

1750 LONG BEACH BOULEVARD

LONG BEACH, CA



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1750

Long Beach Boulevard

PROPERTY INFORMATION

EXECUTIVE SUMMARY

Located in the heart of one of Southern California's most dynamic coastal markets, **1750 Long Beach Blvd** offers an opportunity to own a highly visible, corner-lot property in a rapidly growing, high-traffic corridor of Long Beach, CA. This $\pm 4,017$ SF freestanding building sits on a $\pm 5,600$ SF lot and is zoned **SP1-TN (Transit Node – Mixed Use)**, allowing for a wide range of commercial, office, retail, and potential residential or live-work development options. Whether you're an owner-user looking to establish your business in a central, high-exposure location, or an investor seeking value-add upside in a supply-constrained urban market, this property offers long-term income potential. Situated along the Long Beach Blvd transit corridor, just minutes from Downtown, the Port, and major freeways, the property is primed to benefit from ongoing city revitalization, infrastructure improvements, and consistent foot and vehicle traffic. The Long Beach market continues to attract local and out-of-state capital due to its strong fundamentals, pro-development zoning, and consistent event-driven tourism.

With major annual events such as the **Acura Grand Prix (200,000+ visitors)**, the **Congressional Cup Regatta**, and the **upcoming 2028 Olympics, Day Trip Festival**, a two-day EDM celebration at the Queen Mary Waterfront attracting tens of thousands of music fans each year. These events flood nearby businesses with visitors who contribute to parking, dining, hospitality, and retail revenues.

Long Beach generates consistent demand across retail, hospitality, and service sectors. Additionally, the city's business-friendly initiatives, strong rental demand, and growing population of professionals and entrepreneurs create an ideal environment for mixed-use development or owner-user occupancy. The SP1-TN zoning is particularly valuable, as it supports a variety of uses near public transportation nodes, opening doors for retail storefronts, creative office, cafes, medical, or live/work configurations all of which are in demand in this walkable, transit-connected neighborhood.

Whether it's operated as-is, remodeled for retail or office use, or redeveloped into a live/work or multi-tenant concept, **1750 Long Beach Blvd** provides a canvas for long-term value creation.

\$1,100,000

PRICE

4,017

GROSS RSF

5,600

TOTAL LOT SIZE

1950

YEAR BUILT

**SP1TN
Transit Node
District
(Mixed-Use)**

ZONING

1750Long Beach
Boulevard

PROPERTY OVERVIEW

PROPERTY/BUILDING INFORMATION

Property Address 1750 Long Beach Blvd, Long Beach, CA

Property Type Freestanding Retail

Zoning SP1TN Transit Node District Mixed-Use

Lot Size 5,600 SF

Building Size 4,017 SF

Year Built 1950

Current Tenant Vacant

Number of Units 1 (Single Tenant)

LOCATION INFORMATION AND AREA OVERVIEW

County Los Angeles County

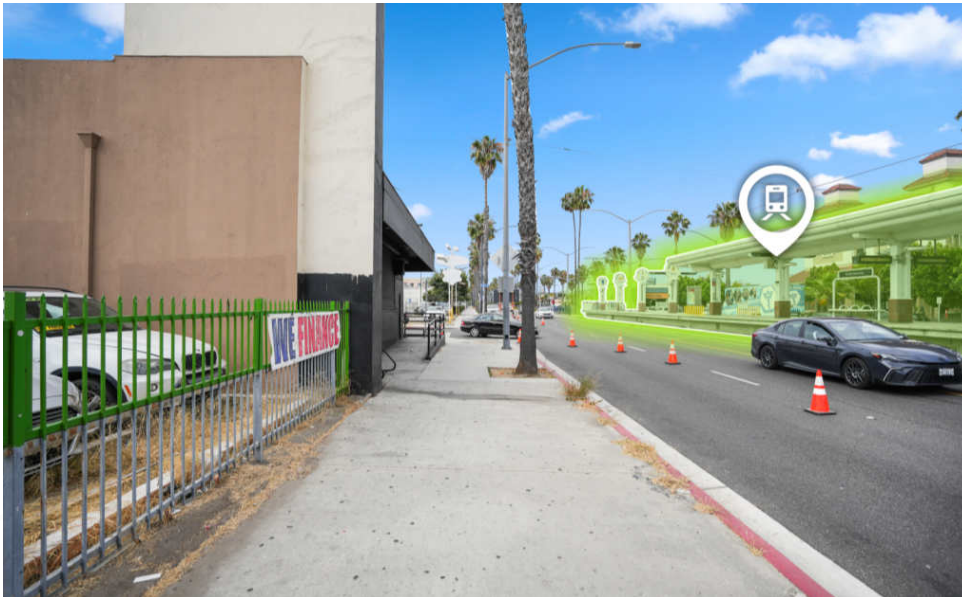
Nearest Highway Long Beach Blvd, access to I-710 and I-405

