



3840 WOODRUFF AVE LONG BEACH, CA 90808

Offices for Lease

MEDICAL OFFICE | STANDARD OFFICE
NON-MEDICAL ESTHETICS

800 SF - 2700+ SF



ALTAMIRA PROPERTIES
RESIDENTIAL | COMMERCIAL



3840

- 101 PGS Salon
- 102 Solomon F. RabinoWITZ, MD Internal Med. - Cardiology
- 104 Tabrizi Family Chiropractic, Drs. Shawn & Sherwin Tabrizi, D.C.
- 105 Puir Gold Salon
- 107 Peace Kim, DDS - General Dentist
- 108 At Face Value Suites
- 109 Long Beach School of Music
- 110 Mudegui Beauty Bar
- 111 Bygone Electrolysis and More
- 201 NuVision Professional Suites
- 202
- 203 Taxacompplus Accountancy Corp. & Maranatha Printing
- 204 Park Place Realty Group / JUI Home Healthcare
- 205 Albert Khanzadeh D.D.S. General Dentistry
- 206 United Medical Doctors
- 208 Karimi Dental of Long Beach
- 209 Kindred Beauty Bar
- 210 Tiny Sprout
- 211 Power Play Kids

714.875.6330

SERENAGOSS@ALTAMIRA-PROPERTIES.COM

CAL BRE#: 01722982



3840 WOODRUFF AVENUE

PROPERTY OVERVIEW

This 19 Tenant property is primarily occupied by Medical Operators, Non-Medical Esthetics Services and Home Health Care Offices. The building has undergone a major renovation since it was acquired last June with the owner investing in numerous improvements such as new directory and monument signage, newly painted and landscaped, updated parking lot lighting and many more.

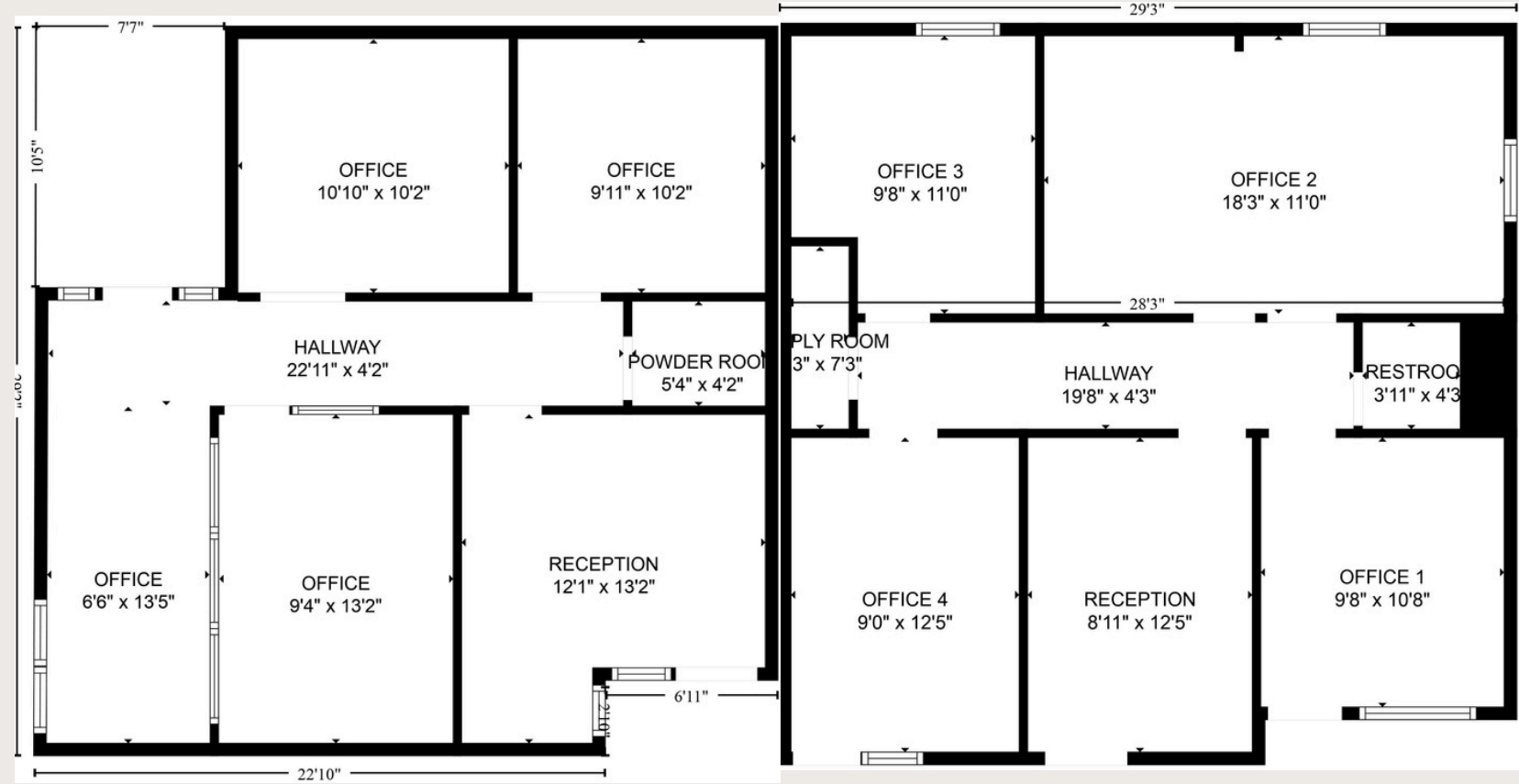
Majority of tenants are long term and have long term 5 year+ leases.

