

# FOR SALE: OFFICE BUILDING ON HIGH TRAFFIC CORRIDOR

# 3626 EAST

## PACIFIC COAST HIGHWAY

### LONG BEACH, CA 90804



For more information contact:

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# 3626 E. PACIFIC COAST HIGHWAY

L O N G B E A C H C A L I F O R N I A 9 0 8 0 4



**SALE PRICE**      \$2,475,000 (\$267/PSF)

**BUILDING SF:**    9,272 SF

**LOT SIZE SF:**    17,190 SF

**ZONING:**            LBCO

**PARKING:**         34 SPACES

**APN:**                7253-001-018

**YEAR BUILT:**     1978

## HIGHLIGHTS

- Ample parking located on-site
- High traffic corridor
- Great visibility
- 3rd floor office space has direct access to a balcony and amazing city views
- Great location with proximity to the Kaiser Hospital

## PROPERTY DESCRIPTION

Coldwell Banker Commercial and Sage Real Estate Group are pleased to present the property at 3626 E. PCH available for sale. The ground floor and third floor are currently vacant. The 2nd floor is currently owner occupied. The owner can stay as a tenant on a short term lease and can relocate at the close of escrow. The property has great visibility, is on a high traffic corridor, and has ample parking available (34 parking stalls). The 3rd floor has great views of the City along with direct access to a large balcony. There is also a small patio located on the ground floor facing the parking lot. This is the perfect owner/user property located near Kaiser Hospital.

## ZONING

LBCO: The CO-Office Commercial District permits mixed residential and commercial uses along major arterial routes. This District implements Land Use District No. 8M of the General Plan.



3626  
EAST

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# LONG BEACH, CA

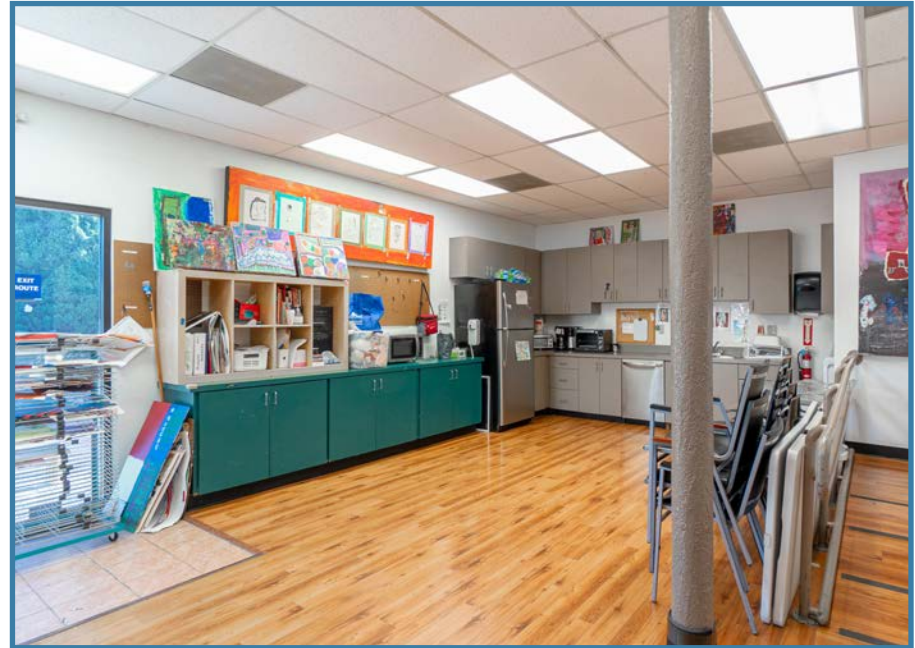
Long Beach is the 7th largest City in the State of California, and 36th in the nation, located just 25 miles south of Los Angeles. The City occupies 52 square miles with a population of over 550,000. Long Beach is a main player in the Southern California economy, plus the gateway to the Pacific Rim with the Port of Long Beach being one of the largest commerce and trade facilities in the World. Commerce and industry in the area have thrived with skilled, well-educated employees being on the driving force behind technology centers, aerospace, trade, sophisticated logistics, transportation, engineering, telecommunications, health care, and peripherals.

