



*OWNER/USER* OR INVESTMENT  
OPPORTUNITY IN LONG BEACH

6164 CHERRY AVE, LONG BEACH, CA 90805

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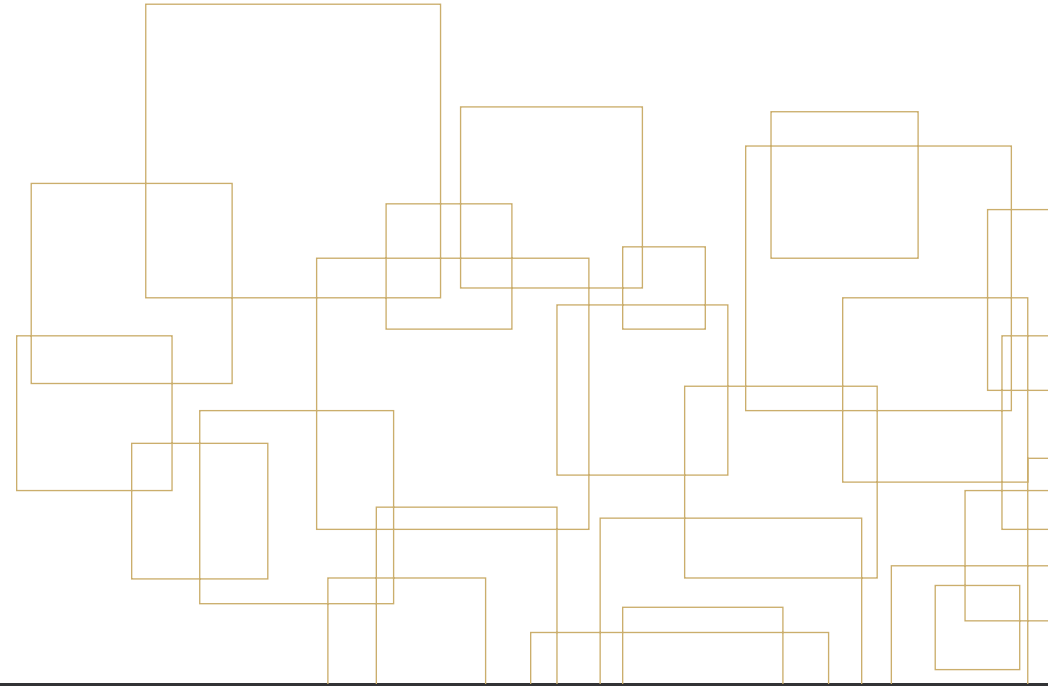
