



ALTAMIRA PROPERTIES
RESIDENTIAL | COMMERCIAL

1342

LEASING BROCHURE

1342 Coronado Ave.

LONG BEACH CA 90804



www.1342Coronado.com



Property SUMMARY

ADDRESS	1342 CORONADO AVE LONG BEACH CA 90804
COUNTY	LOS ANGELES
APN	7259-009-007
BUILDING SF	4,992
LAND SF	6,253
YEAR BUILT	1954
YEAR RENOVATED	2018
OWNERSHIP TYPE	FEE SIMPLE

Leasing SUMMARY

LEASE RATE/MONTH	\$2.75/RSF
LEASE RATE/YEARLY	\$33.00/RSF
LEASE TERMS	MODIFIED GROSS
DIVISIBLE	NO
PARKING SPACES	13
RATIO	2.6



Leasing SUMMARY



SITUATED IN THE ARCHITECTURAL & DESIGN DISTRICT

1342 Coronado is ideally situated in the heart of the Architectural & Design District of Long Beach. This State-of-the-Art stand alone office building features a modern open floor plan that is fully built out as creative office space

TURNKEY FULLY BUILT OUT OFFICE SPACE

- 4,992 USABLE SF | 550 SF OF OUTDOOR PATIO SPACE
- 7 PRIVATE OFFICES (ONE WITH RESTROOM)
- 21 CUBICLES | LARGE OPEN BULL PEN
- SPACIOUS RECEPTION AREA W/ADJACENT KITCHENETTE
- LARGE CONFERENCE ROOM
- FOUR (4) RESTROOMS
- GATED SECURED PARKING LOT
- ALARM SYSTEM
- SOLAR PANELS ON ROOF TO OFFSET HEAVY ELECTRICAL USAGE
- 13 PARKING SPACES | TWO (2) EV CAR CHARGERS NEAR SIDE DOOR



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1342 Coronado
PROPERTY

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Property FEATURES

NUMBER OF TENANTS	1
NET RENTABLE AREA	4,992
LAND SF	6,253
YEAR BUILT	1954
# OF PARCELS	1
ZONING TYPE	LBIL (RMU4-A)
BUILDING CLASS	B
TOPOGRAPHY	FLAT
NUMBER OF STORIES	1

NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
PARKING RATIO	2.6 1000
TYPICAL FLOOR SF	4,992
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	YES
EV CHARGING CAPABILITY	YES (2)
CEILING HEIGHT	18'+



FLOOR PLAN

FULLY BUILT OUT OFFICE SPACE

- 4,992SF
- 550SF OUTDOOR PATIO
- 7 PRIVATE OFFICES
- 21 CUBICLES
- BULL PEN
- BUILT IN FILE STORAGE
- SPACIOUS RECEPTION
- CONFERENCE ROOM
- KITCHENETTE
- 4 RESTROOMS



TOTAL: 1607 sq. ft

Basement 1: 0 sq. ft, 1st floor: 1607 sq. ft

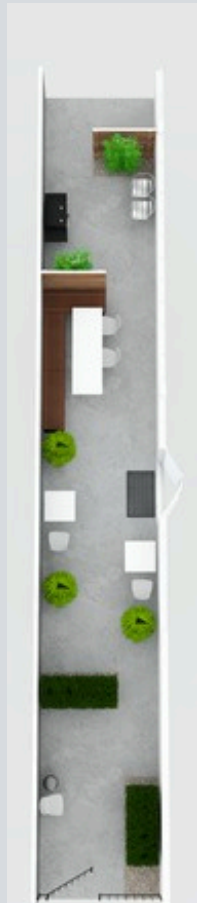
EXCLUDED AREAS: PATIO: 550 sq. ft, HALL: 900 sq. ft, UNDEFINED: 22 sq. ft,