Nearest Airport Long Beach Airport (LGB) – 5 miles

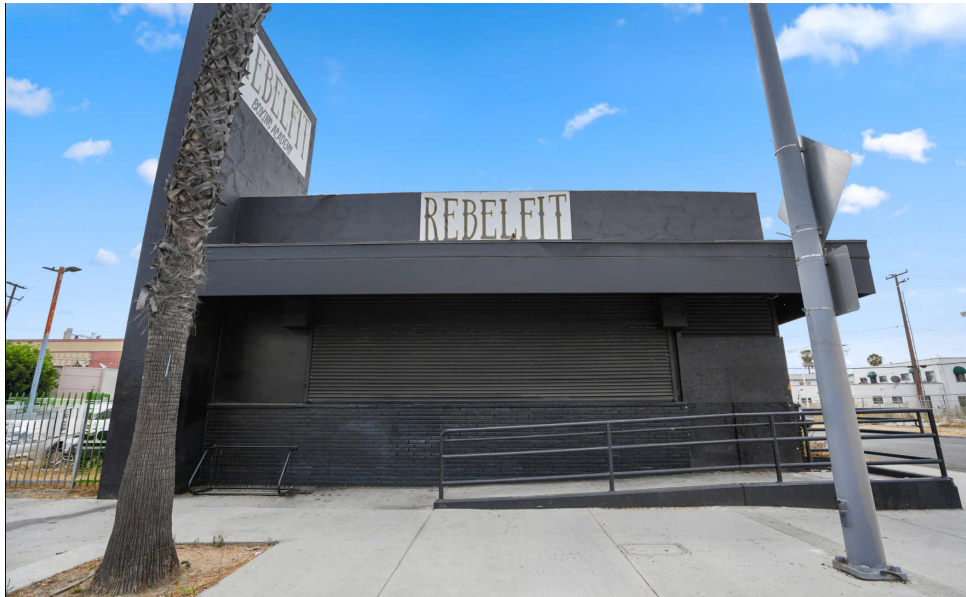
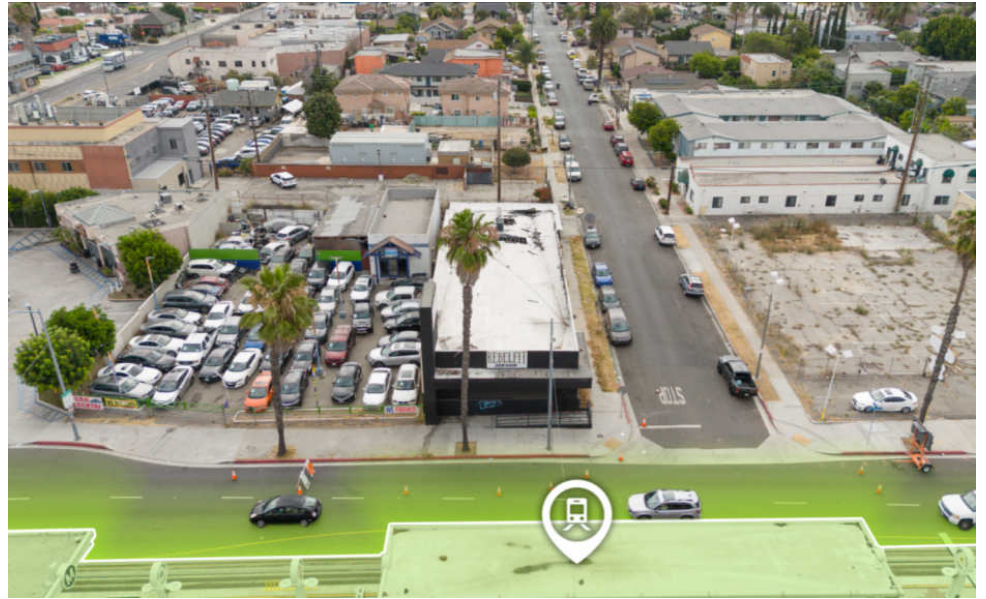
Nearest Police Station Long Beach Police Department – 2 miles

Regional Access Convenient access to I-710 and I-405,
connecting to key regional markets

PHOTOS



PHOTOS





1750

Long Beach Boulevard

LOCATION OVERVIEW

LONG BEACH, CA

Long Beach, California, is a thriving coastal city in Los Angeles County with a population of approximately 460,000 and a reputation for strong economic fundamentals, a high quality of life, and significant investment potential. Known for its central location between Los Angeles and Orange County, Long Beach offers excellent access to major transportation corridors, including the 405, 710, and 110 freeways, as well as the Port of Long Beach, one of the busiest ports in the world which drives substantial industrial, logistics, and international trade activity. The city's economy is further supported by key sectors such as aerospace, healthcare, education, and tourism, and its workforce is well-educated and increasingly aligned with high-growth industries. The median household income is over \$82,000, with home values averaging around \$762,000, and a large portion of the population rents creating consistent demand for multifamily and mixed-use investments.

One of Long Beach's most compelling advantages is its event-driven economy, which fuels steady foot traffic and revenue for local businesses. The Acura Grand Prix of Long Beach, one of North America's premier street races, brings in over 200,000 visitors annually and generates millions in economic activity. Other major events include the Congressional Cup Regatta, Formula Drift, the Long Beach Jazz Festival, and the annual Fourth of July fireworks celebration. The city is also preparing to host 11 events during the 2028 Summer Olympics, including water polo, sailing, and beach volleyball—an opportunity that is expected to bring major infrastructure upgrades, global media exposure, and an influx of visitors and capital. In addition to these marquee events, Long Beach hosts dozens of festivals, art walks, and waterfront activities year-round, all contributing to the city's vibrant, active lifestyle and strong tourism sector.