This is a well managed and maintained building with private family ownership and management.

Ample Parking available for both Tenants and Patients.

Ideally located within close proximity to the Long Beach Town Center, Long Beach Airport, Heartwell Park, and Veterans Memorial Stadium. This property is also located near Douglas Park which consists of 161 acres of new industrial, office, and retail development (LBX). Long Beach Exchange, or LBX, is a shopping center that began opening stores last year on the southwest corner of Lakewood Boulevard and Carson Street – also known as Douglas Park.

Opened in the Spring of 2018 LBX encompasses approximately 266,000 square feet of stores, shops and restaurants on more than 26 acres, including two acres of communal open space for the public to enjoy (The Hanger). The Long Beach Exchange has close to 1,100 retailers which include WholeFoods Market, TJ Max, Pet Smart, In- N- Out Burger, Nordstrom Rack, Ulta, Old Navy, Panini Kabob Grill, UPS, and etc.

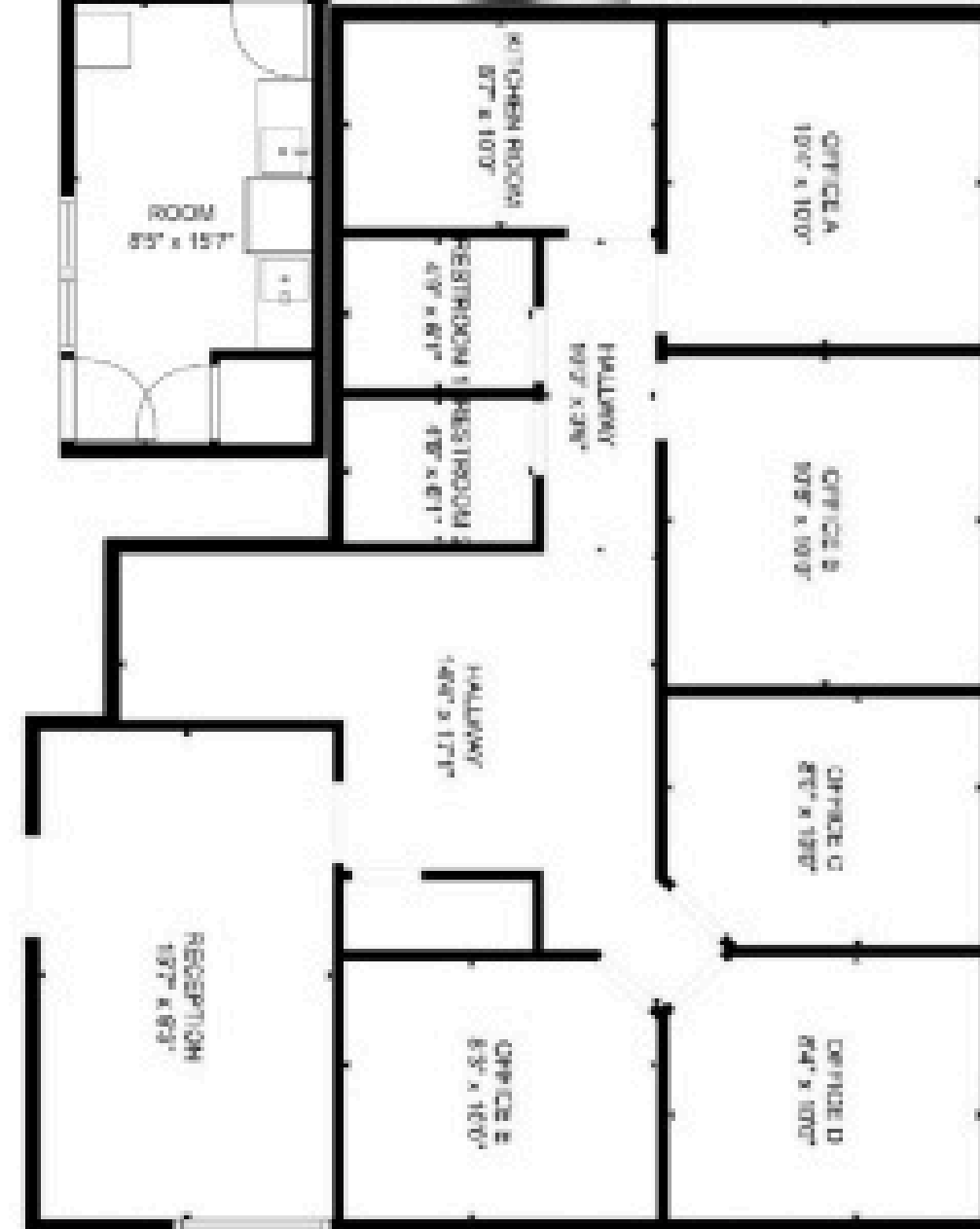


Suite 204 843 usable sf

Suite 203 839 usable sf



