

# FOR LEASE OR FOR SALE!

**FOR LEASE OR SALE**  
PLATINUM  
HOYT HOCHMAN 562-301-7293  
BRENDAN MORRIS 562-244-0854  
BROKER OR ASSOCIATE 6201 E. BAY SHORE WALK, LONG BEACH, CA 90803 DRE # 02247644

**1404 ALAMITOS AVE.**  
LONG BEACH, CA 90813

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BROKER | DRE# 01211717  
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*properties*

6201 E. BAY SHORE WALK  
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# 1404 ALAMITOS AVE.

FREESTANDING COMMERCIAL ASSET FOR SALE  
2,284 SF BUILDING WITH EFFICIENT LAYOUT FOR  
MULTIPLE BUSINESS TYPES



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# 1404 ALAMITOS AVE.

## LONG BEACH, CA 90813

Offered For Sale or Lease, 1404 Alamitos Avenue is a 2,284 SF freestanding commercial building situated on a 5,532 SF fenced and paved lot in the heart of Long Beach. This versatile property includes a separate garage structure within a secured yard, providing valuable storage, parking, or operational space for a wide range of business types.

The building's layout supports contractors, service businesses, light industrial trades, creative users, and neighborhood-serving commercial operators. The fully fenced lot offers controlled access, secure parking, and the ability to accommodate vehicles, equipment, or outdoor storage—an increasingly rare feature in the Long Beach market.



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|               |                      |
|---------------|----------------------|
| Lease Rate:   | \$4,900.00 Per Month |
| Asking Price: | \$1,299,000.00       |
| Building SF:  | 2,248                |
| LOT SF:       | 5,532                |
| APN:          | 7268-019-018         |
| YEAR BUILT:   | 1946                 |
| ZONING:       | LBMFR-M              |