Long Beach is a diverse city that blends influences from around the world into lively destination earning it the nickname, "The International City." Both residential and industrial, urban and suburban, historic and innovative, Long Beach is a city that is constantly changing. Long Beach combines the bustle of Los Angeles with the beach town vibe of Orange County and is geographically situated just between the two.

Long Beach is a premiere destination for beach activities and water sports including sailing, diving, swimming, beach volleyball and more. The city also features several destinations that attract visitors from across Southern California and from around the world. Long Beach Museum of Art, Long Beach Opera, and the Long Beach Convention Center host a variety of cultural and entertainment events. The RMS Queen Mary, a 1936 art deco ocean liner is permanently docked in the city and serves as a hotel and maritime museum. In addition, the Downtown District and Downtown Core are sites of a thriving retail and commercial environment in the city.

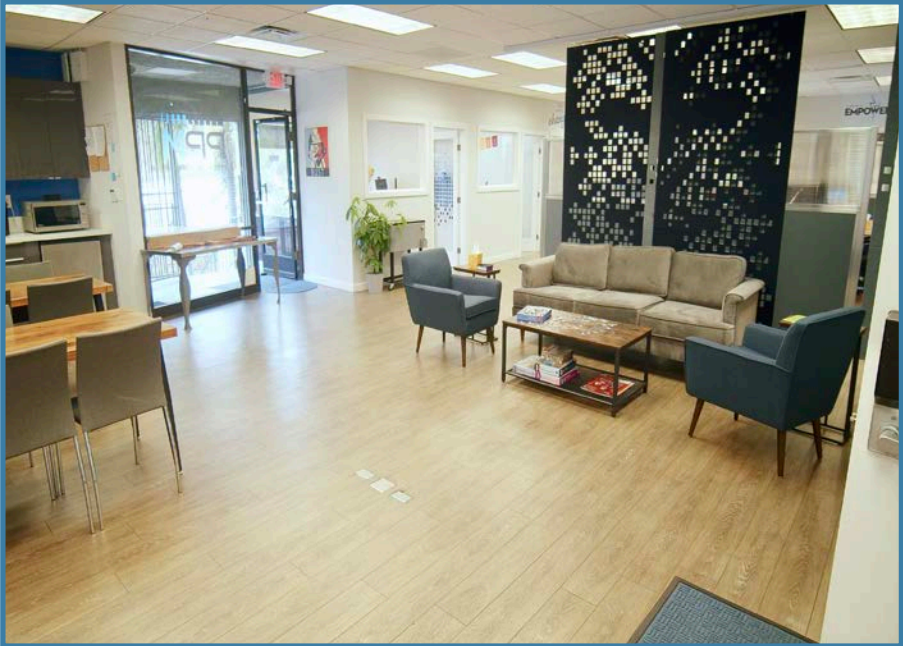
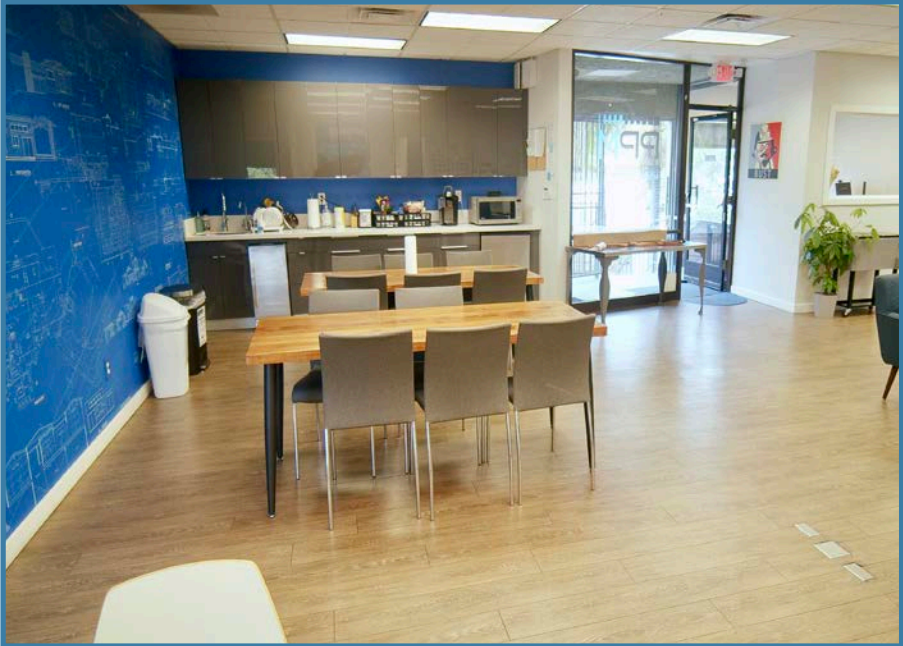


