



COLDWELL BANKER
COMMERCIAL
BLAIR

FOR LEASE



1855 PACIFIC AVENUE

L O N G B E A C H C A L I F O R N I A 9 0 8 0 6

Submitted by: Sheva Hosseinzadeh, Principal | Vachel McKeever, Associate Vice President
CBC Blair | 562-495-6070 | Company BRE #01330395



1855 PACIFIC AVENUE

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AVAILABLE:	Approx. : 14,463 SF
LOT SIZE:	Approx. : 24,000 SF
LEASE RATE:	\$1.25/SF - Modified Gross
APN:	7209-022-014 7209-022-012 7209-022-016
YEAR BUILT:	1940

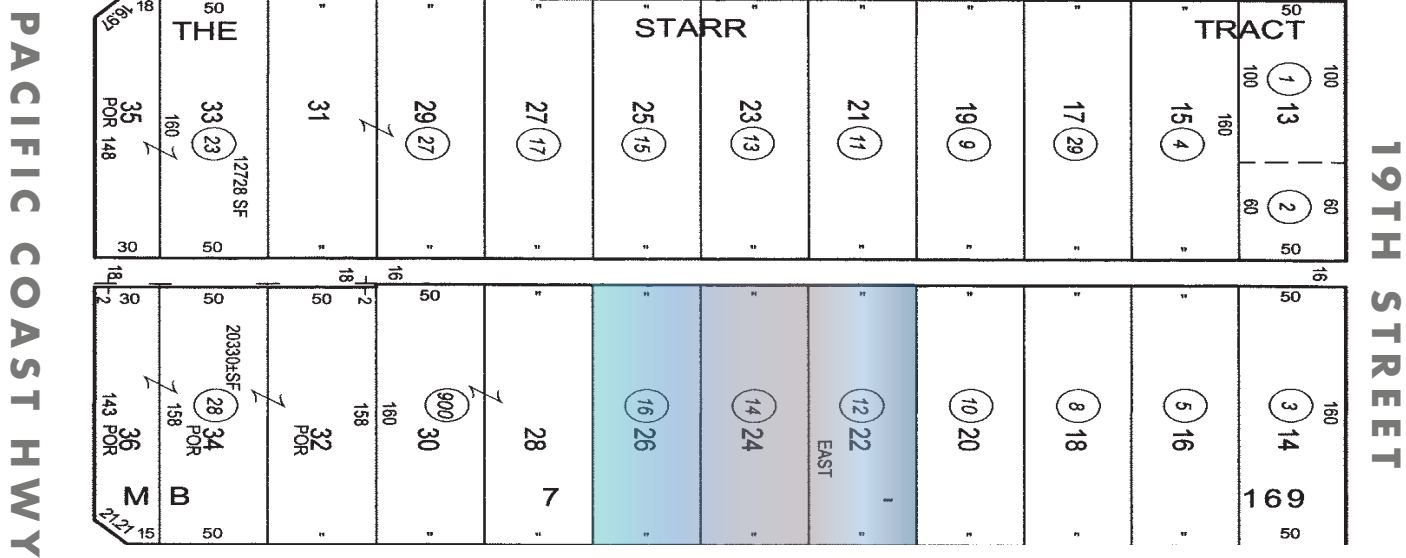
HIGHLIGHTS

- New commercial grade laminate flooring in showrooms
- High visibility
- Monument and building signage available
- Gated onsite parking lot for 21 cars
- Paved yard for additional parking or outdoor space
- Perfect for a grocery, church, fitness, or school (tenant to verify zoning)

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present 1855 Pacific Avenue Long Beach, CA for Lease. This retail commercial property consists of approximately 14,463 SF of improvements on approximately 24,000 of land. The previous tenant was Casa Leaders- a furniture, electronics, and appliance store. The showroom is spacious and features new commercial grade wood laminate flooring throughout. There is a 2nd floor mezzanine with a lift for ADA accessibility. The onsite gated parking lot provides up to 21 parking spaces including one ADA compliant space. In the rear of the building is a small paved yard which could be used for additional parking or outdoor space. Due to the size of the property, we believe this property would be best suited for a market/grocery store or a fitness use. The immediate area surrounding your property is retail, residential, and service-oriented type businesses.

