

FOR SALE & LEASE



**455 ATLANTIC AVE
LONG BEACH, CA 90802**

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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EXECUTIVE SUMMARY



Property Overview

455 Atlantic is a 2,000 square foot building situated on a 7,506 square foot lot. The property sits on the hard corner of 5th Street and Atlantic Blvd, offering a great unobstructed view from the street. With a zoning of LBPD30, the site offers a variety of retail permittable uses. The property is available for sale and for lease.

Property Highlights

- Property Is Available For Sale & For Lease
- Large Parking Lot In Rear
- Great Area Known For The Thriving Retail
- Standalone Retail Building, Perfect For Owner User Or For Investment
- Located On Atlantic Ave Which Is A Major Thoroughfare Of Long Beach

PROPERTY DETAILS

Address:	455 Atlantic Ave
Sale Price:	\$1,100,000
Lease Rate:	\$2.20/SF
Building Size:	2,000 SF
Available SF:	2,000 SF
Lot Size:	7,506 SF
APN	7281007014
Zoning:	LBPD30
Year Built:	1967



PROPERTY DETAILS

Sale Price	\$1,100,000
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Lease Rate	\$2.20/SF
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Location Information

Street Address	455 Atlantic Ave
City, State, Zip	Long Beach, CA 90802
County	Los Angeles

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	LBPD30
Lot Size	7,506 SF
APN #	7281007014