Suite 202 900 usable sf



Suite 201 1036 usable sf

SCENARIO 1	Suites 201, 202, 203 (2,775 usable sf 2,954 rentable sf) 2,954 rsf @ \$2.61/rsf = \$7,733.86 NNN Fees: 2,954 rsf @ \$0.49/rsf = \$1,447.46 Total Monthly \$9,181.32
SCENARIO 2	Suites 202, 203, 204 (2,582 usable sf 2,737 rentable sf) 2,748 rsf @ \$2.58/rsf = \$7,089.84 NNN Fees: 2,748 @ \$0.49/rsf = \$1,349.52 Total Monthly \$ 8,439.36
SCENARIO 3	Suites 201, 202, 203, 204 (2,609 usable sf 3,839rsf) 3,839 rsf @ \$2.58/rsf = \$9,937.51 NNN Fees: 3,839 rsf @ \$0.49/rsf = \$1,881.11 Total Monthly \$ 11,818.62



3840 WOODRUFF AVE. LONG BEACH CA 90808

OFFICE SUITE 201 | 1,100 SF

- THE FIRST OF FOUR (4) CONTIGUOUS SUITES
- TURNKEY AND FULLY BUILT OUT AS PREMIUM OFFICE SPACE
- AMPLE NATURAL LIGHT FROM FLOOR TO CEILING WINDOWS
- CLOSE PROXIMITY TO ELEVATOR
- LARGE RECEPTION AREA
- LARGE ADMIN | BACK OFFICE AREA
- FIVE (5) OFFICES
- ONE (1) BREAKROOM
- TWO (2) RESTROOMS

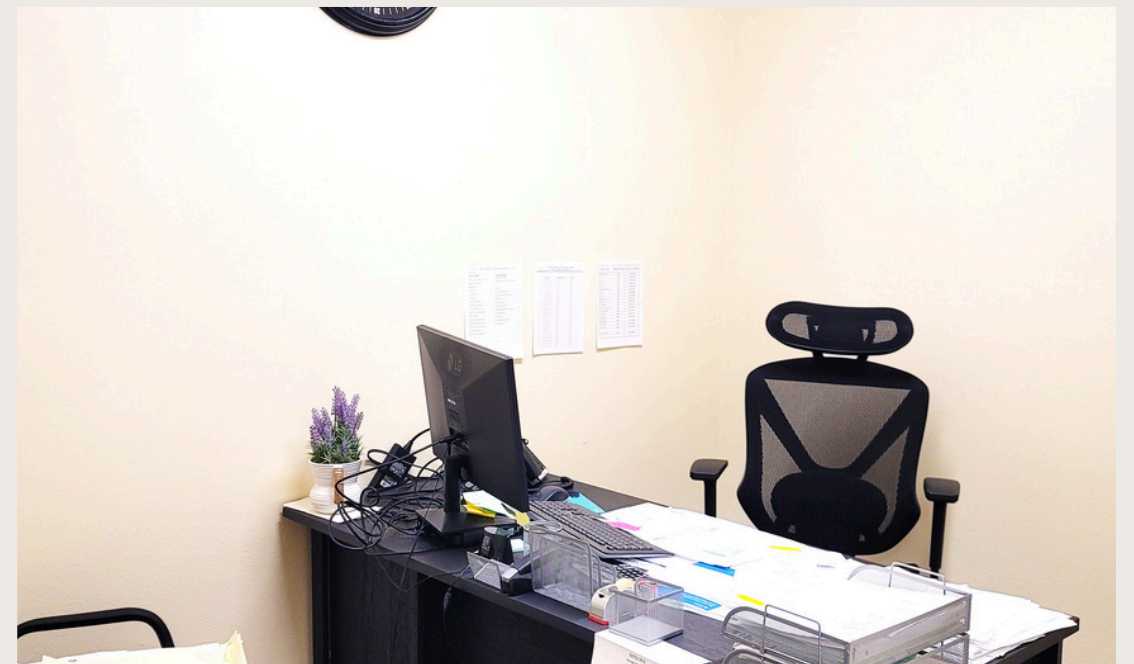
-
- OFFERED FOR LEASE AT \$2.59/RSF (\$2,849.00/MONTH)
 - NNN FFES ARE \$0.49/RSF (\$539.00/MONTH)
 - TENANT PAYS ELECTRICITY