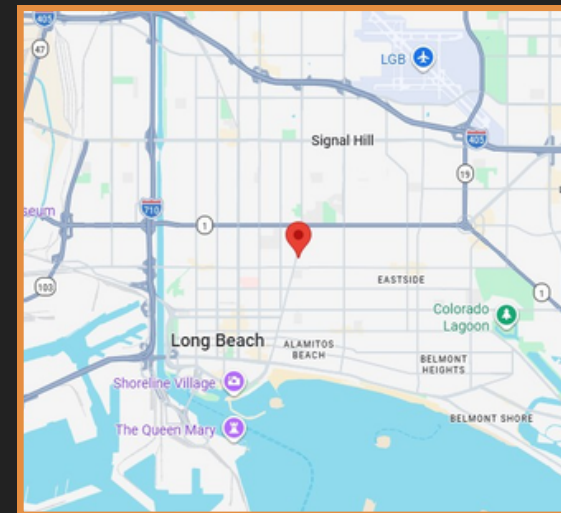
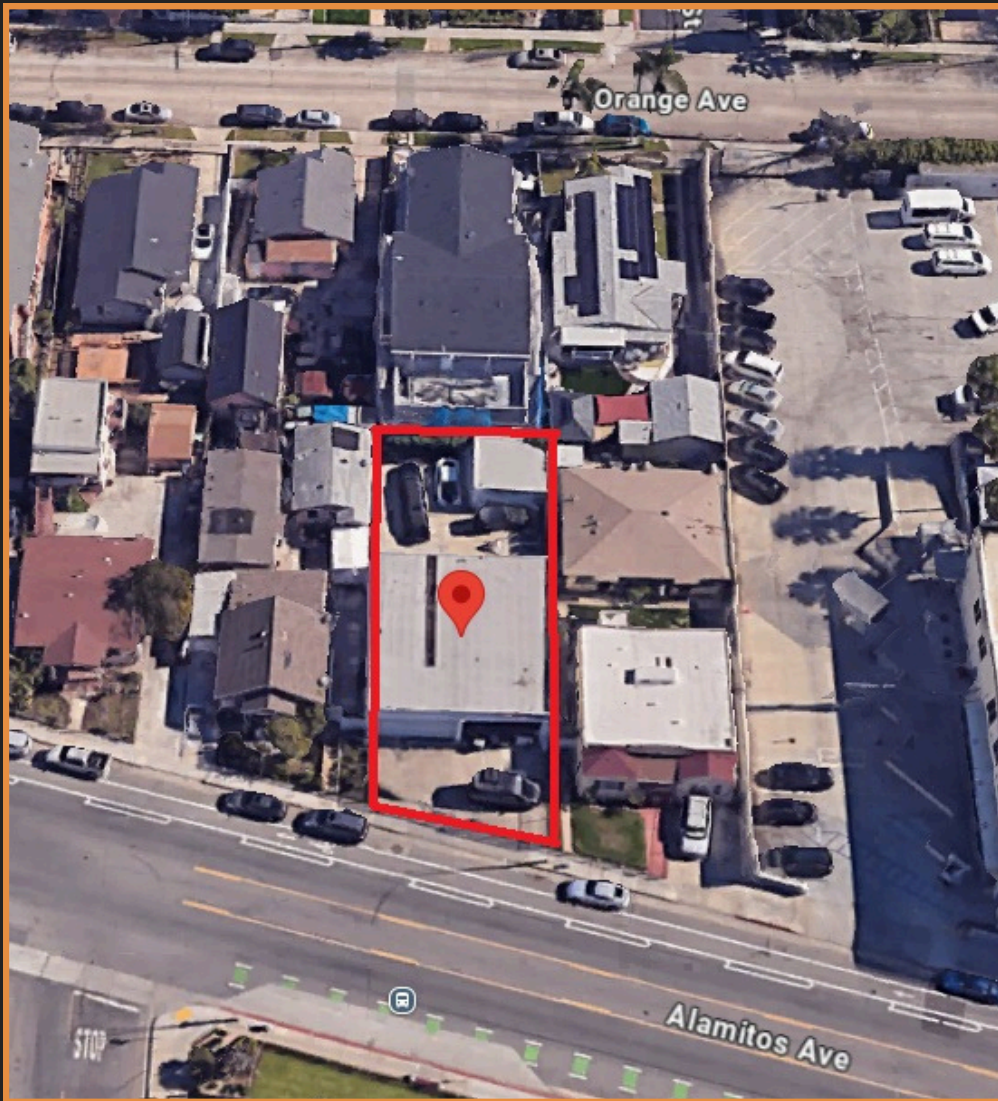
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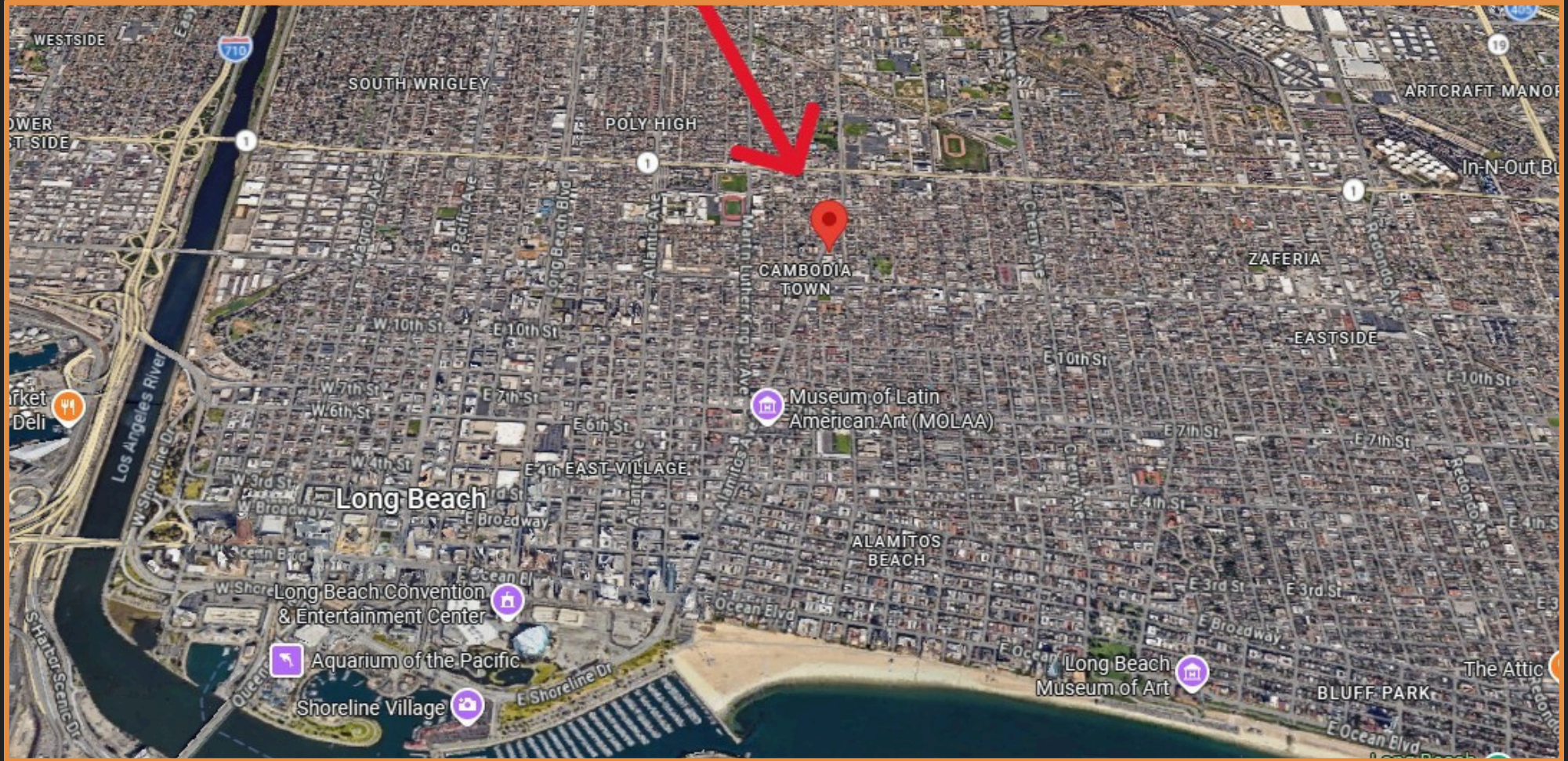
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THE DOWNTOWN LONG BEACH BUSINESS DISTRICT PROVIDES ONE OF THE CITY'S MOST REVERED ATTRACTIONS, THE QUEEN MARY, AS WELL AS TOURIST-DRIVEN DESTINATIONS INCLUDING THE AQUARIUM OF THE PACIFIC, SHORELINE VILLAGE, RAINBOW HARBOR WATERFRONT AND THE PIKE, MAKING UP THE LONG BEACH CONVENTION AND ENTERTAINMENT CENTER.

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