

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**

BLAIR



1954 ATLANTIC 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

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



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Building SF: 5,060 SF

Land SF: 12,065 SF

Lease Rate: \$1.75/ SF - MG

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present an exceptional leasing opportunity at 1954 Atlantic Avenue, Long Beach, CA. This 5,060 SF freestanding commercial property is situated on a 12,065 SF lot, ideally positioned just north of Pacific Coast Highway in a high-traffic section of Atlantic Avenue. Previously utilized as an adult daycare then most recently a physical therapy clinic, the space offers a thoughtfully designed layout featuring several restrooms, a spacious reception area, private treatment rooms, an expansive exercise area, ample storage, and office space. The property also includes on-site gated lot and a covered outdoor area. This versatile property is well-suited for a variety of retail, medical, or professional uses.

ZONING (SPLIT ZONING)

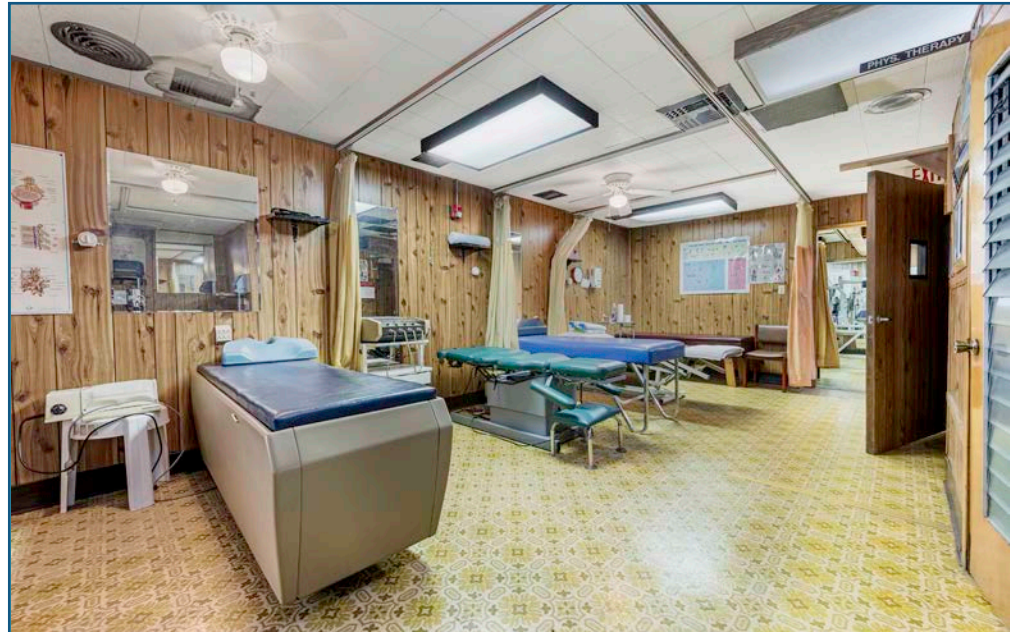
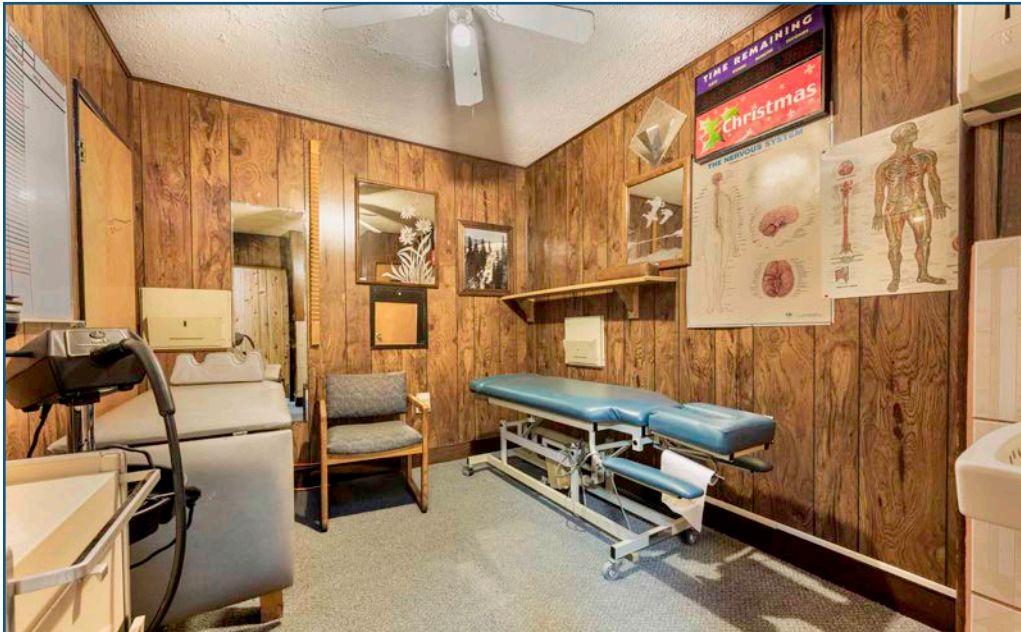
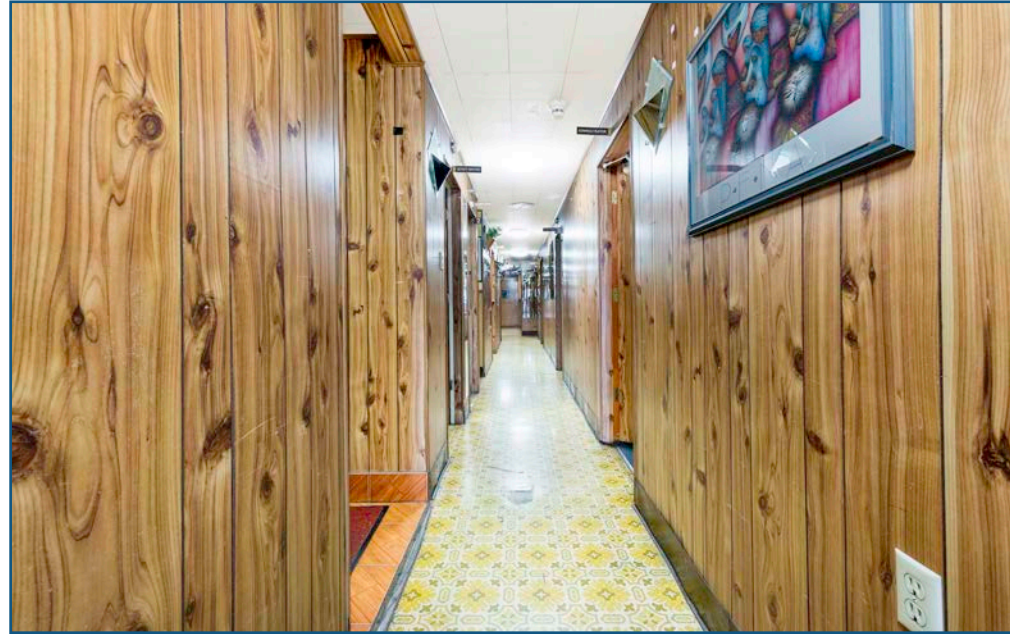
ATLANTIC AVENUE PLANNED DEVELOPMENT DISTRICT (PD-25)

