



2nd Generation Owner/User Drive-Thru Restaurant Opportunity



1236 E ARTESIA BLVD, LONG BEACH, CA 90805



For Sale

2nd Generation Owner/User Drive-Thru Restaurant Opportunity (Long Beach)

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PROPERTY TYPE	Restaurant
PROPERTY SUBTYPE	Drive-Thru QSR
APN	7114-013-054 & 7114-013-028
BUILDING SIZE	1,374 SF
LOT SIZE	0.23 Acres
YEAR BUILT	1966

Available immediately and delivered vacant, this 2nd generation drive-thru restaurant is ideally suited for an owner-user seeking a location in a proven Long Beach market.

Positioned along one of Long Beach's active commercial corridors near Artesia Blvd and Orange Ave, this freestanding drive-thru opportunity offers a rare combination of visibility, access, and functionality.

Recent streetscape improvements have elevated the area's appeal while supporting steady vehicle and neighborhood traffic, complemented by strong surrounding residential and employment density.

The building is already configured for food or beverage use, allowing a new owner to step into a highly adaptable space without starting from scratch.

Easy access to both the 91 and 710 Freeways, clear on-site and monument signage, and convenient parking enhance daily operations and customer flow.



- Existing food-service infrastructure in place, including grease trap, hood system, walk-in cooler, menu board and drive-thru window
- ±1,374 SF freestanding drive-thru building at the high-visibility intersection of Artesia Blvd & Orange Ave
- Recently improved Artesia Blvd corridor with added street parking and bike lanes
- Dense surrounding residential and employment base driving consistent customer traffic
- Convenient access to the 91 and 710 Freeways
- Strong street presence with monument signage and ample on-site parking
- 10 parking stalls, including an ADA stall
- Delivered vacant for immediate owner-user occupancy



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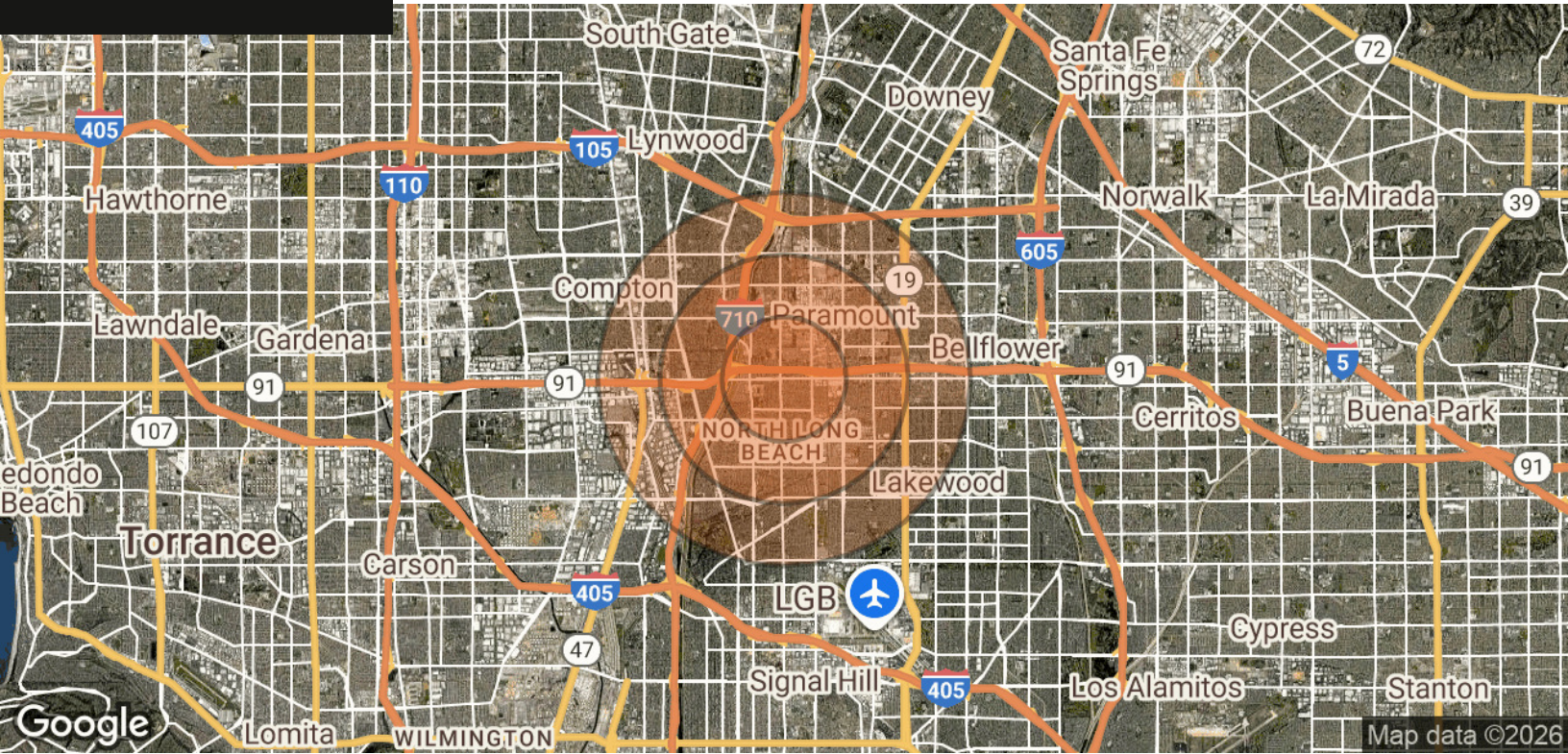