Whether you're targeting long-term cash flow, redevelopment opportunities, or value-add real estate, this is a city that continues to grow, evolve, and attract interest from both institutional and private investors across the country.

460,000+

Population

\$82,000

Median Household Income

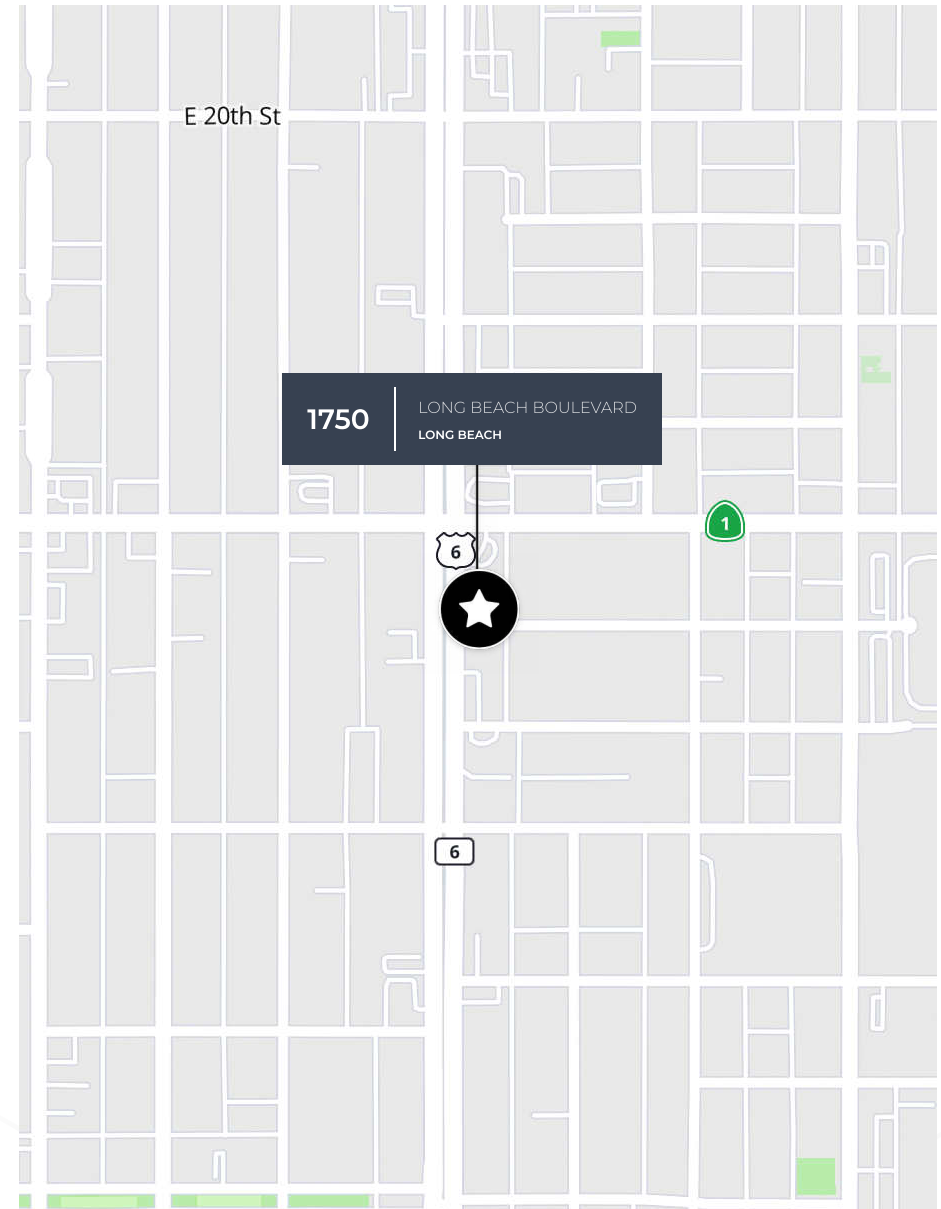
34.3 years

Median Age

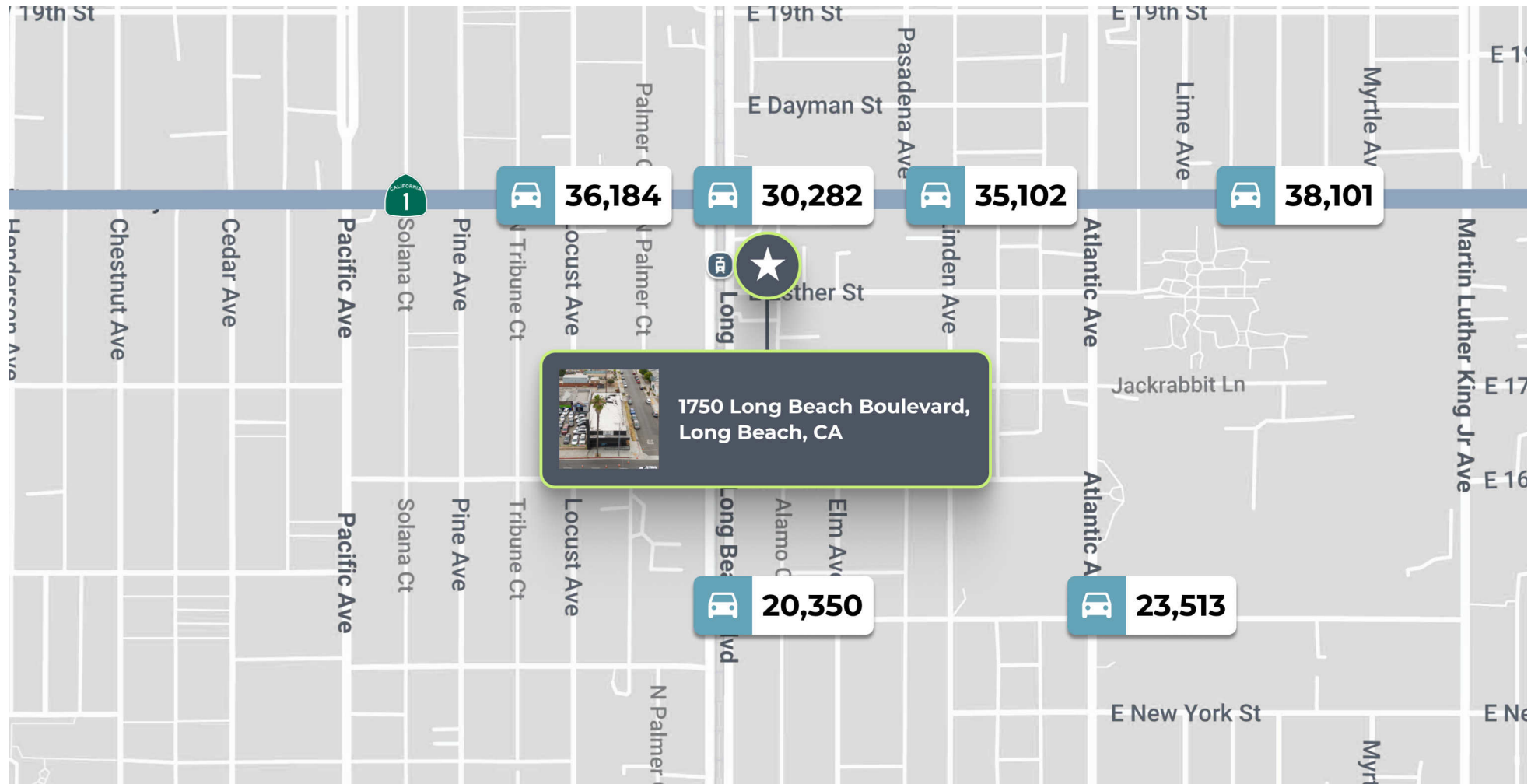


DEMOGRAPHICS

Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2024)	14,317	71,344	177,765
Projected Population (2029)	14,896	73,791	184,011
Population Growth (2024–2029)	4.04%	3.43%	3.51%
Average Age	38	39	40
Households (2024)	7,107	32,569	80,268
Household Growth (2024–2029)	4.02%	3.42%	3.56%
Median Household Income (2024)	\$32,533	\$53,378	\$60,047
Average Household Size	1.9	2.1	2.1
Median Home Value (2024)	\$133,220	\$236,653	\$241,170



TRAFFIC COUNT - 1750 LONG BEACH BLVD



Street	Cross Street	Count Year	Avg Daily Volume	Miles from Subject Property
Long Beach Blvd	E 16th St	2025	20,350	0.41
Pacific Coast Highway	N Pasadena Ave	2025	35,102	0.09
E Pacific Coast Hwy	Locust Ave	2025	35,782	0.12



1750

Long Beach Boulevard

SOLD COMPARABLES

565 E WILLOW ST

LONG BEACH, CA 90806

Details

Price	\$450,000
Price/SF	\$237.59
Sale Date	6/16/2025
Building Type	Retail
Building Size	1,894 SF
Year Built	1970

565 E Willow St, Long Beach, CA 90806 is a single-tenant retail property that sold for \$450,000 on 6/16/2025. Built in 1970, the building spans 1,894 square feet on a site with a 0.39 FAR. The property offers strong street visibility with 45 feet of frontage on Linden Avenue and 158 feet on Willow Street. With 6 surface parking spaces (a ratio of 3.17 per 1,000 SF), the asset is well-positioned for convenience-oriented retail or service uses. Located in a mid-density corridor of Long Beach, the low price per square foot of \$237.59 and modest site coverage may support future repositioning or redevelopment.