CEDAR AVENUE



PACIFIC AVENUE

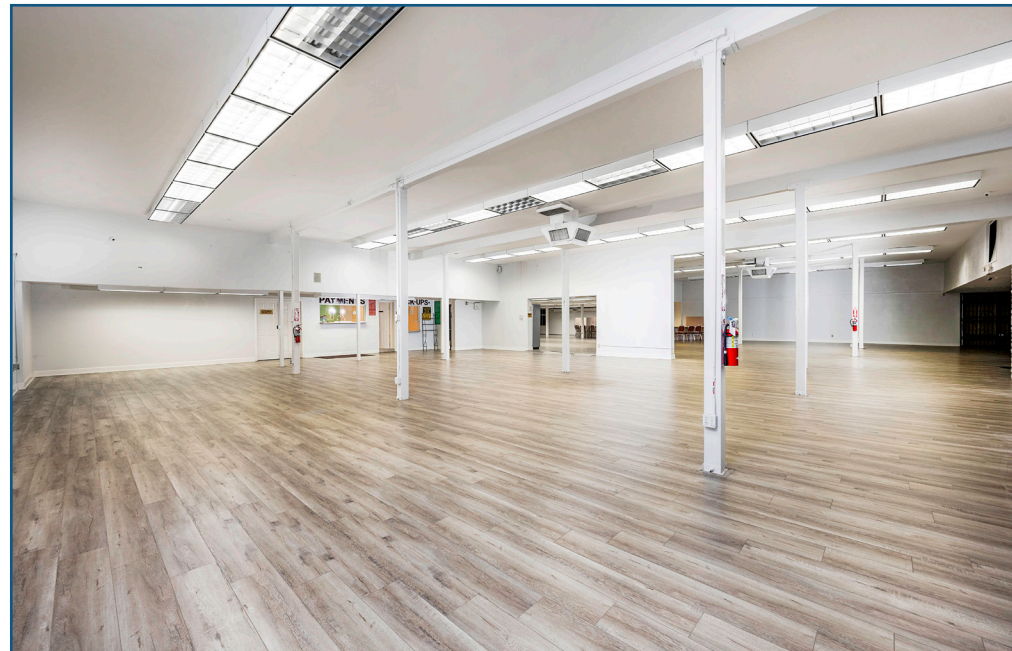
ZONING:

1855 PACIFIC AVE.
LONG BEACH, CA 90806

The Community Automobile-Oriented (CCA) District is one of four community commercial zoning districts which provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. The CCA district permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services. Permitted uses would include but are not limited to business office support, basic personal services, professional services including medical uses, etc. Please refer to the city of Long Beach municipal code for additional information.