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*Exclusively  
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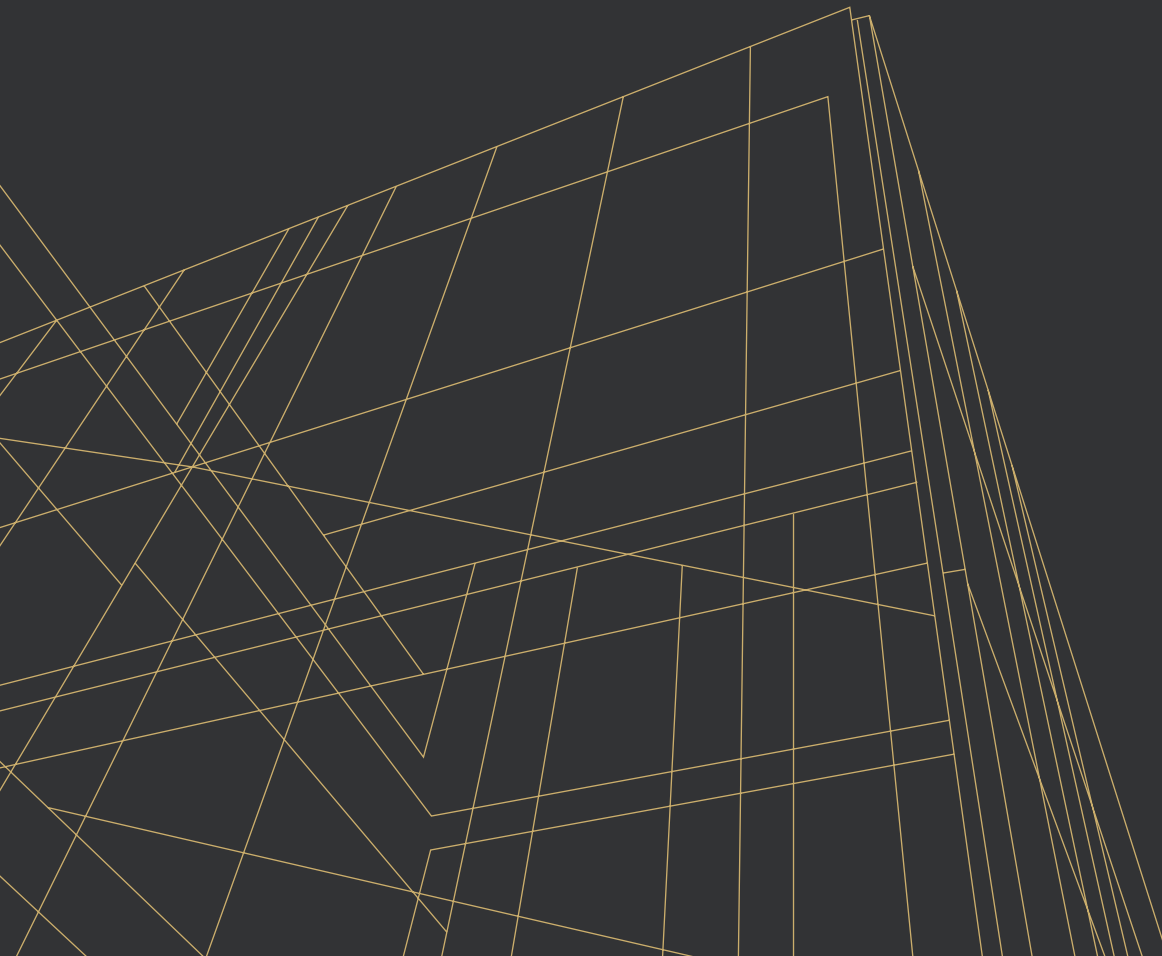
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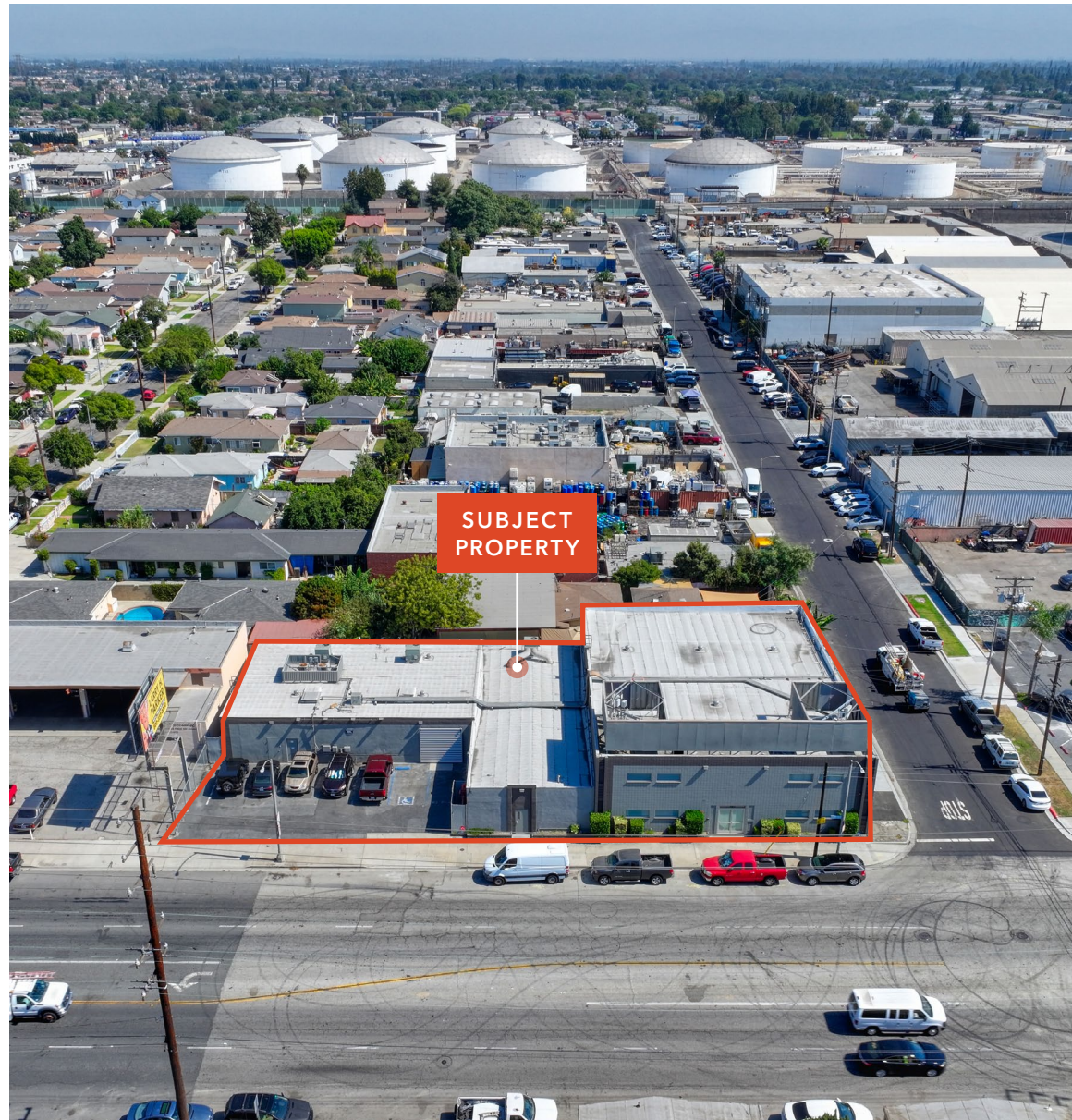