Description

Tenancy	Single
Number of Tenants	1
Parking Spaces	6 Surface Spaces; Ratio of 3.17/1,000 SF
Building FAR	0.39
Frontage	Corner Lot



1561 W PACIFIC COAST HWY LONG BEACH, CA 90810

Details

Price	\$2,120,000
Price/SF	\$247.52/SF
Sale Date	2/7/2025
Building Type	Retail (1) /Residential (11)
Building Size	8,565 SF (1,853 SF Retail)
Lot Size	8,729 SF/0.2 AC (1,888 SF .04 AC Retail)
Year Built	1949

1561 W Pacific Coast Hwy, Long Beach, CA 90810 is a mixed-use retail asset that sold for \$2,120,000 on 2/7/2025. Built in 1949, the property consists of 1,853 square feet of retail space situated on a 8,857 square foot lot. The site includes 11 apartment units and 8 surface parking spaces. This property is located on a corner lot which is similar to subject property. It is also zoned for mixed-use

Description

Tenancy	Multi
Number of Tenants	2
Parking Spaces	10 Surface Spaces; Ratio of 5.40/1,000 SF
Building FAR	0.98
Frontage	Corner Lot



1730-1740 LONG BEACH BLVD

LONG BEACH, CA 90813

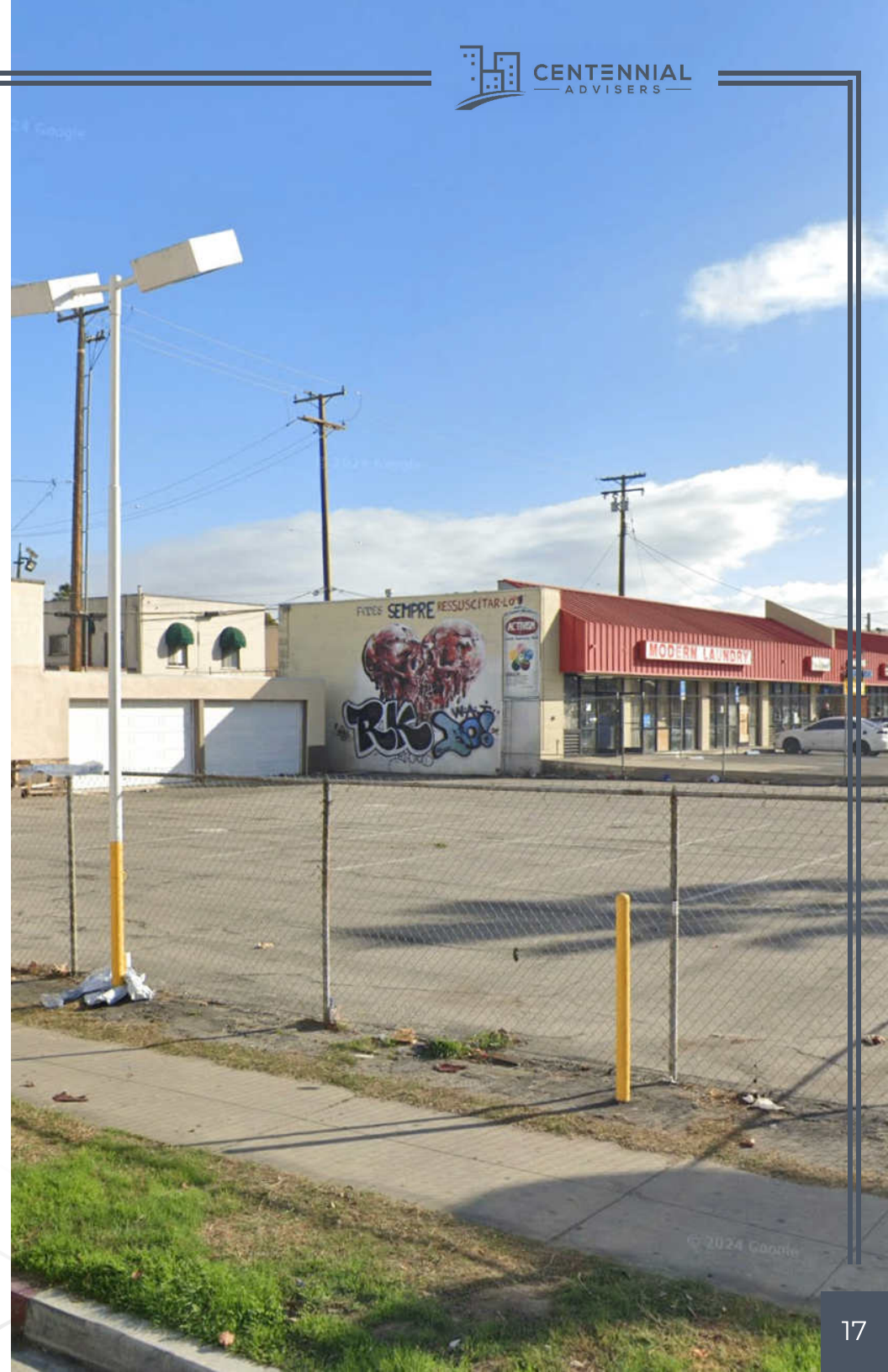
Details

Price	\$1,100,000
Land Price/SF	\$84.45
Sale Date	11/22/2024
Building Type	Retail/Land
Building Size	1,354 SF
Lot Size	13,010 SF/0.30 AC
Year Built	1947

1730-1740 Long Beach Blvd, Long Beach, CA 90813 was a single-tenant retail property that sold for \$1,100,000 on 11/22/2024. Constructed in 1947, the building totals 1,354 square feet and is situated on a 13,010 SF (0.30-acre) lot, resulting in a low 0.10 FAR. The pricing is based off a portfolio that included the land and auto dealership. Since then the auto dealership building has been knocked down for potential redevelopment to housing.