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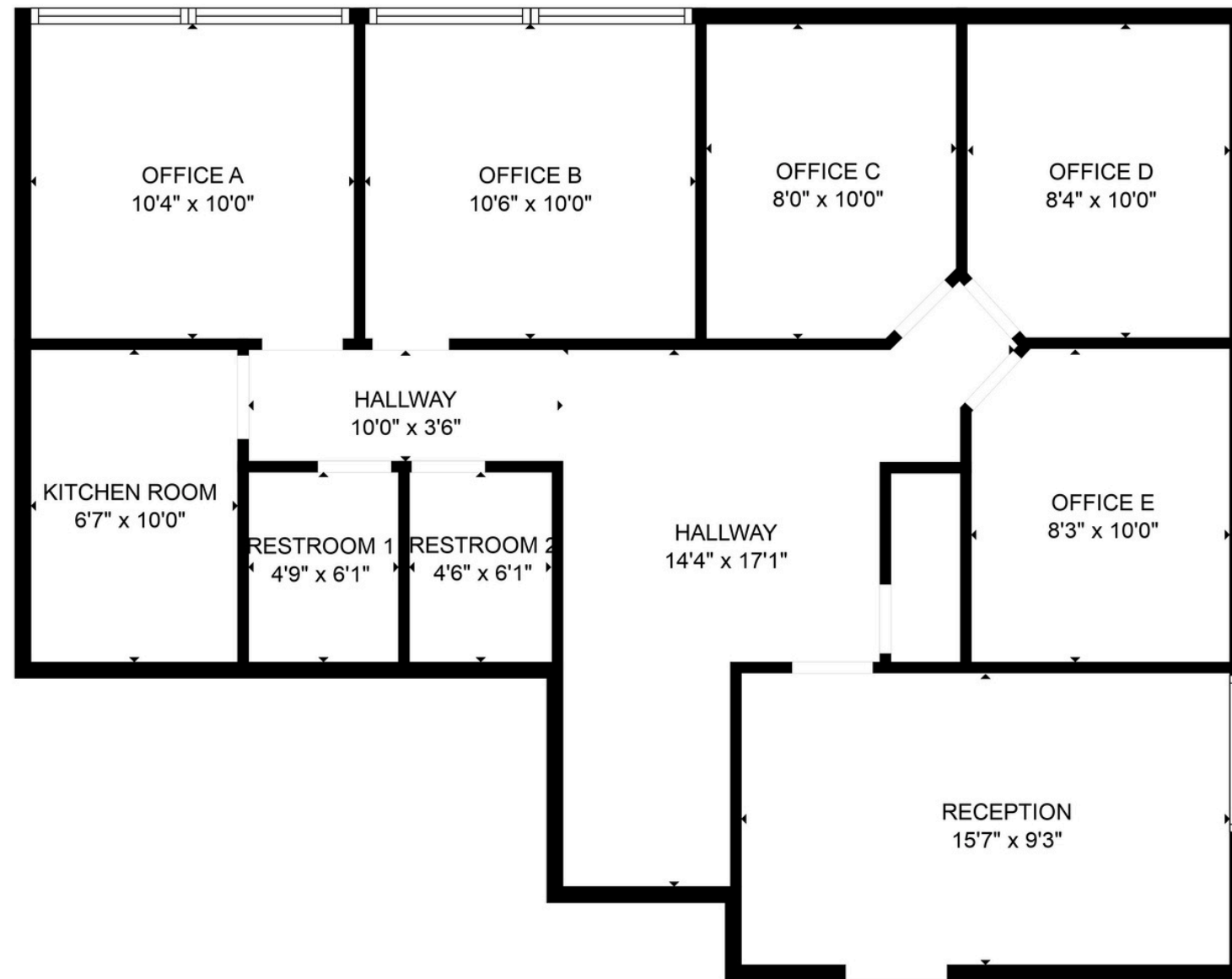
SUITE 201

1,100 SF | \$2.59/RSF | NNN \$0.49

SUITE 201



SUITE 201



Estimated areas
GLA FLOOR 1: 1036 sq. ft, excluded 0 sq. ft
Total GLA 1036 sq. ft, total scanned area 1036 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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SUITE 202