ROOM: 464 sq. ft, FOYER: 58 sq. ft, WORKSPACE: 1745 sq. ft,

WALLS: 196 sq. ft

3D FLOOR PLAN

- 4,992SF
- 550SF OUTDOOR PATIO
- 7 PRIVATE OFFICES
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- BUILT IN FILE STORAGE
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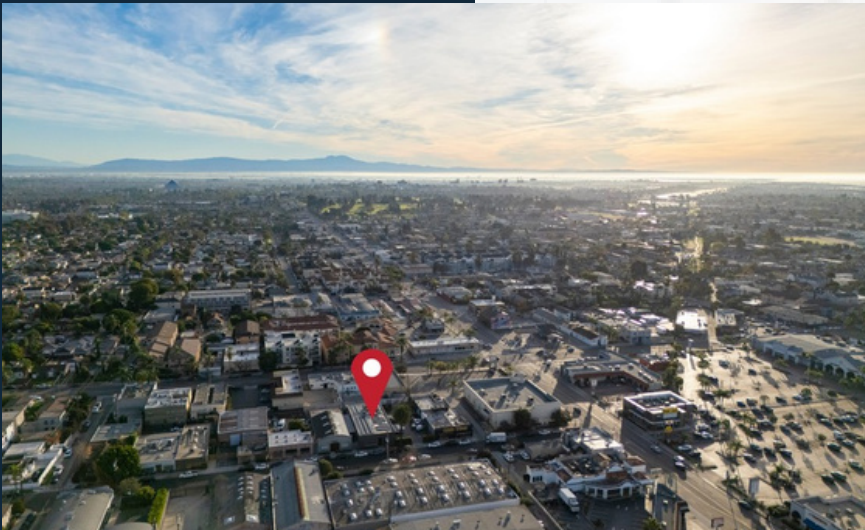
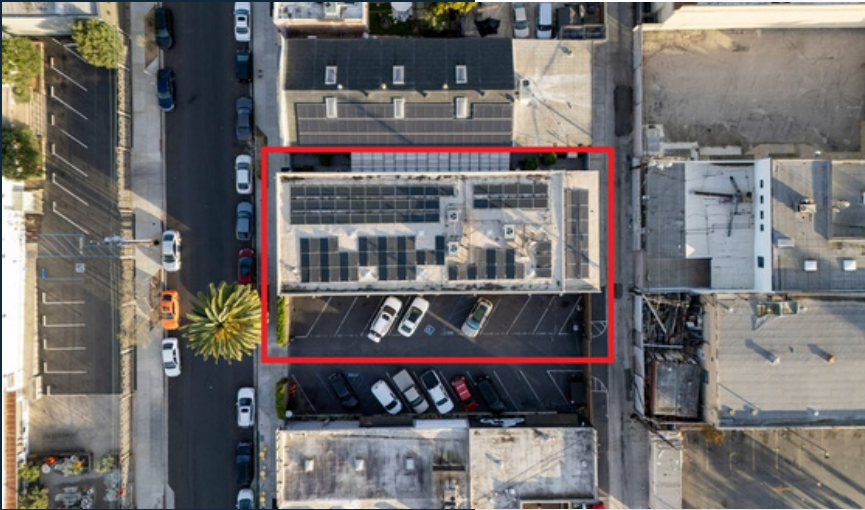
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LOCATION

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Location SUMMARY



PRIME LOCATION

- Situated in the vibrant Architectural & Design District of Long Beach
- Within 5-10 min drive of multiple beaches and coastal areas.
- Close Proximity to Orange County (Los Alamitos, Seal Beach)
- Easy Access to 22, 405 and 605 Freeways
- 20min from John Wayne Airport (Costa Mesa)
- 30 min from LAX

HIGH TRAFFIC VOLUME

HIGH TRAFFIC VOLUME LOCATION RIGHT OFF E. ANAHEIM ST. BETWEEN REDONDO AVE. & OBISPO AVE.