Description

Tenancy	Single
Number of Tenants	1
Parking Spaces	4 Surface Spaces; Ratio of 2.95/1,000 SF
Building FAR	0.10
Frontage	Corner Lot



2749 E ANAHEIM ST

LONG BEACH, CA 90804

Details

Price	\$1,020,000
Price/SF	\$278.69/SF
Sale Date	2/24/2025
Building Type	Retail
Building Size	3,660 SF
Lot Size	4,038 SF/0.09 AC
Year Built	1924

2749 E Anaheim St in Long Beach, CA 90804 is a multi-tenant retail property sold for \$1,020,000 (\$278.69/SF) on 2/24/2025. Built in 1924, the property offers 3,660 square feet of building area on a 0.09 acre lot with 9 surface parking spaces and frontage along Anaheim St and Temple Ave. It is similar to subject property due to corner lot and size. The location was fully occupied at the time of sale.

Description

Tenancy	Multi
Number of Tenants	3
Parking Spaces	9 Surface Spaces; Ratio of 2.46/1,000 SF
Building FAR	0.93
Frontage	Corner Lot



4344-4348 ATLANTIC AVE

LONG BEACH, CA 90807

Details

Price	\$1,150,000
Price/SF	\$287.50/SF
Sale Date	12/18/2024
Building Type	Retail
Building Size	4,000 SF
Lot Size	6,141 SF/0.14 AC
Year Built	1949

4344-4348 Atlantic Ave, Long Beach, CA 90807 is a retail property that sold for \$1,150,000 (\$287.50/SF) on 12/18/2024. Originally built in 1949, the building totals 4,000 square feet and sits on a 6,141 SF (0.14-acre) lot, equating to a 0.65 FAR. The property includes 6 surface parking spaces, offering a parking ratio of 1.50 spaces per 1,000 SF. The property was previously occupied by a law firm who was in the process of relocating and the buyer will be using the property as an investment. This property once had 3 addresses and was divided into multi-tenant but now is only one unit.

Description

Tenancy	Vacant
Parking Spaces	6 Surface Spaces; Ratio of 1.50/1,000 SF
Building FAR	0.65
Frontage	Midblock Retail



1038 E ANAHEIM ST

LONG BEACH, CA 90813

Details

Price	\$1,400,000
Price/SF	\$255
Sale Date	1/17/2025
Building Type	Mixed Use
Building Size	5,486 SF
Lot Size	6,785 SF/0.15 AC
Year Built	1946

1038 E Anaheim St, Long Beach, CA 90813 is a mixed-use property that sold for \$1,400,000 (\$255/SF) on 1/17/2025. The asset was built in 1946 and consists of 5,486 square feet of building area situated on a 6,785 SF (0.15-acre) lot. It is zoned LBCHW (Long Beach Central Highway), allowing for a broad mix of commercial and residential uses. The downstairs retail portion was leased at the time of sale while the upstairs has been permitted and occupied as a residential unit consisting of approx. 1500 sqft. The residential portion is currently in process of remodeling to two residential units. One 2 Bed and the other 3 Bed.

Description

Tenancy	Multi
Number of Tenants	2
Parking Spaces	6.20/1,000 SF
Building FAR	0.41
Frontage	Corner Lot



SOLD COMPARABLES SUMMARY

Address	Price	Price/SF	Date Sold	Property Type	Year Built	Building SF	Lot SF
1750 Long Beach Blvd	\$1,065,000	\$265.39	Subject	Retail	1950	4,013 SF	5,663 SF

Address	Price	Price/SF	Date Sold	Property Type	Year Built	Building SF	Lot SF
565 E Willow St	\$450,000	\$237.59	6/16/2025	Retail	1970	1,953	4,849
1561 W Pacific Coast Hwy	\$2,120,000	\$247.52	2/7/2025	Retail/Resi	1949	1,853	8,729
1730-1740 Long Beach Blvd	\$1,100,000	Land Value	11/22/2024	Retail	1947	1,354	13,010
2749 E Anaheim St	\$1,020,000	\$278.69	02/24/2025	Retail	1924	3,660	3,920
4344-4348 Atlantic Ave	\$1,150,000	\$287.50	12/18/2024	Retail	1949	4,000	6,141
1036-1038 E Anaheim St	\$1,400,000	\$255.00	1/17/2025	Retail/Resi	1946	5,486	6,785