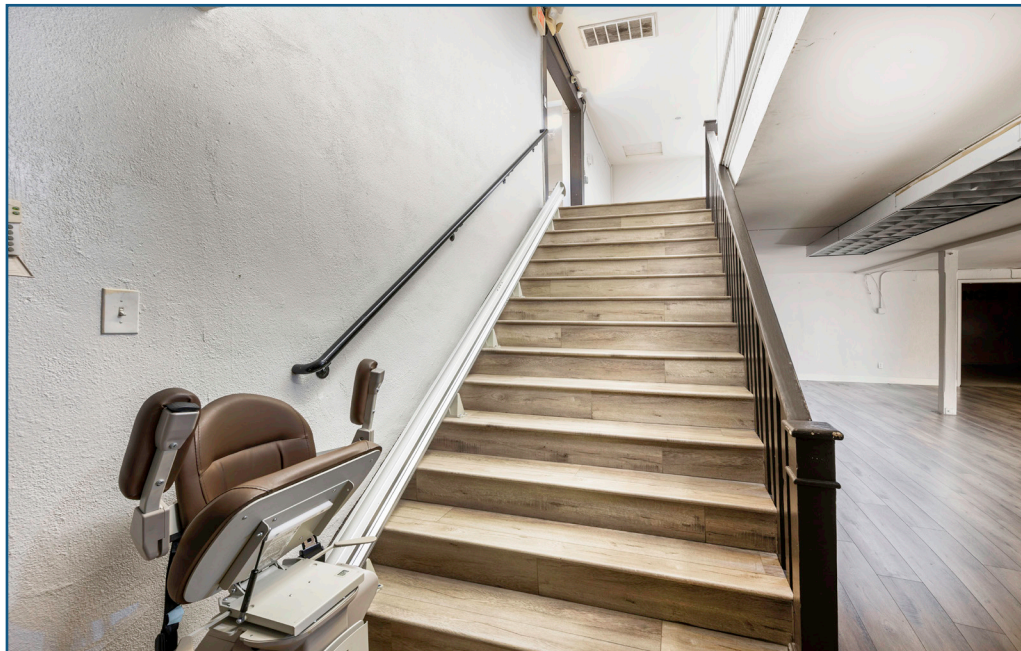
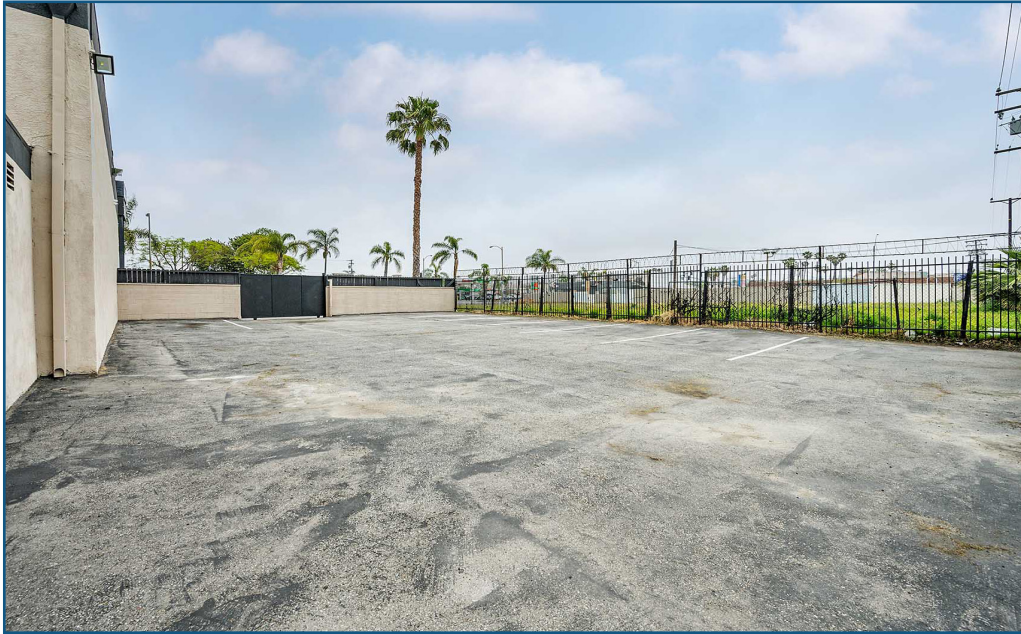