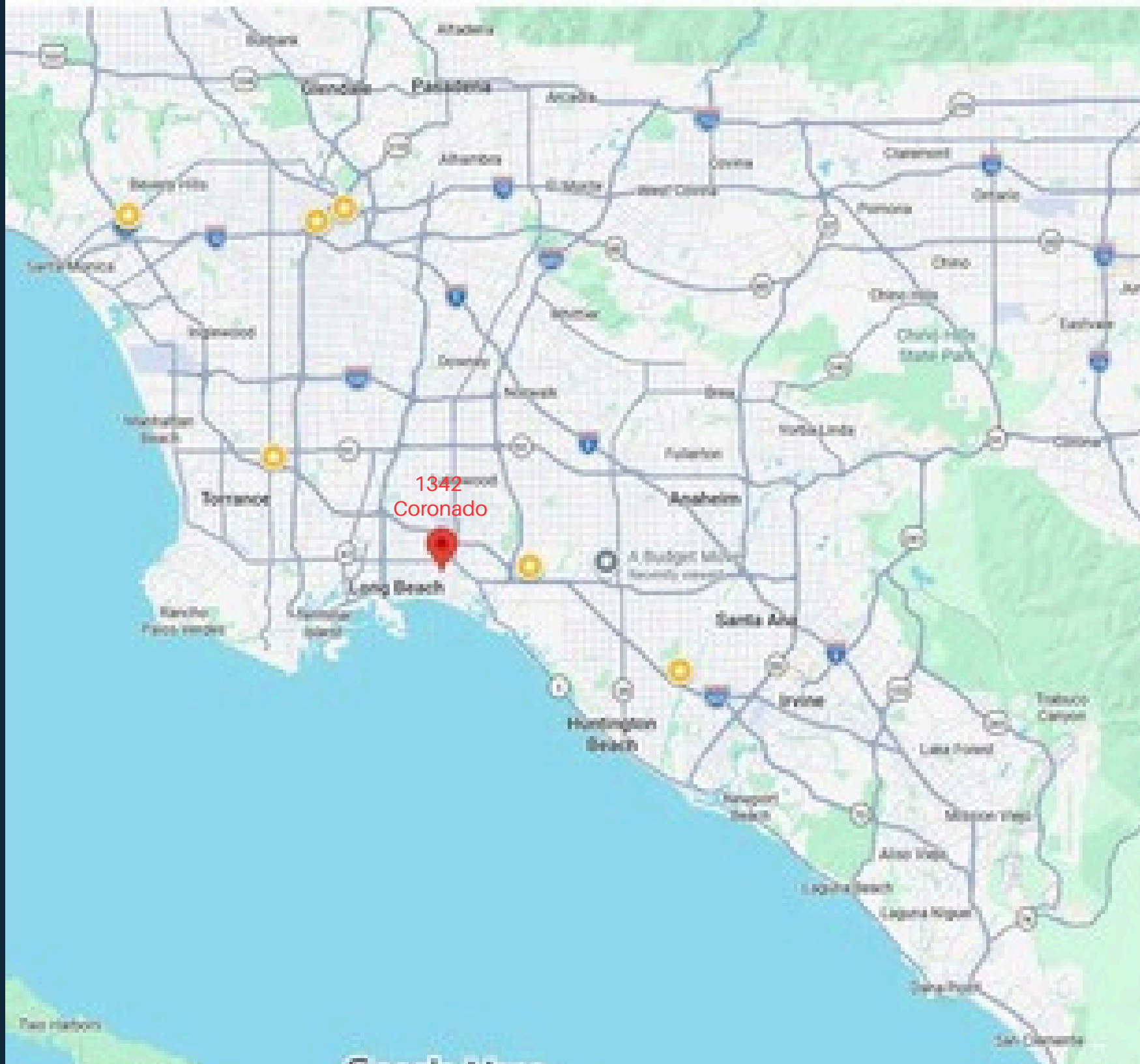
NEIGHBORING PROPERTIES

NORTH WALGREENS | GOODTIME **SOUTH** CRITICAL STRUCTURES
EAST URBAN AMERICANA FURNITURE **WEST** MIXED USE | INDUSTRIAL

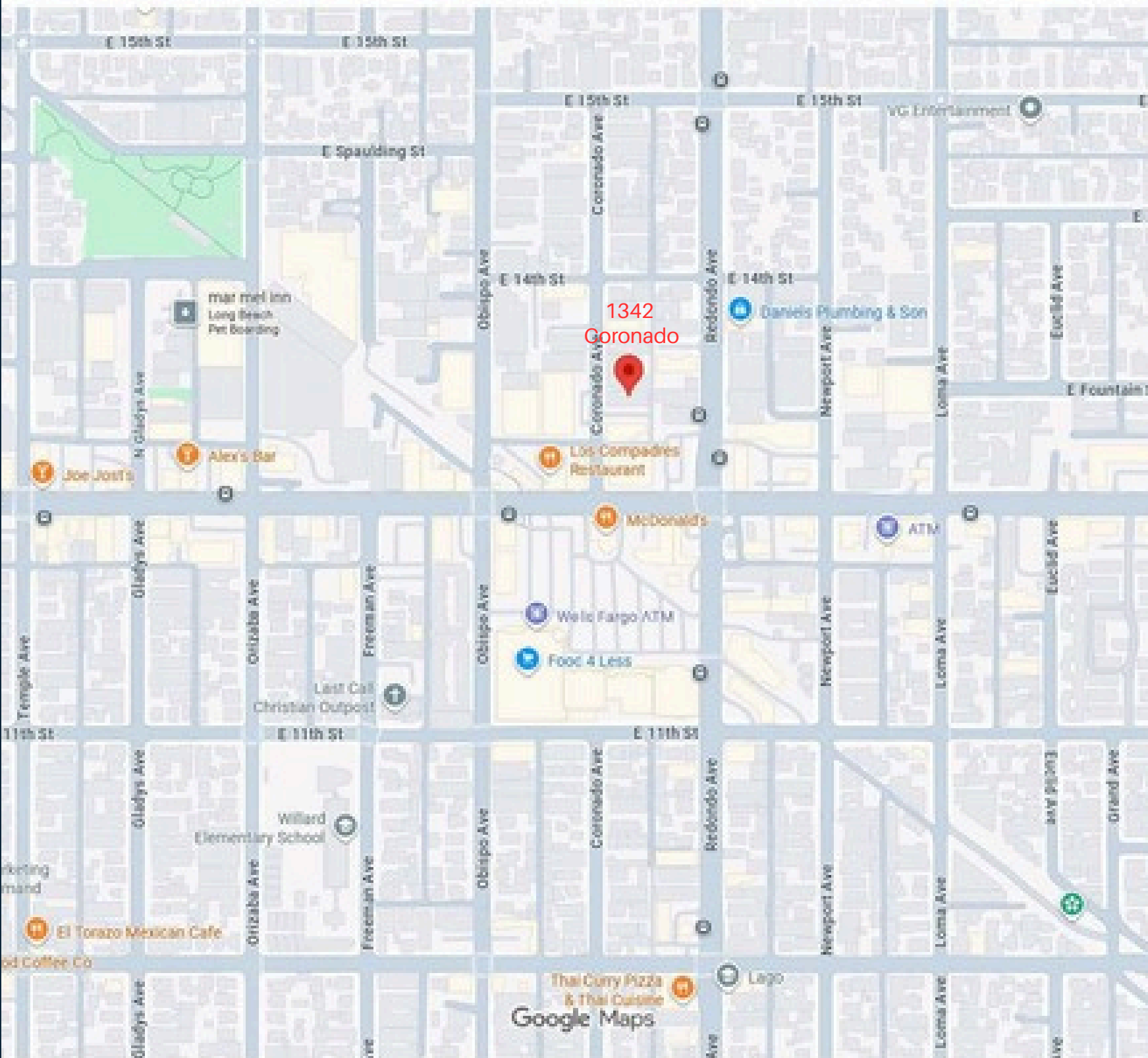
SHARED PATIO W/NEIGHBOR

APPROX. 550SF OF OUTDOOR PATIO SPACE SHARED WITH NEIGHBORING OFFICE

REGIONAL MAP

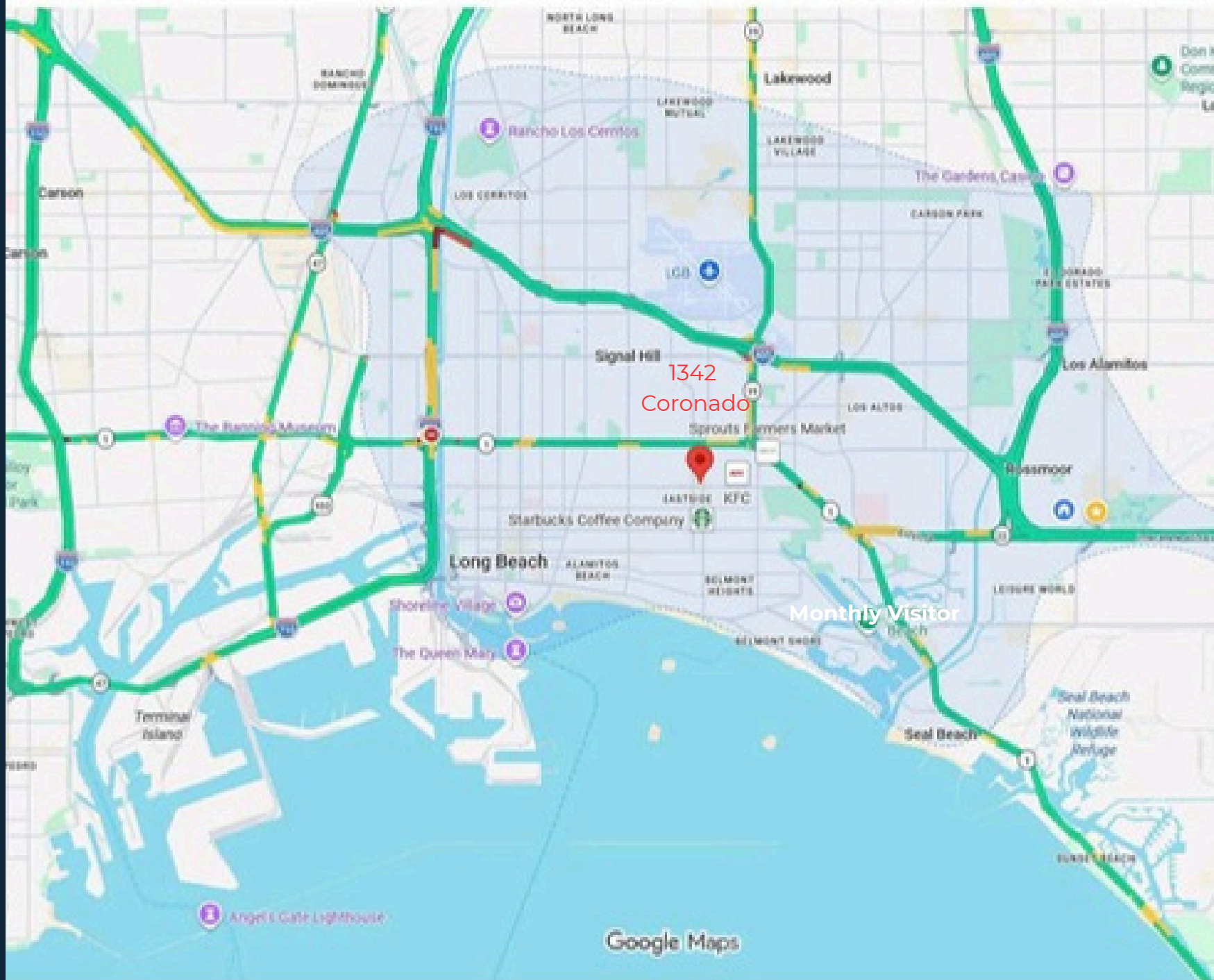


LOCATOR MAP



DRIVE TIME HEAT MAP

15 MINUTE
RADIUS



Live traffic ▾

Fast    Slow



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BROKER
PROFILE

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MANAGING BROKER

With over 25+ years experience Designing, Selling and Leasing Medical Practices, Commercial and Residential Properties in both Canada and the US, Serena is uniquely positioned to help you acquire, sell or lease your desired property.

90% of Serena's business comes from past clients and referrals - a testament to the high level of care and attentiveness she provides that puts her in a class above.

Having served as an operational Executive with a background in Pharmaceutical Manufacturing for Rx, OTC and Sterile Ophthalmics; building cGMP, FDA compliant facilities in both the US and Canada, Serena and her seasoned team of OSHPD certified architects can support any medical build-out your potential buyers or tenants require.

SERVICES OFFERED

- MEDICAL PRACTICE SALES
- DENTAL PRACTICE SALES
- BUSINESS SALES
- COMMERCIAL RE SALES
- COMMERCIAL LEASING
- PROPERTY MANAGEMENT
- RESIDENTIAL SALES
- RESIDENTIAL INCOME SALES



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Serena Goss



ALTAMIRA PROPERTIES

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