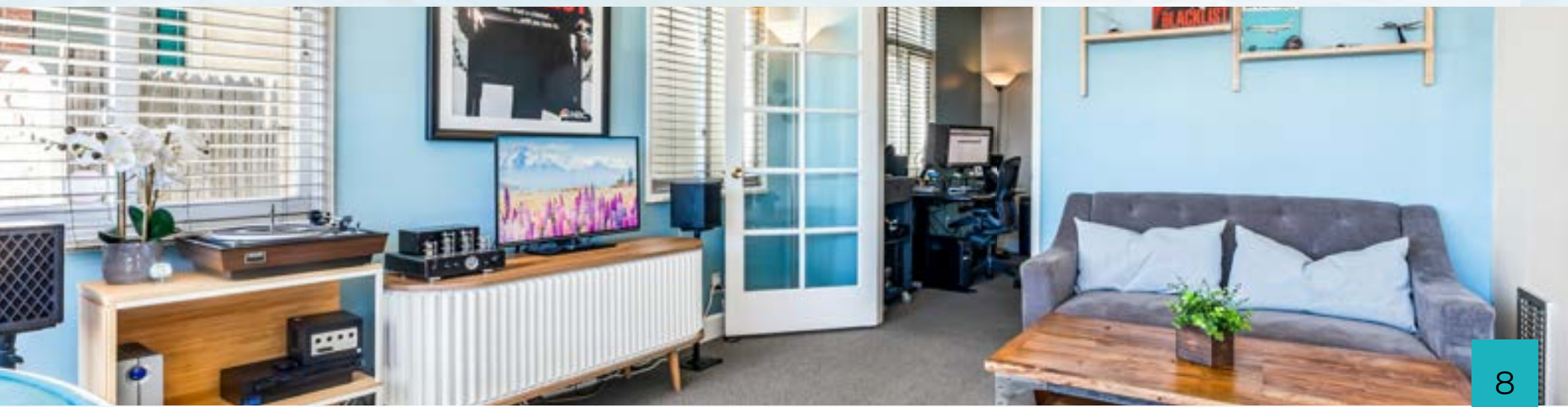


827 & 829

LOCATION HIGHLIGHTS

- Premier location in Seal Beach, overlooking the historic Seal Beach Pier, with easy access to the beach, Main Street shopping, dining, and entertainment.
- Ocean Avenue is Seal Beach's foremost address, adjacent the most desirable "Gold Coast" homes and upscale business district.
- Easy access from major highways and on-site parking make for an easy commute in an ultra-walkable area.
- Hotels, restaurants, banks and other amenities within walking distance.
- Seal Beach is ideally located between Los Angeles and San Diego, with convenient access to Orange and Los Angeles Counties.