964 SF | \$2.99/RSF | NNN \$0.49

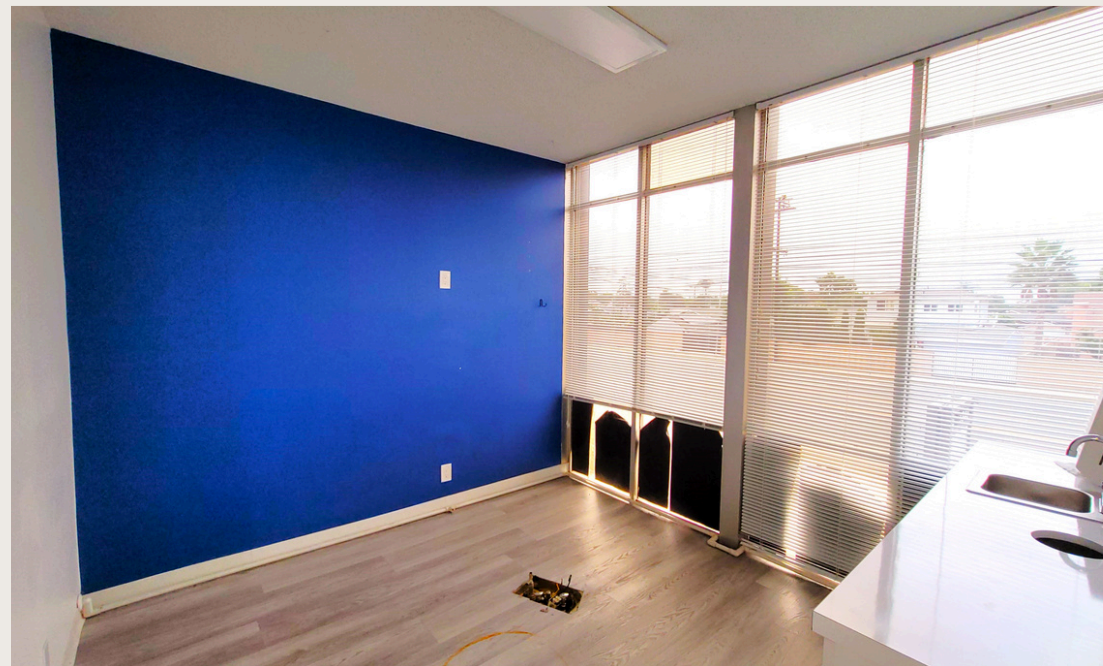
3840 WOODRUFF AVE. LONG BEACH CA 90808

OFFICE SUITE 202 | 964 SF

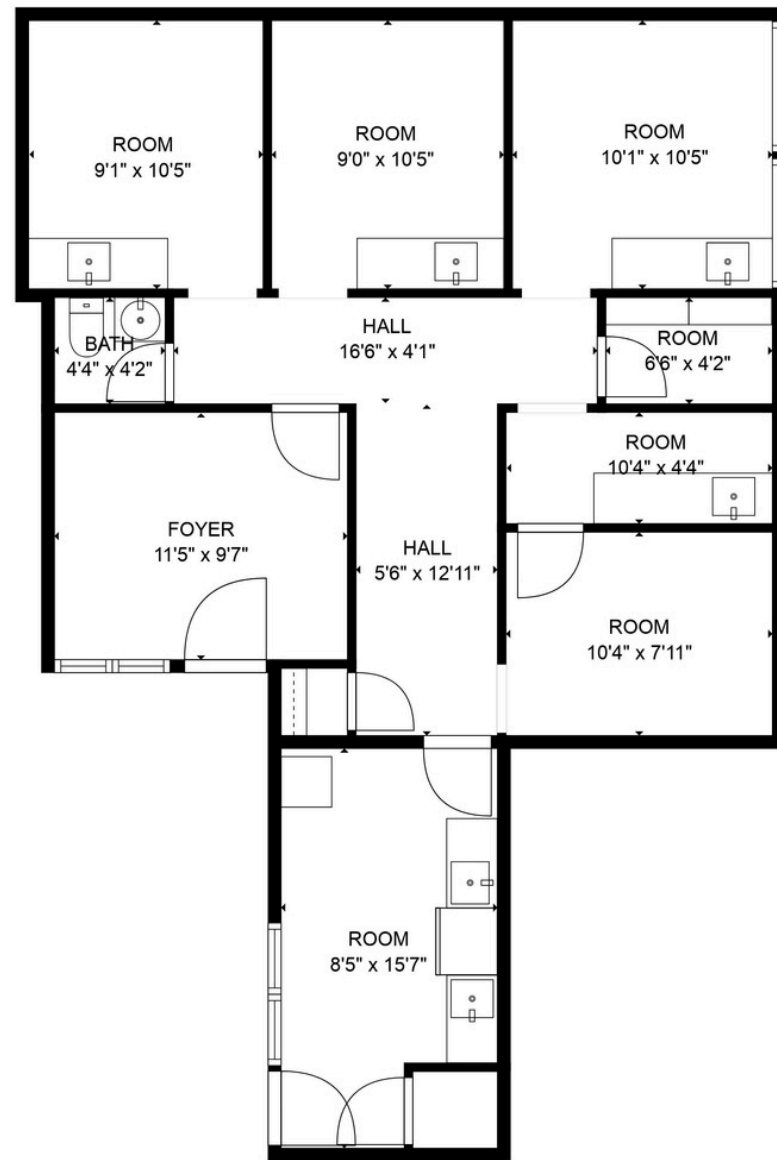
- THE SECOND OF FOUR (4) CONTIGUOUS SUITES
- TURNKEY AND PLUMBED FOR DENTAL OFFICE
- AMPLE NATURAL LIGHT FROM FLOOR TO CEILING WINDOWS
- CLOSE PROXIMITY TO ELEVATOR
- CORNER L-SHAPED SUITE WITH TWO (2) ENTRANCES
- LARGE WAITING ROOM
- LARGE RECEPTION | BACK OFFICE AREA
- THREE (3) TREATMENT ROOMS
- ONE (1) PHYSICIAN'S OFFICE OR ADDITIONAL TREATMENT ROOM
- ONE (1) LAB AREA OR ADDITIONAL TREATMENT ROOM
- ONE (1) RESTROOM