The intent of this Atlantic Avenue Planned Development Plan is to establish guidelines for the use and the development of those parcels of land along Atlantic Avenue generally between Pacific Coast Highway to the south and Willow Street to the north.

Residential Mixed-Use 3 (**RMU3 and RMU3-A**) zones are residentially focused and permit a range of residential configurations with limited neighborhood-serving non-residential uses. Uses may be configured in a horizontal or vertical mixed-use format. This zone is established to foster and support multi-modal mixed-use corridors that provide daily needs, goods, and services in walkable proximity to established residential neighborhoods.

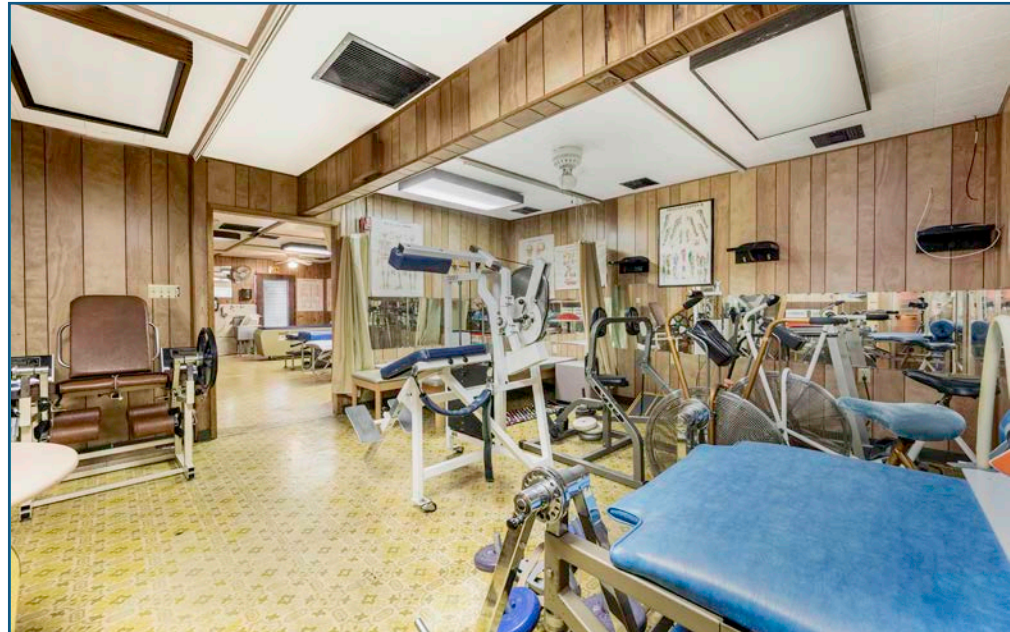
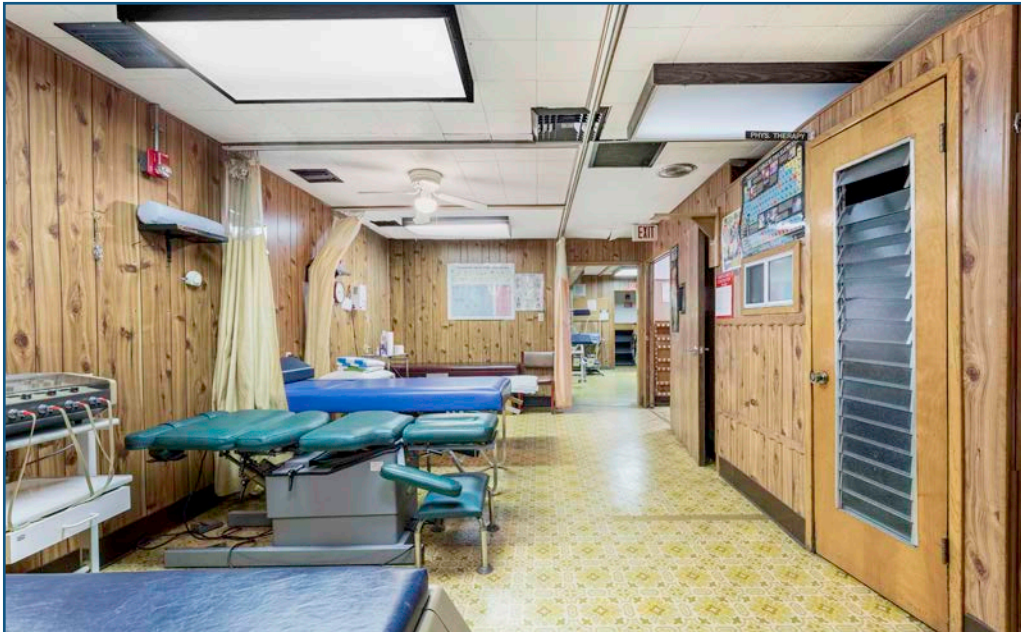
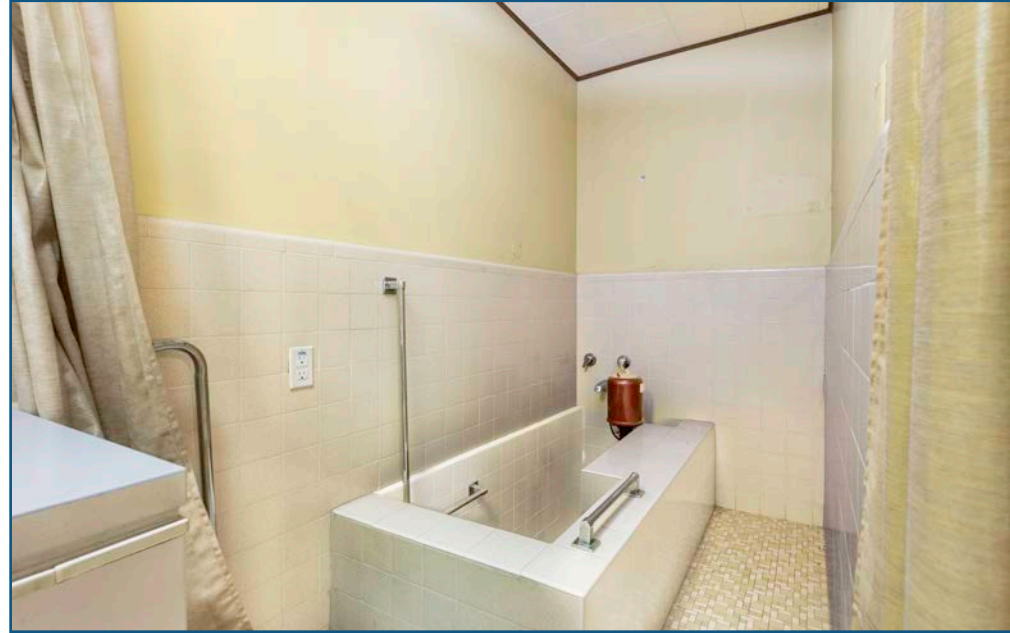
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C O N T A C T

SHEVA HOSSEINZADEH

Principal

Sheva@cbcblair.com

Cell: (562) 400-5949

DRE# 01922147

VACHEL MCKEEVER

Associate Vice President

VMcKeever@cbcblair.com

Cell: (562) 900-2938

DRE# 02074710

MARIE CASTANO

Associate

MCastano@cbcblair.com

Cell: (714) 801-0840

DRE# 02193186



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