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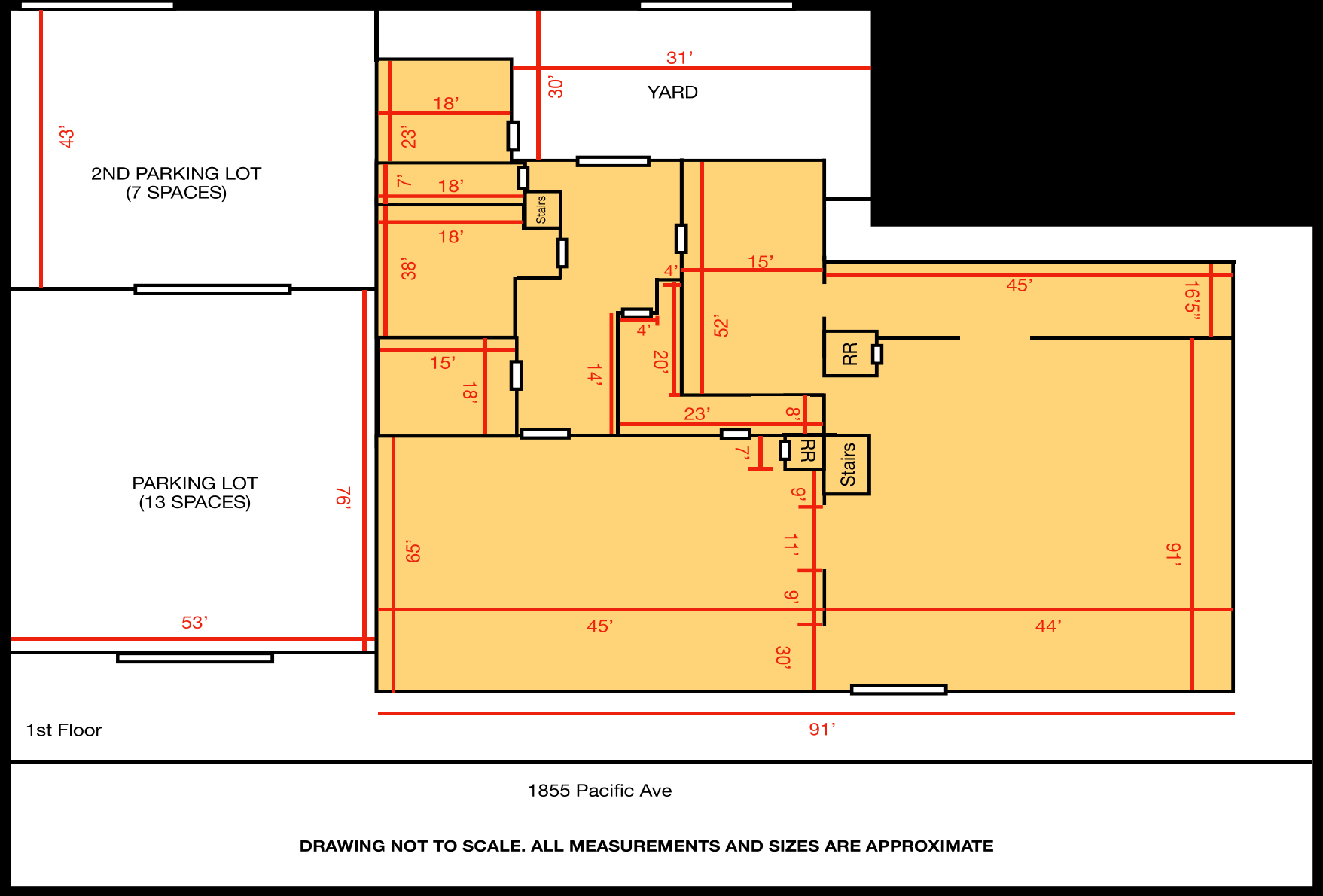