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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	33,821	152,812	290,246
AVERAGE AGE	37	37	37
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,807	43,050	83,966
AVERAGE HH INCOME	\$86,045	\$87,047	\$93,361
AVERAGE HOUSE VALUE	\$565,821	\$600,832	\$646,611
TRAFFIC COUNTS			
ARTESIA BLVD & ORANGE AVE INTERSECTION	30,000+ VPD		
ATLANTIC AVE	23,000+ VPD		
91 FREEWAY	273,000+ VPD		

Demographics data derived from AlphaMap



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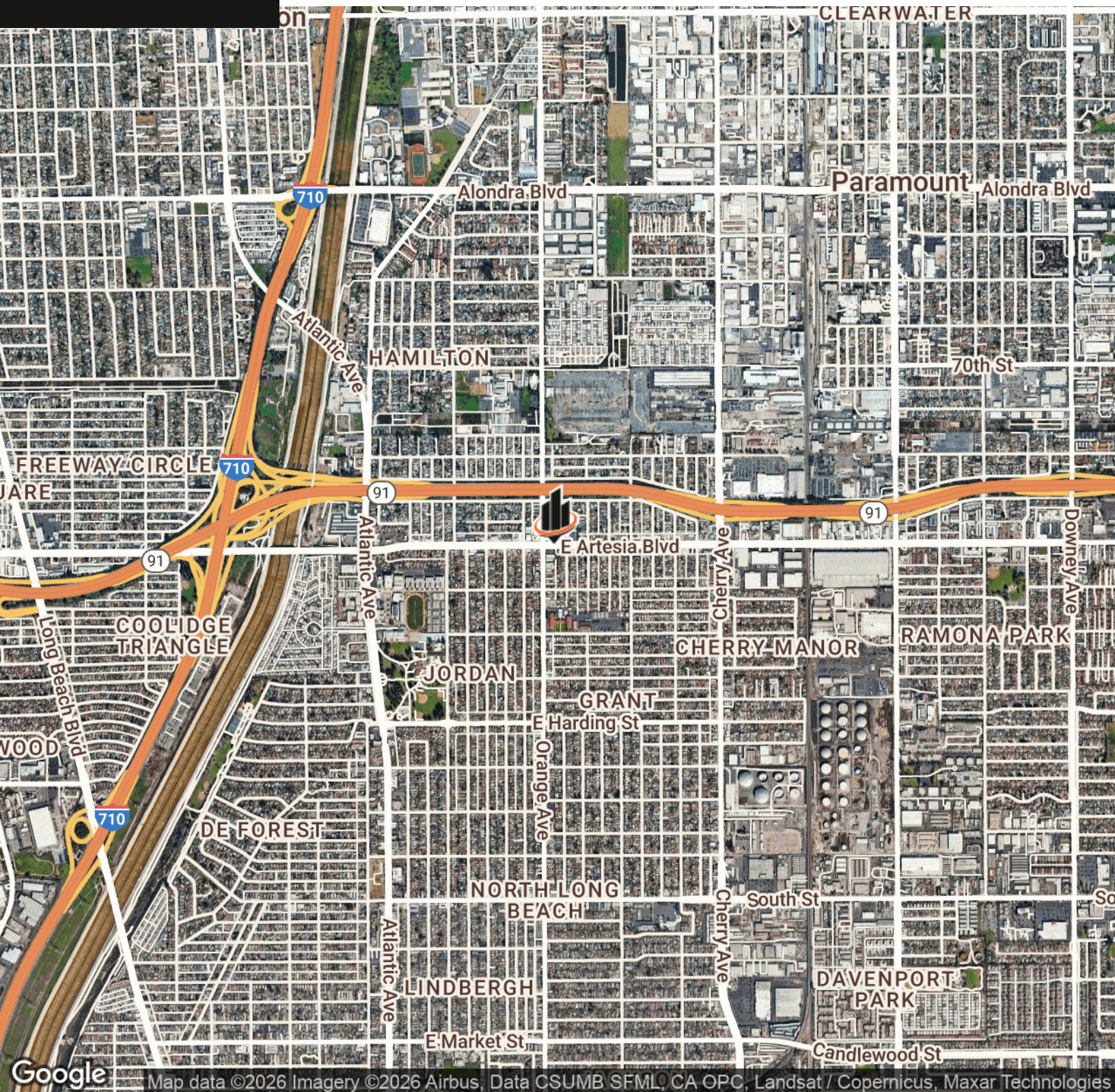