# 3626 E. PACIFIC COAST HIGHWAY GROUND FLOOR OFFICE SPACE





# 3626 E. PACIFIC COAST HIGHWAY SECOND FLOOR OFFICE SPACE





# 3626 E. PACIFIC COAST HIGHWAY

# THIRD FLOOR OFFICE

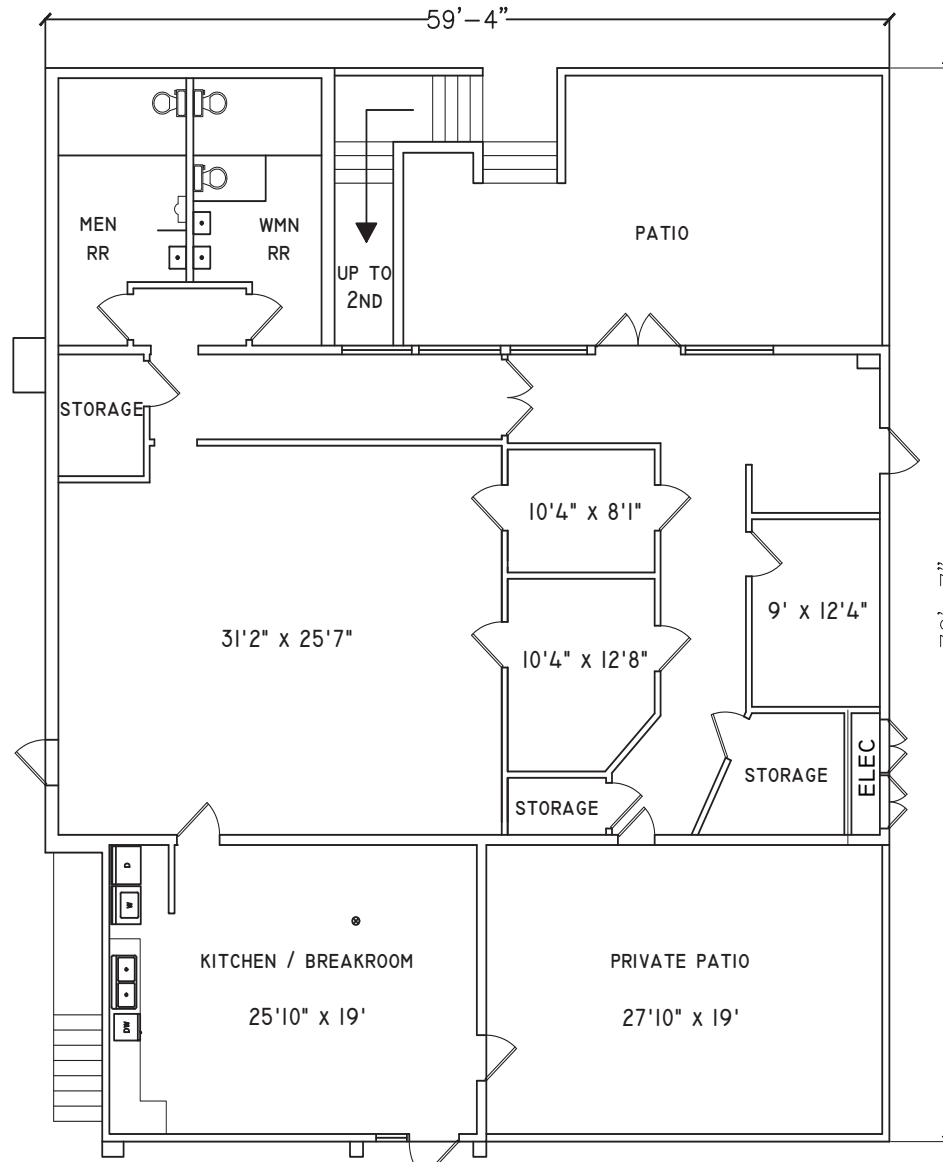


