

8,640 SF Retail Space

5321 - 5345

LONG BEACH BLVD



For Sale

LONG BEACH, CA 90805

CBRE

## THE OFFERING

The property includes two buildings with a combined size of approximately 8,640 square feet on a 19,994 square-foot lot.

The buildings feature multiple entrances, three bathrooms, and ample parking both on-site and at nearby public metered spaces.

Located on highly-trafficked corridor of Long Beach Boulevard, the property has easy access to DTLB and LA via Interstate 710, 405 & 605 Freeways.



### ADDRESS

5321 – 5345 Long Beach Blvd,  
Long Beach, CA 90805



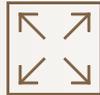
### MARKET/SUBMARKET

Long Beach



### SQUARE FOOTAGE

8,640 SF



### LOT SIZE

0.45 AC



### YEAR BUILT

1924/2019 Renovated



### OCCUPANCY

100% occupied



### PRICE

Price Reduction to  
\$2,800,000



### HIGH-TRAFFIC

are near the 710 Freeway  
in North Long Beach

## PROPERTY HIGHLIGHTS



**Current Tenants:** This property is 85% leased. Notably, it houses a popular Vietnamese restaurant which is willing to lease back for \$9,000 per month and a banquet hall tenant, \$6000 per month (both includes NNN) if purchased by an investor. This can provide immediate rental income to new owners.



**Zoning & Potential Uses:** Zoned for commercial cannabis use, this property has flexibility for various businesses, such as retail, medical offices, fitness centers, and more. It's well-suited for owner-occupiers or as an investment for those looking to add value with redevelopment or enhanced tenant improvements.



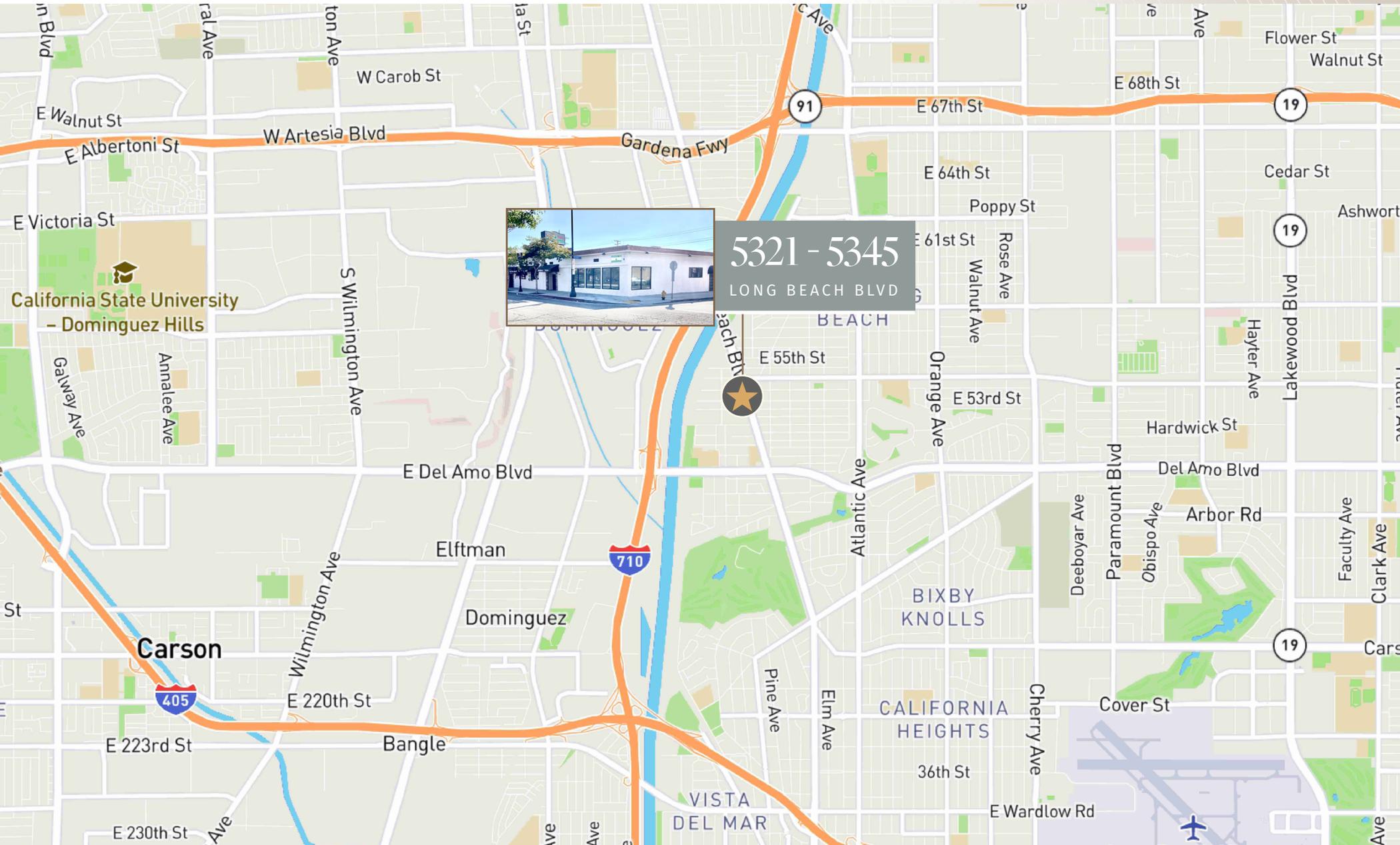
**Additional Features:** With high visibility and thousands of daily passing vehicles, this property provides a prime location for businesses aiming to attract a steady flow of foot traffic. The surrounding area includes a mix of retail and commercial establishments, contributing to its potential as a thriving business hub.