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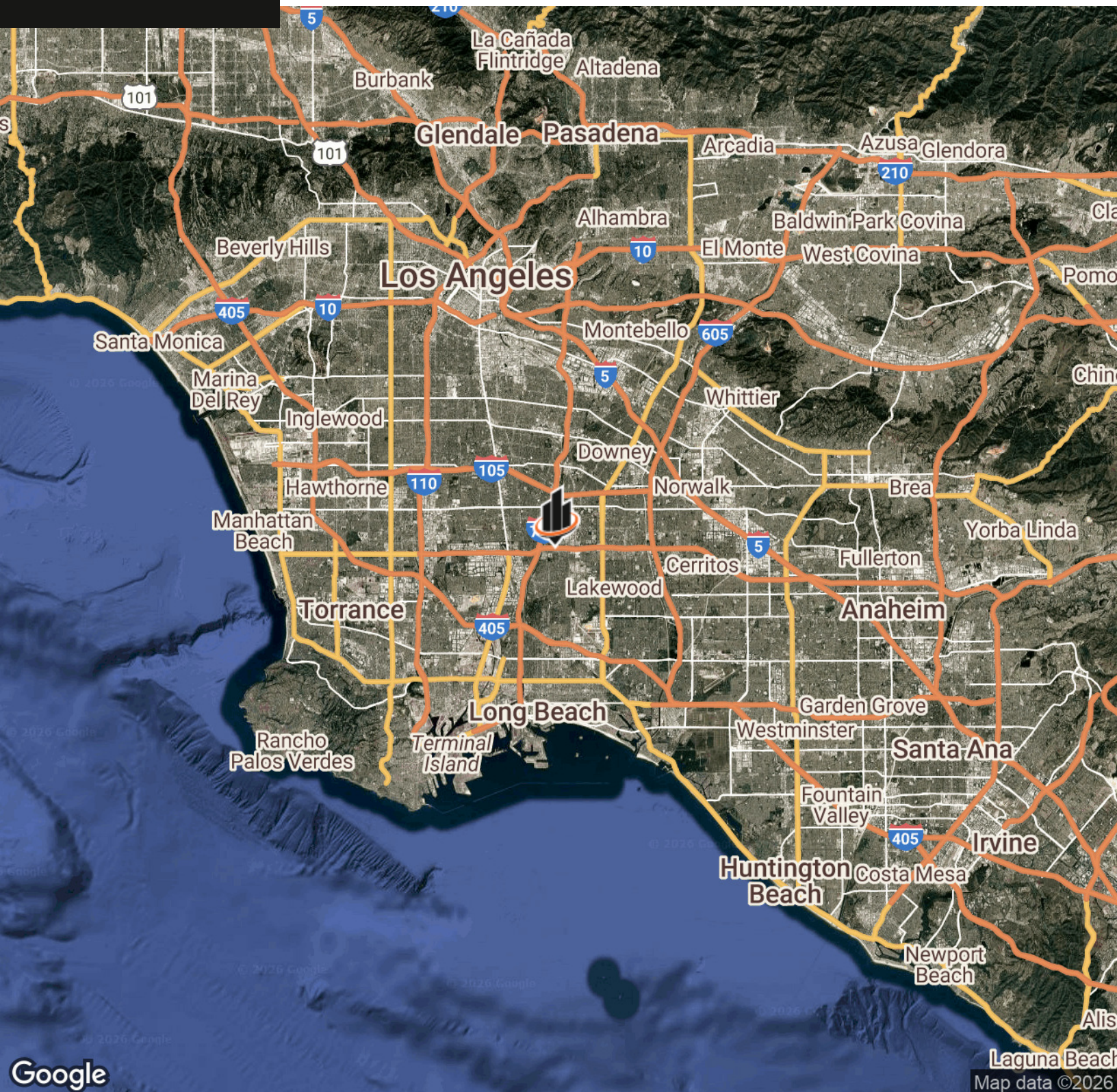




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