

2301 LONG BEACH BLVD

LONG BEACH, CA 90806

FOR SALE OR LEASE



OFFERING MEMORANDUM

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LONG BEACH, CA 90806

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™ is pleased to present the exclusive offering of 2301 Long Beach Boulevard for sale or lease, a highly visible property located along one of Long Beach's most established commercial corridors. Featuring ±195 feet of frontage on Long Beach Boulevard, the property comprises a ±12,615-square-foot building situated on a ±22,278 square-foot parcel (±0.51 acres) with 18 on-site parking spaces and flexible SP-1-CDR zoning. Originally built in 1958 and previously occupied by NAPA Auto Parts, the building offers 10-foot clear heights and a 13-foot overall height, making it adaptable for a variety of uses including industrial, flex, showroom, or service retail. Its location provides immediate access to Interstate 710, Interstate 405, and the Ports of Los Angeles and Long Beach, key Southern California trade routes. This offering represents a compelling opportunity for both owner-users seeking a central, high-exposure location and investors interested in a well-located, land-secure asset with strong long-term potential.

FOR SALE



\$2,270,000
SALE PRICE



\$179.94
PRICE/SF



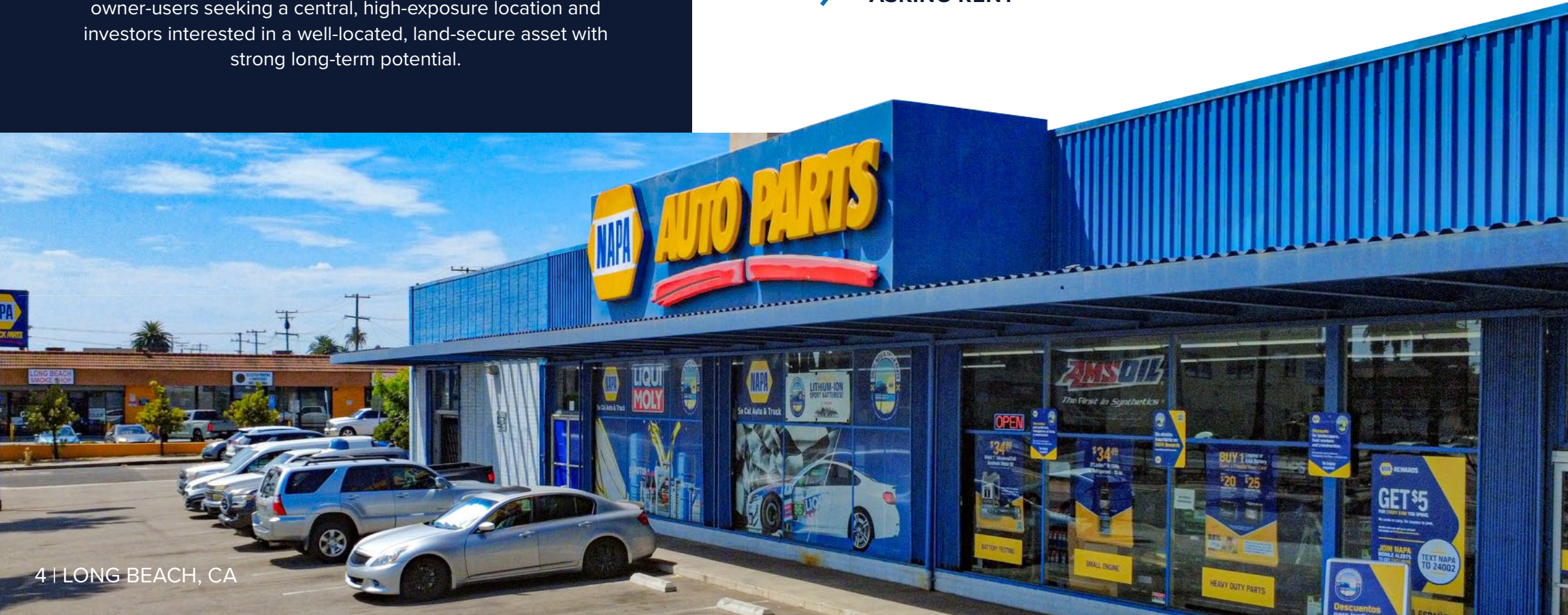
INVESTMENT / OWNER USER
SALE TYPE

FOR LEASE



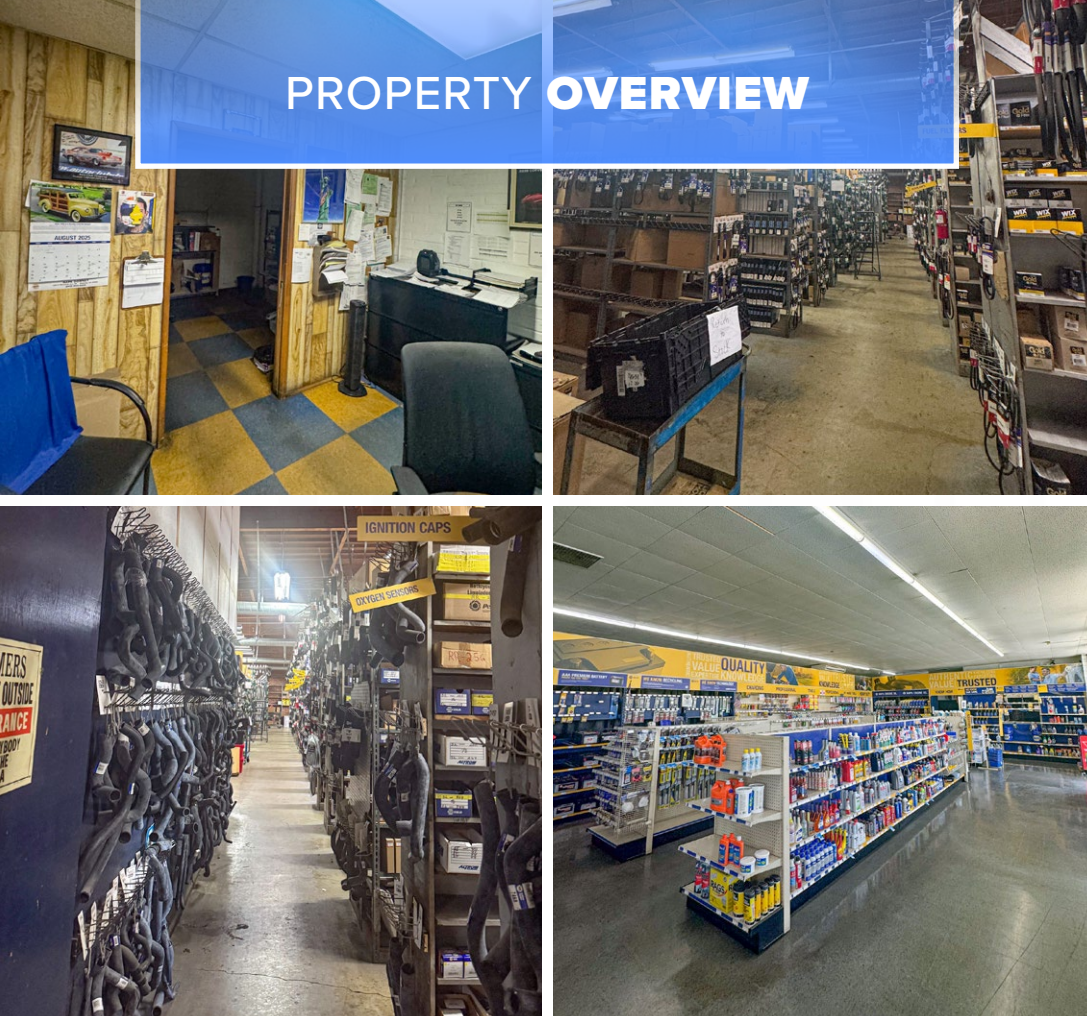
CONTACT BROKER
ASKING RENT

*An approx. 500 square foot portion of the property adjacent to the retail building is subject to a cell tower lease with Verizon. The cell tower may or may not be included in a Sale of the property. Please reach out for further information.