This property is ideal for investors looking to capitalize on North Long Beach's growth and commercial development, especially given its flexible zoning and existing rental income opportunities.

\*Near California State University of Dominques Hills





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LONG BEACH BLVD

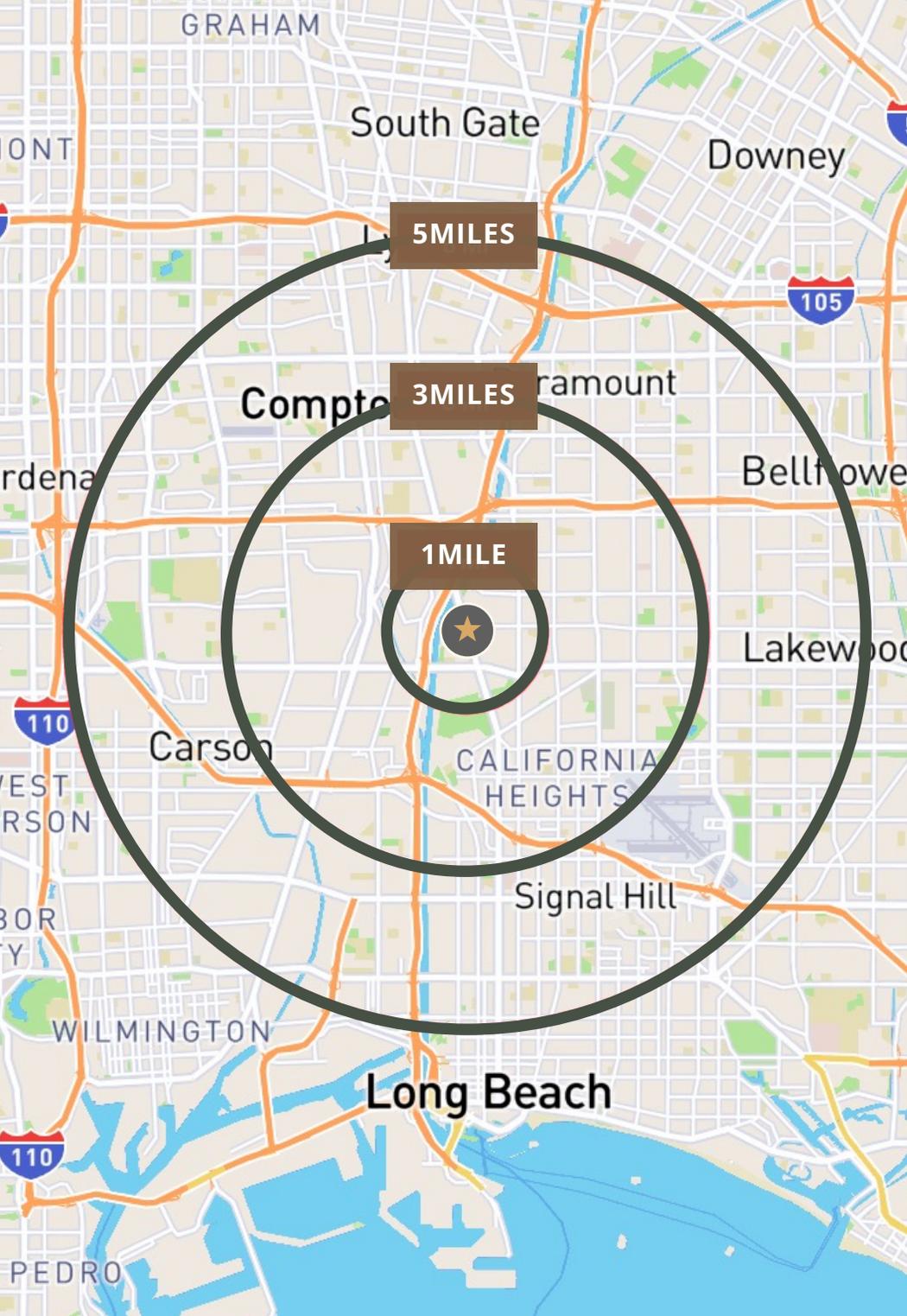


*Long Beach, California, is a vibrant coastal city that perfectly blends urban sophistication with laid-back beach culture.*

Long Beach, California, is a vibrant coastal city that perfectly blends urban sophistication with laid-back beach culture. Known for its stunning waterfront, diverse neighborhoods, and thriving arts scene, Long Beach is an attractive destination for residents and businesses alike.

The city's strategic location near major transportation hubs, including the Port of Long Beach and Los Angeles International Airport, enhances its appeal as a logistics and trade powerhouse. With a burgeoning tech sector, a commitment to sustainability, and a rich cultural heritage, Long Beach offers a dynamic environment for innovation and growth, making it a prime spot for investment and lifestyle.





## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
2024 Population	32,140	213,453	649,062
2024 Average Household Income	\$84,021	\$104,271	\$105,437
2024 Average Value of Owner Occ. Housing Units	\$701,221	\$744,837	\$733,857
Daytime Workers	8,039	84,044	244,463
Daytime Residents	17,683	115,812	355,299
2024 Owner Occupied Housing Units	4,102	35,571	100,324
2024 Renter Occupied Housing Units	6,091	31,010	94,727

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Source: Esri



# 5321 - 5345

L O N G B E A C H B L V D

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## **MELANIE TRAN**

Senior Associate

+1 714 293 8051

Lic. 01890957

[melanie.tran@cbre.com](mailto:melanie.tran@cbre.com)

## **HAI T. DANG**

Senior Vice President

+1 408 691 1029

Lic. 01404853

[hai.dang@cbre.com](mailto:hai.dang@cbre.com)



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