# 3626 E. PACIFIC COAST HIGHWAY THIRD FLOOR PHOTOS



# 3626 E. PACIFIC COAST HIGHWAY

## GROUND FLOOR LAYOUT



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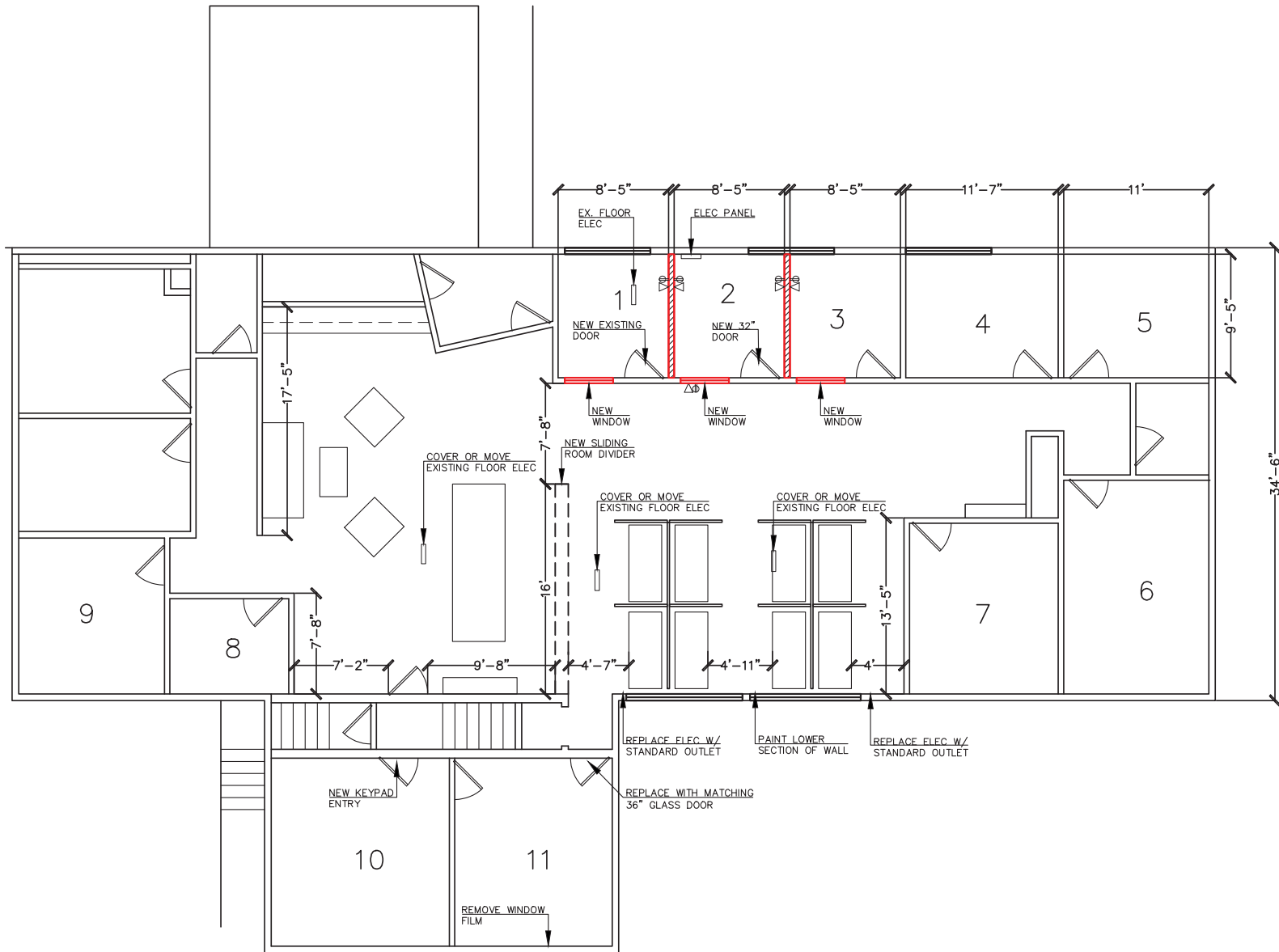
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## SECOND FLOOR LAYOUT