41 LONG BEACH, CA

PROPERTY OVERVIEW



BUILDING SIZE: $\pm 12,615$ SF

LAND SIZE: ± 0.51 AC

BUILDING DETAILS



$\pm 12,615$ SF
RBA



1958
YEAR BUILT



13'
BUILDING HEIGHT



SINGLE
TENANCY



10'
CLEAR HEIGHT



18
PARKING



0.51
BUILDING/LOT RATIO

LAND DETAILS



$\pm 22,278$ SF
LAND SF



SP-1-CDR
ZONING



\$101.89
LAND PSF



± 0.51 AC
LAND ACRES



Walgreens

MemorialCare
Miller Children's & Women's
Hospital Long Beach



Long Beach Airport
± 5 Miles Away

± 285,000 VPD



Jackson Robinson Academy
± 729 Students

BEST
BUY

19

Subject Property

Food4Less

COSTCO
WHOLESALE
PETSMART WELLS
FARGO

Ralphs
jamba
AutoZone

Public
Storage



Long Beach City College
± 38,600 Students



CVS
pharmacy

Rally's
CRAZY GOOD FOOD

1

± 37,500 VPD



Whittier Elementary
± 859 Students

Food4Less
RITE AID

Chick-fil-A
CVS
pharmacy

± 153,000 VPD

Drake Park



Long Beach Polytech High School
± 4,000 Students



Recreation Park
Golf Course



George Washington Middle School
± 941 Students

AutoZone



Jefferson Leadership Academy
± 997 Students

Golden Park

ROSS
DRESS FOR LESS

GROCERYOUTLET
bargain market

El Super

dd's
DISCOUNTS



Woodrow Wilson High School
± 3,500 Students

Smart & Final

CINEMARK

LONG BEACH HYATT
Convention & Entertainment Center

DRIVE TIME MAP

SUBJECT PROPERTY

Drive Time

- 5 Minutes
- 10 Minutes
- 15 Minutes

MARKET OVERVIEW

LONG BEACH, CA

259,374

Total Population Within
a Three Mile Radius of
the Subject Property

\$85.2K

Average Household Income
Within a Three Mile Radius
of the Subject Property

96,511

Total Households Within a Three
Mile Radius of the Subject Property

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OVERVIEW

Long Beach is a coastal city recognized for its strong economy and well-connected infrastructure. Its growth is anchored by the **Port of Long Beach, one of the busiest in the world and a key gateway for U.S.-Asia trade**. The city also thrives on industries such as aerospace, healthcare, and education, with **California State University, Long Beach** serving as a major center for learning and innovation. Together, these sectors shape Long Beach into a hub of commerce and opportunity in Southern California.

Transportation plays a central role in the city's appeal and functionality. Major freeways like **the 405, 710, and 605 link Long Beach to the wider region, while the Metro A Line connects it directly to downtown Los Angeles**. Long Beach Airport provides a convenient option for domestic air travel, making the city accessible for both business and leisure. This combination of **global trade, strong industries, and efficient transit** reinforces Long Beach's role as a key coastal center.



LOS ANGELES



▲
2.8M SF
NET ABSORPTION
(Q1 2025)

▲
+10.2%
PORT VOLUME GROWTH
(YTD MAY 2025)

▲
205.7K JOBS
TRANSPORTATION & WAREHOUSING
JOBS (Q2 2025)

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2301 Long Beach Blvd, Long Beach, CA 90806** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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