-
- OFFERED FOR LEASE AT \$2.99/RSF (\$2,882.36/MONTH)
 - NNN FFES ARE \$0.49/RSF (\$472.36/MONTH)
 - TENANT PAYS ELECTRICITY

SUITE 202



SUITE 202



TOTAL: 900 sq. ft
FLOOR 1: 900 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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SUITE 203

890 SF | \$2.25/RSF | NNN \$0.49

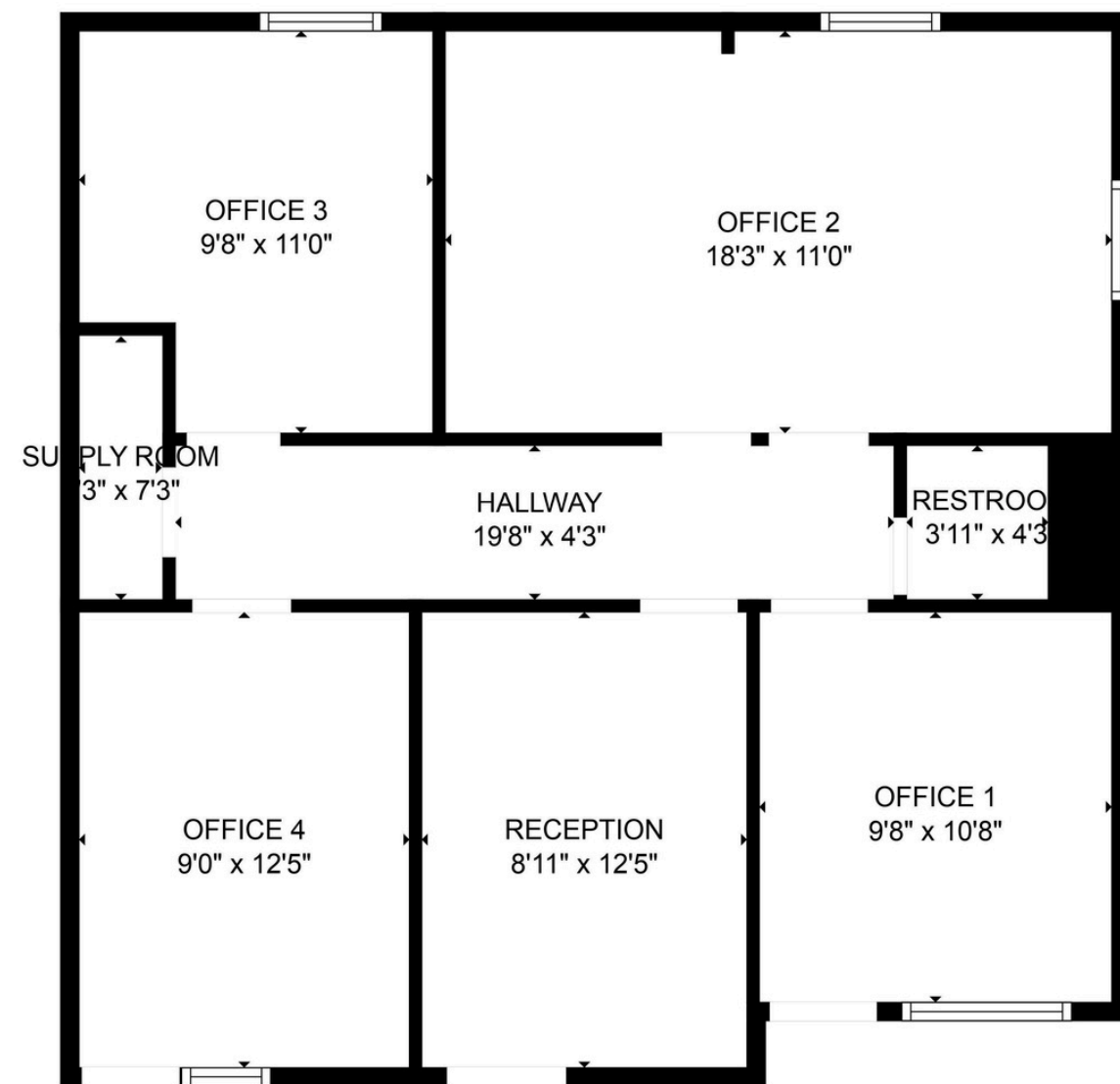
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OFFICE SUITE 203 | 890SF

- THE THIRD OF FOUR (4) CONTIGUOUS SUITES
- TURNKEY OFFICE SUITE
- FRONT OFFICE RECEPTION
- ONE (1) CONFERENCE ROOM OR LARGE OFFICE WITH WALL HOOKUPS FOR MONITOR (18' X 11')
- THREE (3) OFFICES
- ONE (1) SUPPLY ROOM
- ONE (1) RESTROOM

-
- OFFERED FOR LEASE AT \$2.25/RSF (\$2,002.50/MONTH)
 - NNN FFES ARE \$0.49/RSF (\$436.10/MONTH)
 - TENANT PAYS ELECTRICITY