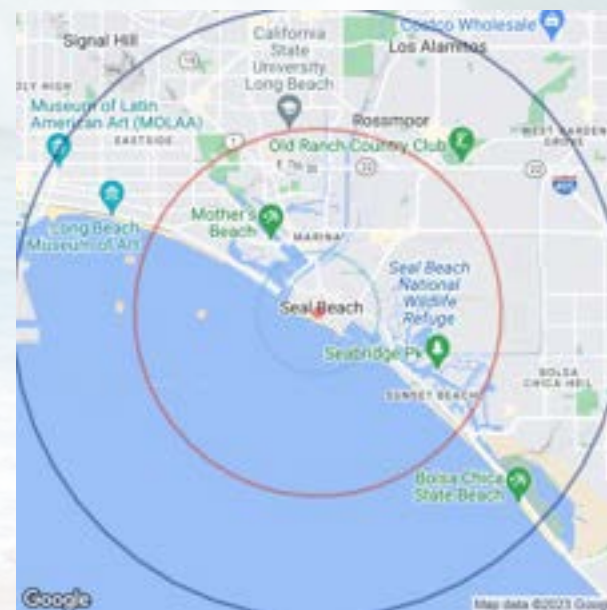


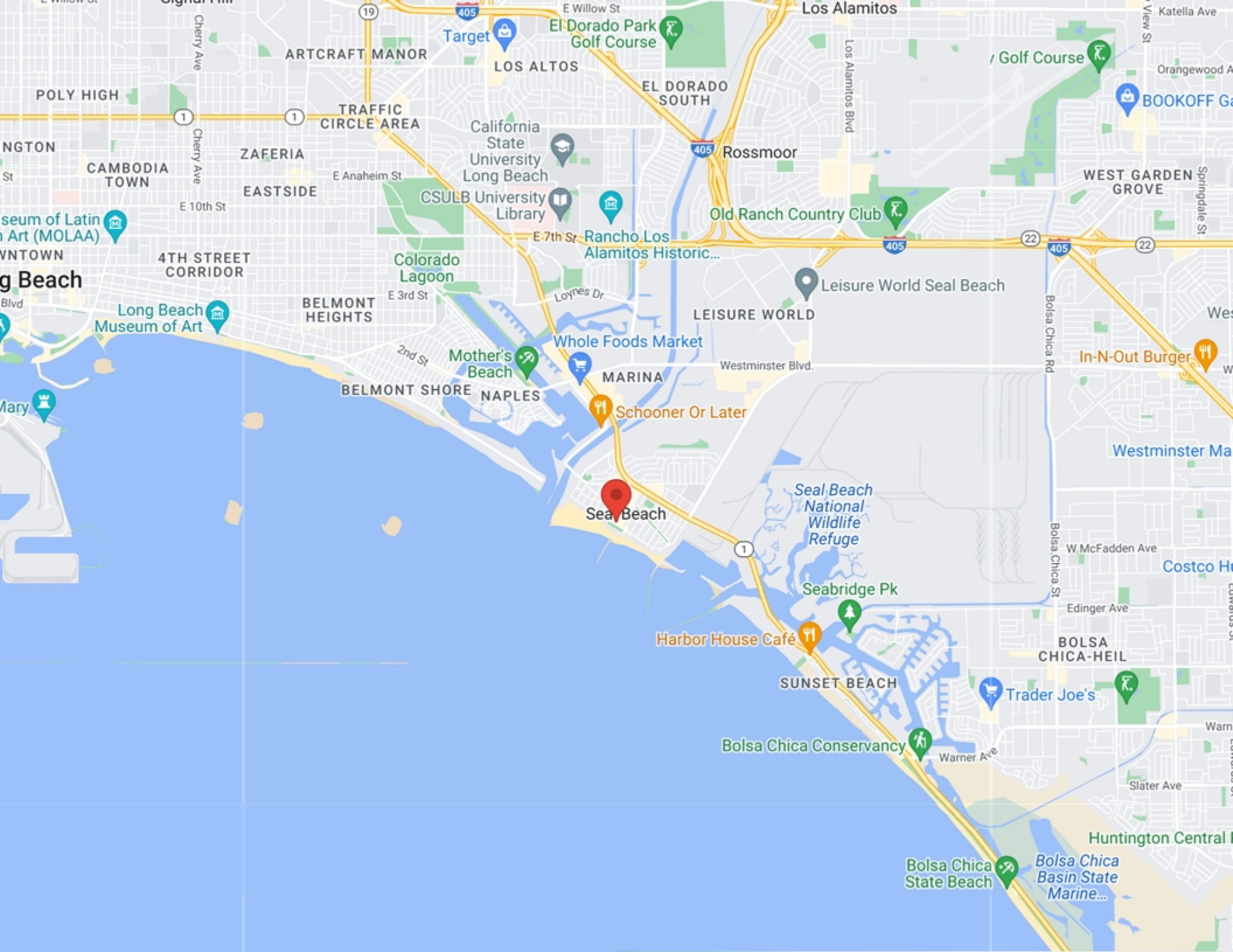
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,494	60,414	276,428
2010 Population	9,496	60,787	274,150
2023 Population	9,630	60,903	276,109
2028 Population	9,524	59,960	272,268
2023-2028 Growth Rate	-0.22 %	-0.31 %	-0.28 %
2023 Daytime Population	9,009	62,106	238,167

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,695	32,790	117,074
2010 Total Households	4,696	32,076	115,894
2023 Total Households	4,733	31,863	117,724
2028 Total Households	4,721	31,590	116,997
2023 Average Household Size	2.02	1.9	2.29
2023 Owner Occupied Housing	2,192	19,589	56,707
2028 Owner Occupied Housing	2,215	19,668	57,104
2023 Renter Occupied Housing	2,541	12,274	61,017
2028 Renter Occupied Housing	2,506	11,923	59,893
2023 Vacant Housing	444	3,095	8,041
2023 Total Housing	5,177	34,958	125,765

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	213	2,551	9,623
\$15000-24999	106	1,609	6,497
\$25000-34999	153	1,729	6,849
\$35000-49999	270	2,392	9,441
\$50000-74999	655	3,964	16,476
\$75000-99999	503	4,104	16,176
\$100000-149999	936	5,772	20,915
\$150000-199999	616	3,354	12,677
\$200000 or greater	1,280	6,384	19,067
Median HH Income	\$ 119,923	\$ 96,782	\$ 88,731
Average HH Income	\$ 177,732	\$ 149,386	\$ 132,040





Sea Beach

MARINA

Whole Foods Market

Mother's Beach

BELMONT SHORE NAPLES

BELMONT HEIGHTS

4TH STREET CORRIDOR

Long Beach Museum of Art

Long Beach

Seal Beach National Wildlife Refuge

Seabridge Pk

Harbor House Café

SUNSET BEACH

Bolsa Chica Conservancy

Bolsa Chica State Beach

Bolsa Chica Basin State Marine...

BOLSA CHICA-HEIL

Trader Joe's

W McFadden Ave

Edinger Ave

Warner Ave

Slater Ave

Huntington Central

Costco H

Westminster Ma

In-N-Out Burger

LEISURE WORLD

Leisure World Seal Beach

Old Ranch Country Club

Rancho Los Alamitos Historic...

CSULB University Library

California State University Long Beach

TRAFFIC CIRCLE AREA

EASTSIDE

ZAFERIA

CAMBODIA TOWN

POLY HIGH

ARTCRAFT MANOR

LOS ALTOS

EL DORADO SOUTH

Rossmoor

Los Alamitos

WEST GARDEN GROVE

BOOKOFF G

Orangewood A

Katella Ave

View St

Springdale St

West

W

W

W

W

W

W

W

W

W

W

W

CITY OF SEAL BEACH

COUNTY ORANGE
INCORPORATED 10/26/1915

AREA

CITY 11.8 SQ MI
LAND 11.3 SQ MI
WATER 0.5 SQ MI
ELEVATION 13 FT

POPULATION

POPULATION 25,242
DENSITY AUTO SQ MI



ABOUT SEAL BEACH

Seal Beach is a coastal city in Orange County, California, United States. As of the 2020 census, the population was 25,242. Seal Beach is located in the westernmost corner of Orange County. Seal Beach is known for its small-town charm and top-rated schools within the Los Alamitos School District. Seal Beach is located approximately 28 miles southeast of Downtown Los Angeles, and convenient to all of coastal Orange County. Major employers are Boeing, Magtek, TYR, Insta Print, and Original Parts Group.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE JEN ROHDENBURG GROUP ADVISOR FOR MORE DETAILS.

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