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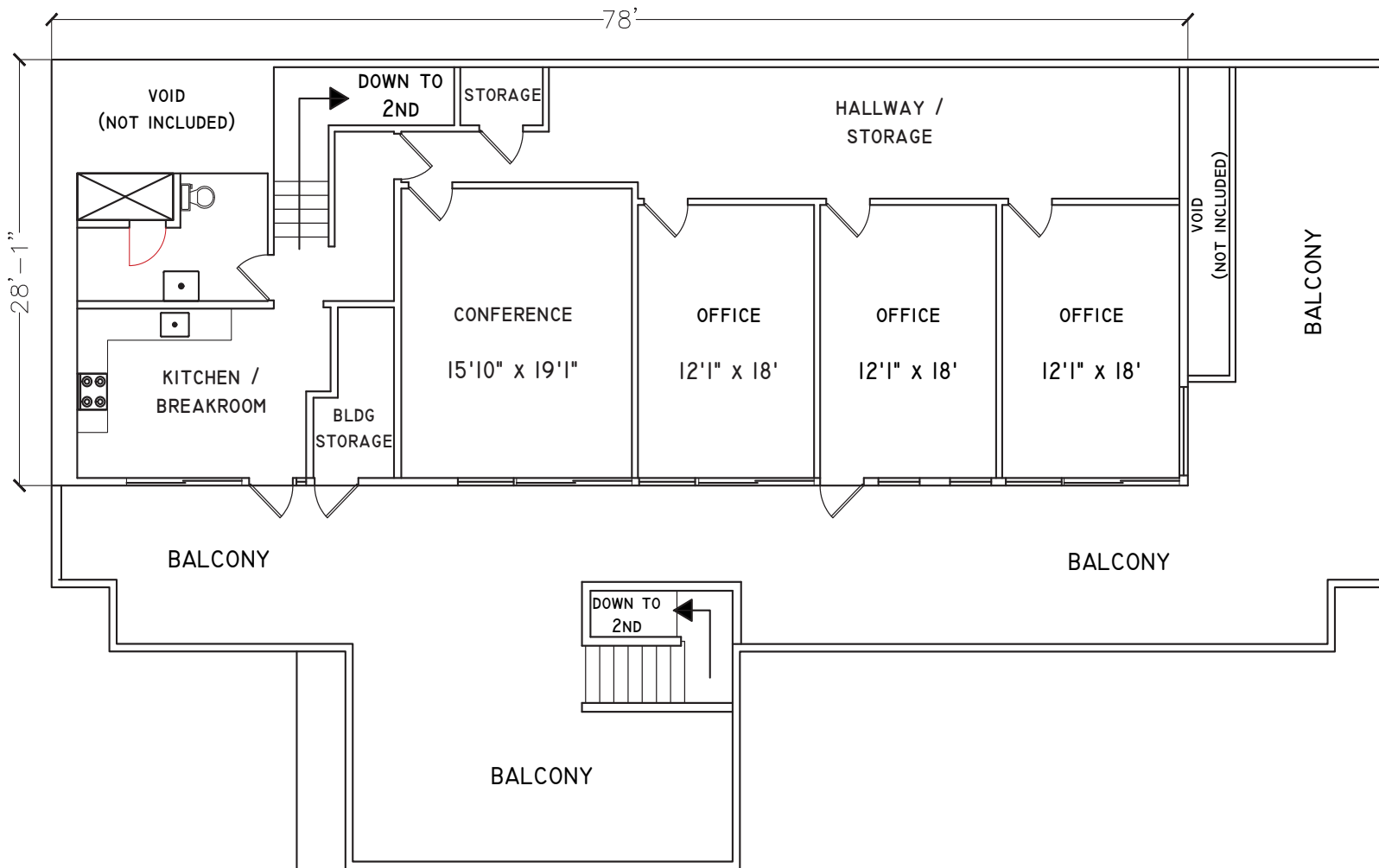
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## PARKING & PATIO



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