LOCATION OVERVIEW

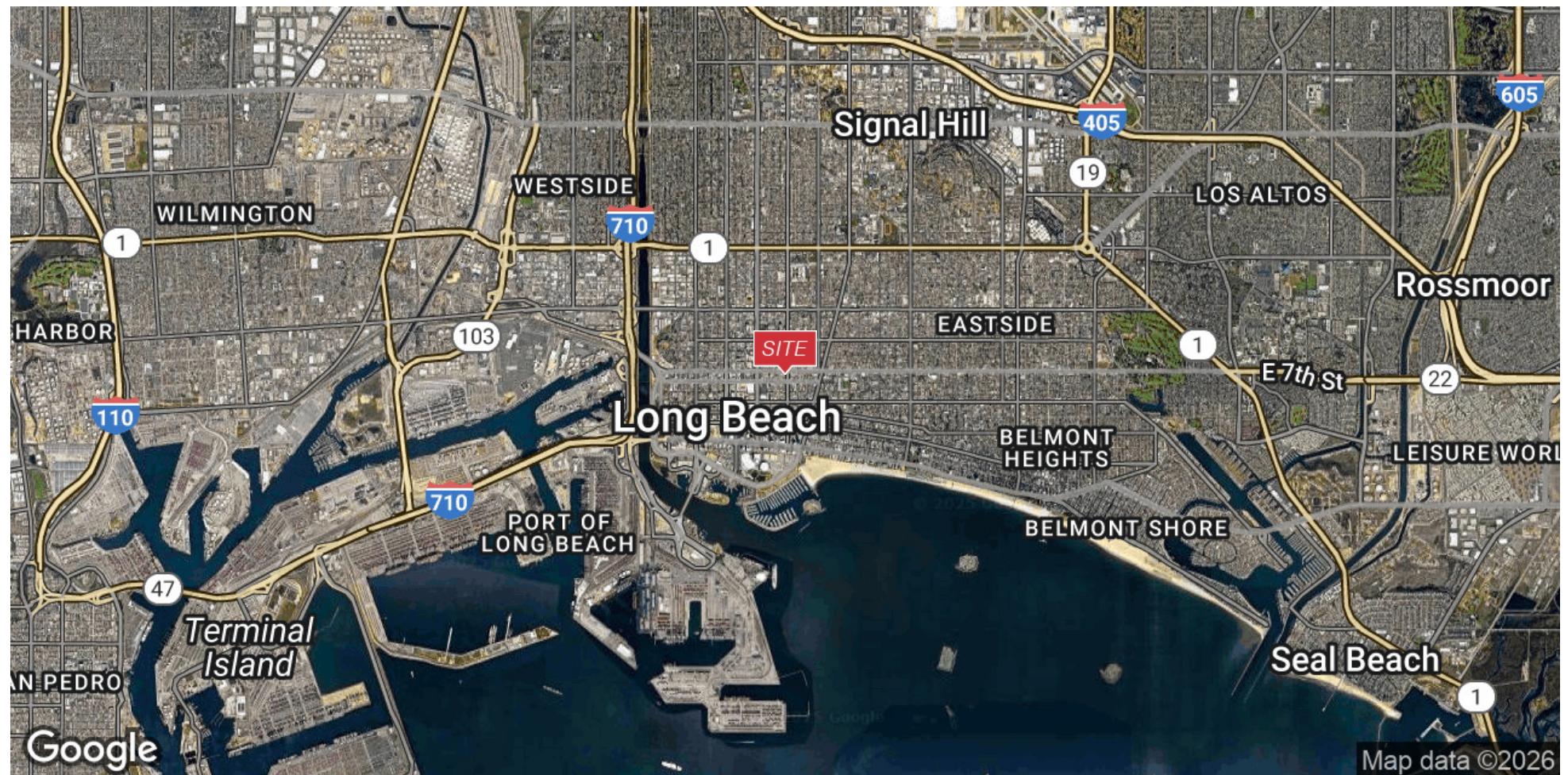
Location Overview

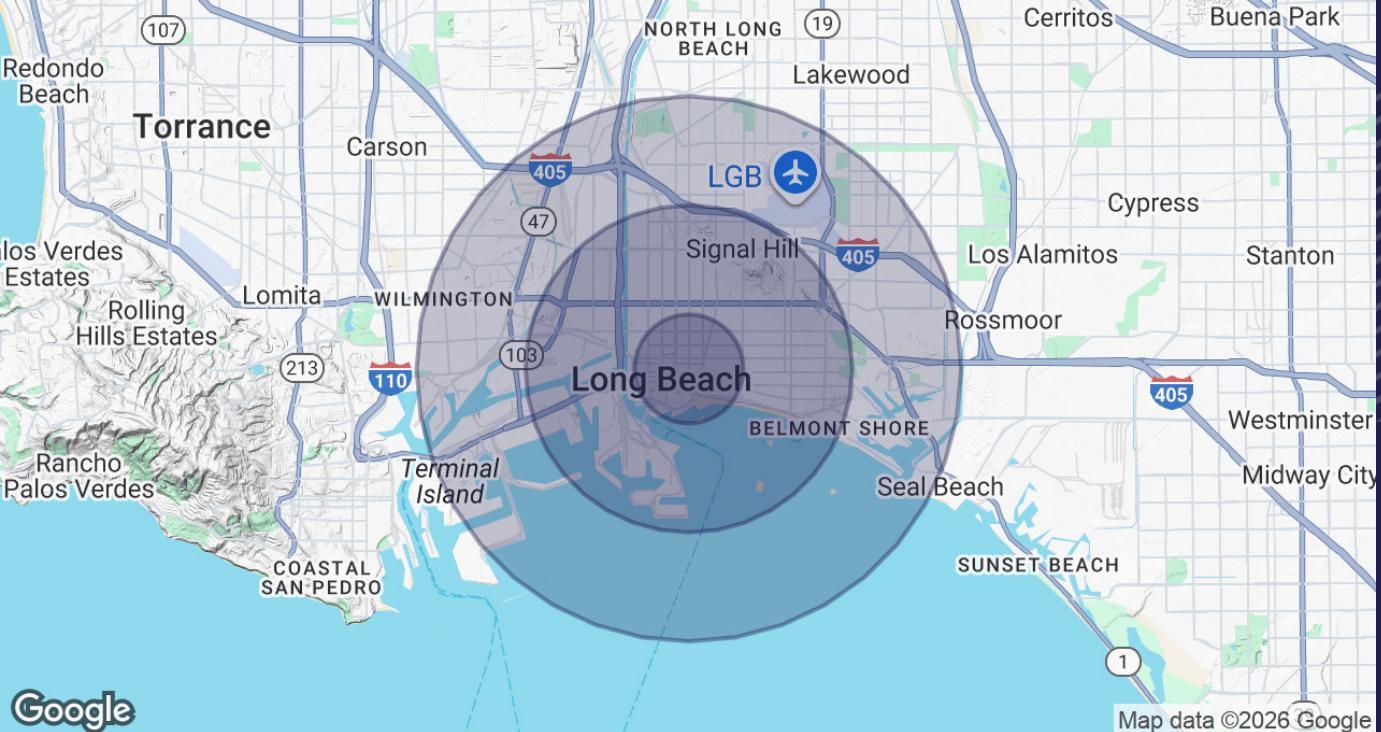
Long Beach is a thriving coastal city that combines the excitement of urban living with the appeal of a waterfront lifestyle, particularly in its energetic downtown core. Downtown Long Beach offers a highly walkable environment with modern condos, waterfront parks, and popular destinations like Shoreline Village and The Pike, all just minutes from the beach. The area is also exceptionally well connected, with convenient access to the 710, 405, and 91 freeways, making commuting throughout Los Angeles and Orange County efficient and straightforward. On a broader scale, Long Beach benefits from a strong and diverse economy anchored by major employers such as the Port of Long Beach, Long Beach Memorial Medical Center, California State University Long Beach, Boeing, and the City of Long Beach itself. This combination of accessibility, employment opportunities, and coastal charm makes Long Beach a compelling choice for residents and investors alike.

RETAILER MAP



LOCATION MAP





Google

	Demographics	1 Mile	3 Miles	5 Miles
	Population	71,646	238,172	388,415
	Total Households	31,990	94,333	145,987
	Average HH Income	\$77,478	\$90,304	\$101,639

PROPERTY LOCATION