SUITE 203



Estimated areas
GLA FLOOR 1: 839 sq. ft, excluded 0 sq. ft
Total GLA 839 sq. ft, total scanned area 839 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





3840 WOODRUFF AVE. LONG BEACH CA 90808

OFFICE SUITE 204 | 885SF

- THE FOURTH OF FOUR (4) CONTIGUOUS SUITES
- FRENCH DOORS AND GLASS THROUGHOUT
- TURNKEY OFFICE SUITE
- CORNER SUITE
- FRONT OFFICE RECEPTION
- FOUR (4) OFFICES
- ONE (1) BREAKROOM
- ONE (1) RESTROOM

-
- OFFERED FOR LEASE AT \$2.49/RSF (\$2,203.65/MONTH)
 - NNN FFES ARE \$0.49/RSF (\$433.65/MONTH)
 - TENANT PAYS ELECTRICITY

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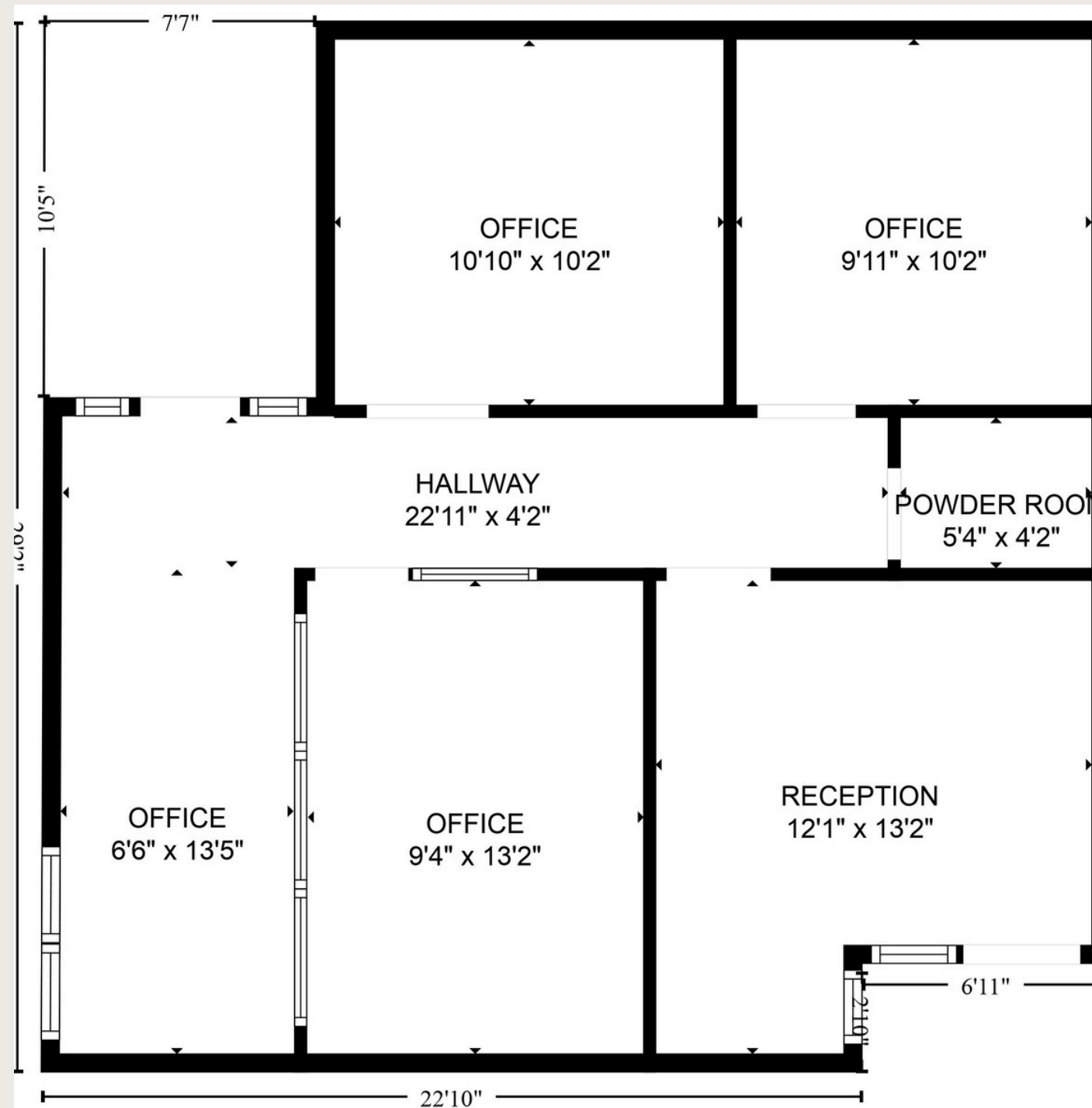
SUITE 204