565 E Willow St

Price	\$450,000	Price per SF	\$237.59
Building SF	1,894 SF	Lot SF	4,849 SF



4344-4348 Atlantic Ave

Price	\$1,150,000	Price per SF	\$287.50
Building SF	4,000 SF	Lot SF	6,141 SF



1730-1740 Long Beach Blvd

Price	\$1,100,000	Price per SF	Land Value
Building SF	1,354 SF	Lot SF	13,010 SF



1750 Long Beach Boulevard

Price	\$1,065,000	Price per SF	\$265.39
Building SF	4,013 SF	Lot SF	5,663 SF



1038 E Anaheim St

Price	\$1,400,000	Price per SF	\$255.00
Building SF	5,486 SF	Lot SF	6,785 SF



2749 E Anaheim St

Price	\$1,020,000	Price per SF	\$278.69
Building SF	3,660 SF	Lot SF	3,920 SF





1750

Long Beach Boulevard

LEASE COMPARABLES

757 PACIFIC AVE

LONG BEACH, CA 90813

Details

SF Leased	3,772 SF
Sign Date	Jun 2025
Space Use	Office/Retail
Lease Type	Direct
Floor	1st Floor
Asking Rent	\$1.50/SF NNN
Year Built	1939
Class	C

Located in the Downtown Long Beach submarket, 757 Pacific Ave is a 3,772 SF ground-floor office/retail space that just leased at a rent of \$1.50 per square foot. The space is classified as shell condition and requires renovation, with a direct lease set to begin in June 2025 and a 10-year term extending through June 2035.

Description

Tenancy	Single
Number of Tenants	1
Parking Spaces	27 Surface Spaces
Building FAR	0.25
Frontage	N/A



2101 PACIFIC AVE

LONG BEACH, CA 90806

Details

SF Leased	2,500 SF
Sign Date	Jun 2025
Space Use	Retail
Lease Type	Direct
Floor	1st Floor
Asking Rent	\$1.40/SF MG
Year Built	1930
Class	C

2101 Pacific Ave is a 2,500 SF retail space located in the Submarket of Long Beach, leased to tenant Kamal Alshami. The lease begins in July 2025 and runs for 5 years through June 2030, with a starting rent of \$1.40/SF MG. The space is on the first floor and currently in need of renovation, with a 12.5% asking discount offered, originally the asking price was \$1.60/SF. This property does have a mixed use aspect to it there is multifamily on the top of the retail store which is about 3,005 SF.

Description

Tenancy	Multi
Number of Tenants	2
Parking Spaces	None
Building FAR	1.27
Frontage	Corner Lot