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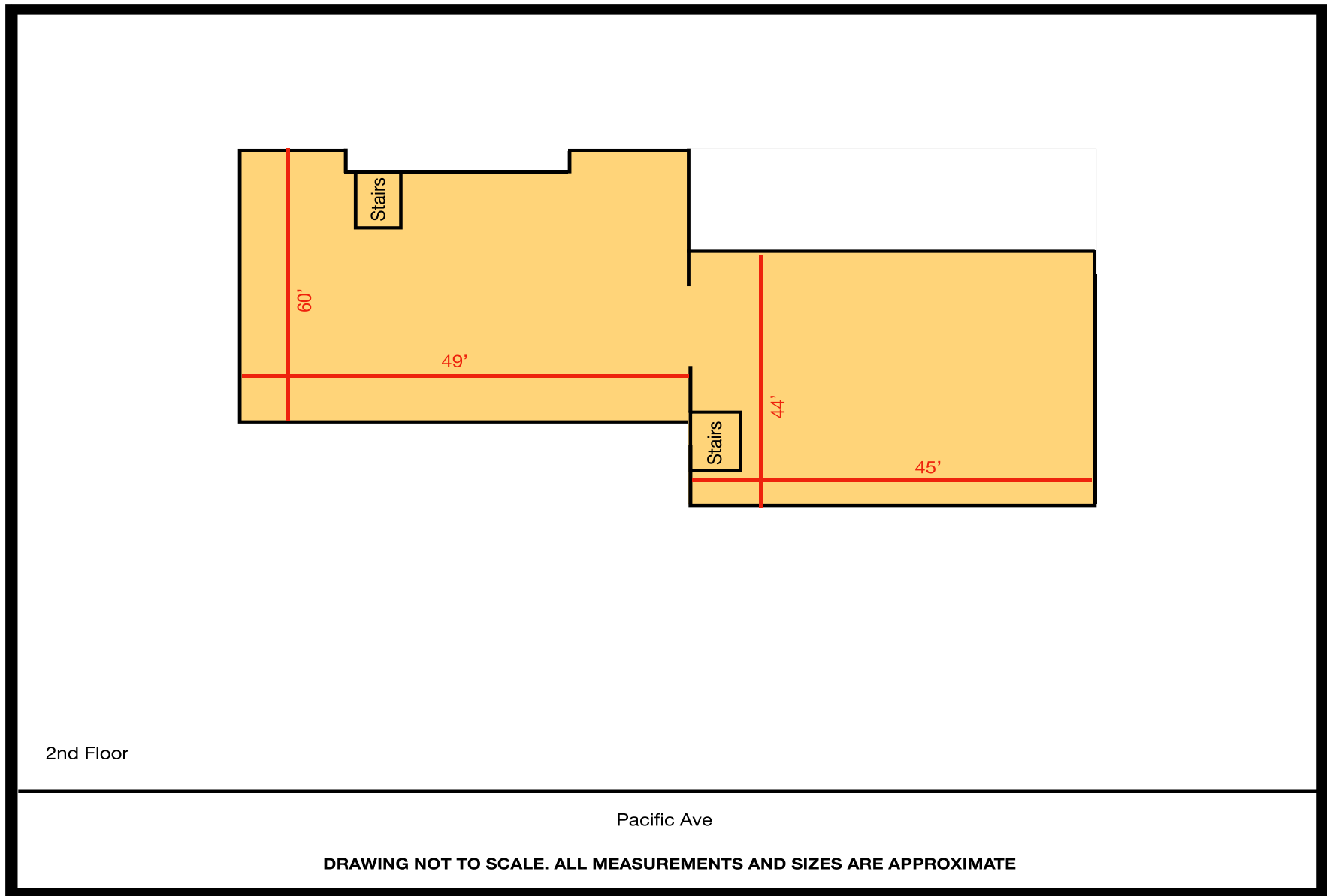
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FLOORPLANS - 1ST FLOOR



FLOORPLAN - 2ND FLOOR





WILLOW & LONG BEACH BLVD. RETAIL

EASTSIDE

ALAMITOS BEACH



WRIGLEY

DOWNTOWN LONG BEACH

WESTSIDE



LOCAL RETAIL MAP

1855 PACIFIC AVENUE

C O N T A C T

SHEVA HOSSEINZADEH

Principal

Sheva@cbcblair.com

Cell: (562) 400-5949

DRE# 01922147

VACHEL MCKEEVER

Associate Vice President

VMcKeever@cbcblair.com

Cell: (562) 900-2938

BRE# 02074710