885 SF | \$2.49/RSF | NNN \$0.49

SUITE 204



SUITE 204





3840 WOODRUFF AVE. LONG BEACH CA 90808

OFFICE SUITE 109 | 964SF

- GROUND LEVEL SUITE
- BUILT OUT AS OFFICE BEING USED AS A MUSIC SCHOOL
- REQUIRES COSMETIC RENOVATION
- FLOOR TO CEILING GLASS WINDOWS
- FRONT OFFICE RECEPTION
- THREE (3) LARGE OFFICES
- TWO (2) SMALL ADMIN OFFICES
- ONE (1) RESTROOM

- OFFERED FOR LEASE AT \$2.25/RSF (\$2,169.00/MONTH)
- NNN FFES ARE \$0.49/RSF (\$4472.36/MONTH)
- TENANT PAYS ELECTRICITY

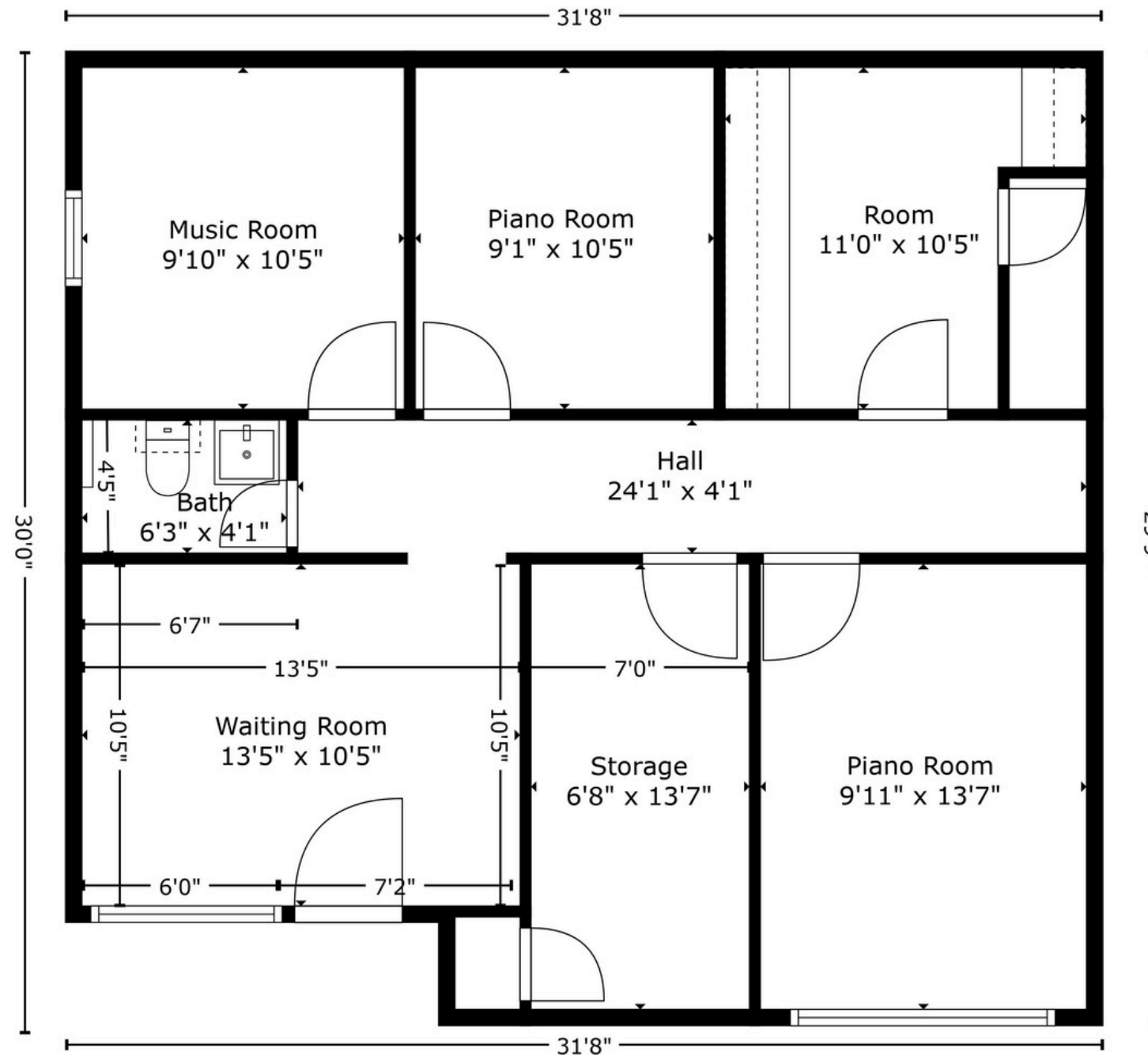
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SUITE 109

964 SF | \$2.49/RSF | NNN \$0.49

Welcome →

SUITE 109



TOTAL: 758 sq. ft
FLOOR 1: 758 sq. ft
EXCLUDED AREAS: STORAGE: 91 sq. ft



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





ALTAMIRA PROPERTIES
RESIDENTIAL | COMMERCIAL

COMMERCIAL SALES & LEASING

MEDICAL OFFICE | HEALTH CARE

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