2025-2029 E 10TH AVE LONG BEACH, CA 90804

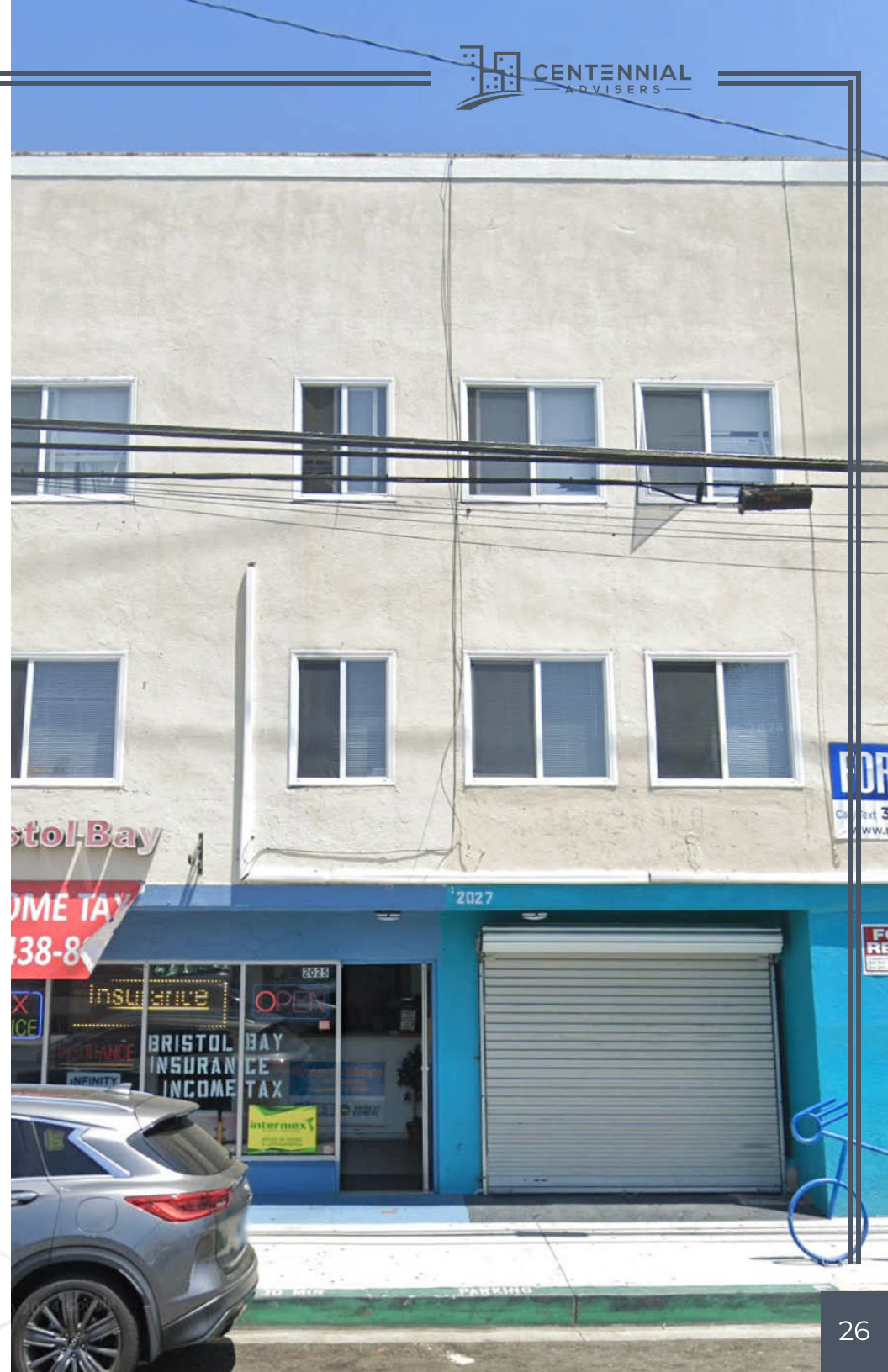
Details

SF Leased	1,300 SF
Sign Date	Apr 2025
Space Use	Office/Retail
Lease Type	Direct
Floor	1st Floor
Asking Rent	\$1.69/SF
Year Built	1960
Class	C

Located in Long Beach's Downtown Submarket, 2025-2029 E 10th St offers a 1,300 SF office/retail space leased on a direct basis. The space, situated on the first floor, is classified as shell space in average condition and was signed in April 2025 for a lease starting in May. With an asking rent of \$1.69/SF this property is managed by Monem Enterprises, Inc., E 10th Ave offers a compact, affordable leasing opportunity in a high-traffic urban corridor.

Description

Tenancy	Multi
Number of Tenants	N/A
Parking Spaces	8 Surface Spaces
Building FAR	1.01
Frontage	Freestanding



1813-1829 REDONDO AVE

SIGNAL HILL, CA 90755

Details

SF Leased	4,000 SF
Sign Date	Apr 2025
Space Use	Retail
Lease Type	Direct
Floor	1st Floor
Asking Rent	\$1.50/MG
Year Built	1953
Class	B

1813-1829 Redondo Ave in Signal Hill, part of the Long Beach Submarket, features a 4,000 SF retail space leased on the first floor at an asking rent of \$1.50/SF MG. The lease was signed in April 2025 and runs for a short 1-year term through March 2026. The space offers a full professional services build-out, providing turnkey readiness. It spent just 3 months on the market and only 2 months vacant before being leased, indicating strong tenant interest.

Description

Tenancy	Multi
Number of Tenants	5
Parking Spaces	5 spaces
Building FAR	.71
Frontage	Freestanding



1473 ATLANTIC AVE

LONG BEACH, CA 90813

Details

SF Leased	2,200 SF
Sign Date	Mar 2025
Space Use	Retail
Lease Type	Direct
Floor	1st Floor
Asking Rent	\$1.59
Year Built	1946
Class	B

1473 Atlantic Ave in Long Beach's Suburban Submarket is a 2,200 SF retail space leased on the first floor at a starting rent of \$1.59/SF. The lease was signed and began in March 2025, marking immediate occupancy. Situated within a 4,737 SF Class B retail building constructed in 1946, the property offers multi-tenant occupancy and masonry construction. The site includes three free surface parking spaces and covers 0.16 acres, making it a practical choice for retail tenants seeking visibility and accessibility in a well-established neighborhood.

Description

Tenancy	Multi
Number of Tenants	N/A
Parking Spaces	3 Surface Spaces
Building FAR	.68
Frontage	Corner Lot



LEASE COMPARABLES SUMMARY

Address	Rent / SF	Unit SF	Type	Parking	Condition	Term	Date Signed
757 Pacific Ave	\$1.50	3,772	NNN	27	Need Reno	10 yr	June '25
2101 Pacific Ave	\$1.40	2,500	MG	0	Need Reno	5 yr	June '25
2025-2029 E 10th St	\$1.69	1,300	MG	8	Shell Avg	N/A	April '25
1813-1829 Redondo Ave	\$1.50	4,000	MG	5	Turnkey	1 yr	April '25
1473 Atlantic Ave	\$1.59	2,200	MG	3	Turnkey	N/A	March '25



2101 Pacific Ave

Asking Rent	Lease Term
\$1.60/+ELEC	5 Years
Start Date	SF Leased
25-Jul	2,500 SF



1750 Long Beach Boulevard



1813-1829 Redondo Ave

Asking Rent	Lease Term
\$1.50/IC	1 Year
Start Date	SF Leased
25-Apr	4,000 SF



1473 Atlantic Ave

Asking Rent	Start Date
\$1.59	25-Mar
SF Leased	
2,200 SF	



2025-2029 E 10th St

Asking Rent	Start Date
\$1.69	25-May
SF Leased	
1,300 SF	



757 Pacific Ave

Asking Rent	Lease Term
\$1.50	10 Years
Start Date	SF Leased
25-Jun	3,772 SF





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