

730-740
LONG BEACH BLVD.

PRICE REDUCED



FOR SALE
MULTI-TENANT RETAIL STRIP CENTER

730-740 Long Beach Blvd.

Long Beach, CA 90813

Building SF: 7,562 SF
Land SF: 11,885
Asking Price: \$3,150,000
Price PSF: \$417 PSF
Zoning: LBPD29
APN: 7273-020-006
7273-020-005
Year Built: 1947 / 1992

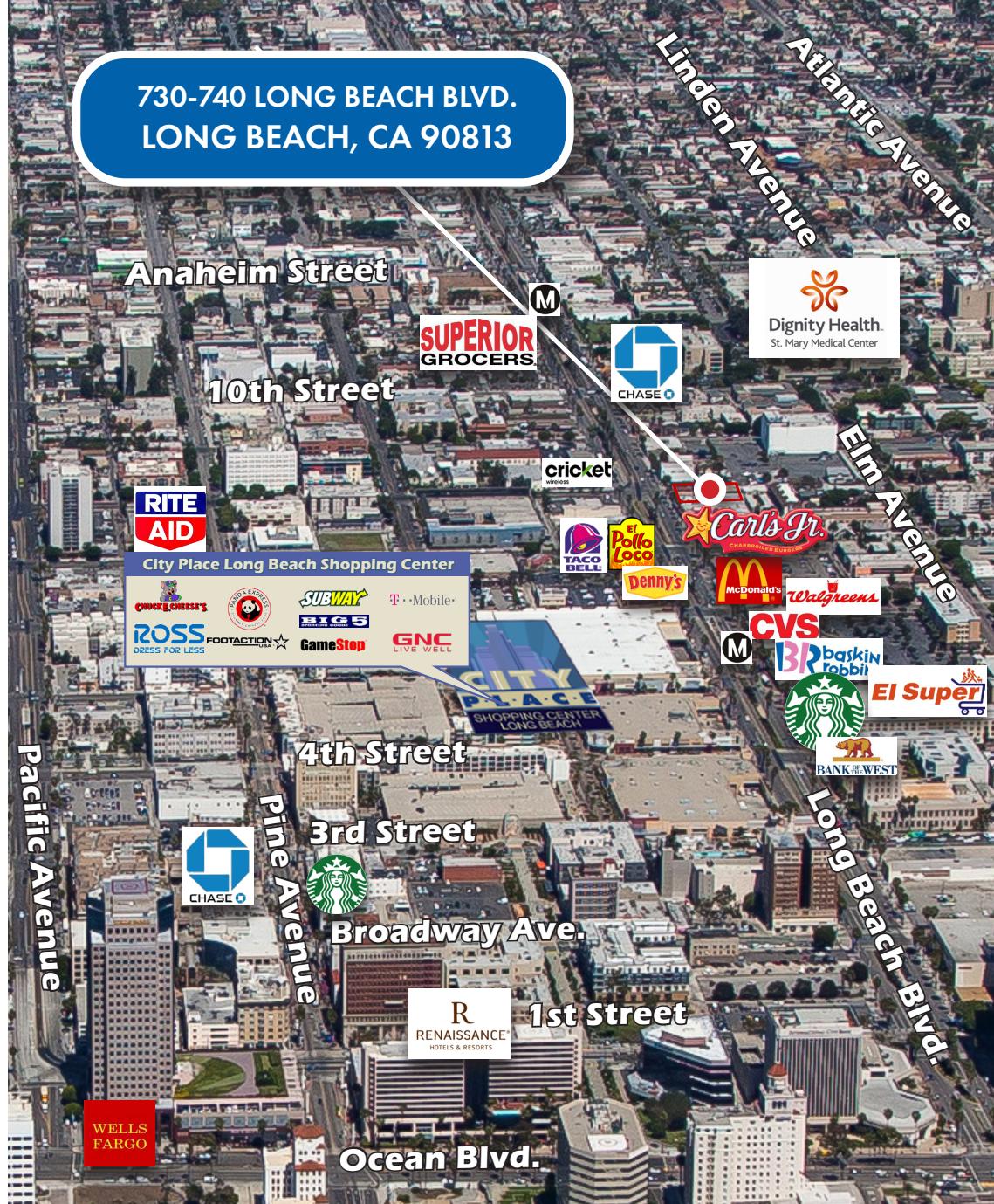
Features:

- Anchor Tenants: Walgreens Pharmacy and Oportun
- Other Tenants: LB Fashion and Zi's Kitchen (Mexican restaurant)
- Parking: On-site and street parking available
- Long-term stable tenancy with one vacant unit for upside potential
- Investment or owner/user opportunity
- Situated along Long Beach Blvd near 7th Street (710 Freeway on-ramp)
- Metro Blue Line Station directly in front of property
- Surrounded by national retailers: T-Mobile, Carl's Jr., McDonald's, Taco Bell, El Pollo Loco, Denny's

Coldwell Banker Commercial BLAIR is pleased to offer for sale 730–740 Long Beach Boulevard, a multi-tenant retail strip center in the heart of Downtown Long Beach. The property consists of approximately 7,562 square feet of building area situated on an 11,885 square foot lot.

Anchored by Walgreens Pharmacy and Oportun, the tenant roster also includes LB Fashion and Zi's Kitchen (Mexican restaurant). The center benefits from both on-site parking and convenient street parking directly in front of the property. With long-term, stable tenancy and one vacant unit providing upside potential, this asset is well-suited for both investment and owner/user opportunities.

Strategically positioned along the Long Beach Boulevard corridor, the property is near the signalized intersection at 7th Street, which serves as an on-ramp to the 710 Freeway. The Metro Blue Line Station runs along Long Beach Boulevard directly in front of the property, offering strong transit accessibility. Surrounding national and regional retailers include T-Mobile, Carl's Jr., McDonald's, Taco Bell, El Pollo Loco, and Denny's, among others.



**FOR MORE
INFORMATION
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CURRENT ZONING

The Midtown Specific Plan (SP 1) replaced PD 29 in the Long Beach Municipal Code as the regulatory framework for the Long Beach Boulevard corridor. SP 1 defines a new zoning model, refined land use districts, design guidelines, and mobility strategies to drive transit-oriented, mixed-use revitalization, consistent with the City's modern planning goals. The Midtown Specific Plan was designed to revitalize a corridor that had struggled with transit and land use challenges despite previous investment under. It aims for balanced multi-modal mobility, form-based zoning, new public open spaces (including 11 parklets), and targeted infill and mixed-use development incentives

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RENT ROLL

ACTUAL

	SF	Rent	CAM	Total:	Term	End	Options
Walgreens (Unit A & C)	2,400	\$ 5,522.00	\$ 600.00	\$ 6,122.00	1-May-18	31-May-28	Two (2) - Five (5) year options to extend
LB Fashion (Unit D & E)	2,445	\$ 2,900.00	\$ 2,776.00	\$ 5,676.00	1-Aug-17	31-Jul-26	No Options
Oportun (Unit G)	1,000	\$ 2,000.00	\$ 1,170.00	\$ 3,170.00	1-Oct-10	1-Oct-27	One (1) - Three (3) year option to extend
Zi's Kitchen (Unit B)	650	\$ 1,729.48	\$ 741.00	\$ 2,470.48	1-Apr-21	31-Mar-26	One (1) - Five (5) year option to extend
Pioneer Pulse Electric Bike and Repair Shop	1,000	\$ 2,500.00	\$ 1,170.00	\$ 3,670.00	1-Oct-25	30-Sep-28	No Options
Total		\$ 14,651	\$ 6,457	\$ 21,108			



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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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