# EXECUTIVE SUMMARY



# *PREMIER* OFFERING IN THE HEART OF LONG BEACH, CA

OFFERING PRICE	<b>\$4,400,000</b>
ADDRESS	6164 Cherry Ave, Long Beach, CA 90805
BUILDING SIZE	±14,712 SF
LOT SIZE	±14,878 SF
YEAR BUILT	1967 / Renovated in 2022
APN	7119-015-026
ZONING	LBCCA
PARKING	7+ Stalls
PRICE PER FOOT	\$299
PROPERTY FEATURES	18 ft ceilings, \$1,597/mo income from cell site, 4 roll up doors
BUILDING UPGRADES	Electrical (400 AMP), Plumbing, HVAC, fire sprinkler system, all systems, ±\$1,000,000 spent on improvements







## INVESTMENT HIGHLIGHTS

### EXCELLENT VISIBILITY

Located on the corner of Cherry Ave & Curry St. in North Long Beach.

### EASY ACCESS, HIGH TRAFFIC RETAIL CORRIDOR

Property is strategically situated in a high demand market with easy access to 91, 710, 605, 405, and 105 freeways.

### RARE OWNER / USER OR INVESTMENT OPPORTUNITY

Will be delivered vacant. Retail / Warehouse / Showroom on corner lot. Seven + parking spaces, four roll up doors, cell site that offers additional income, two curb cuts on Cherry Ave and two curb cuts on Curry St with great signage opportunities (multiple sides). Brand new plumbing, electrical, HVAC, secured access, building was completely remodeled and upgraded. Interior includes remodeled offices, new bathrooms, kitchen, conference rooms, and mezzanine.



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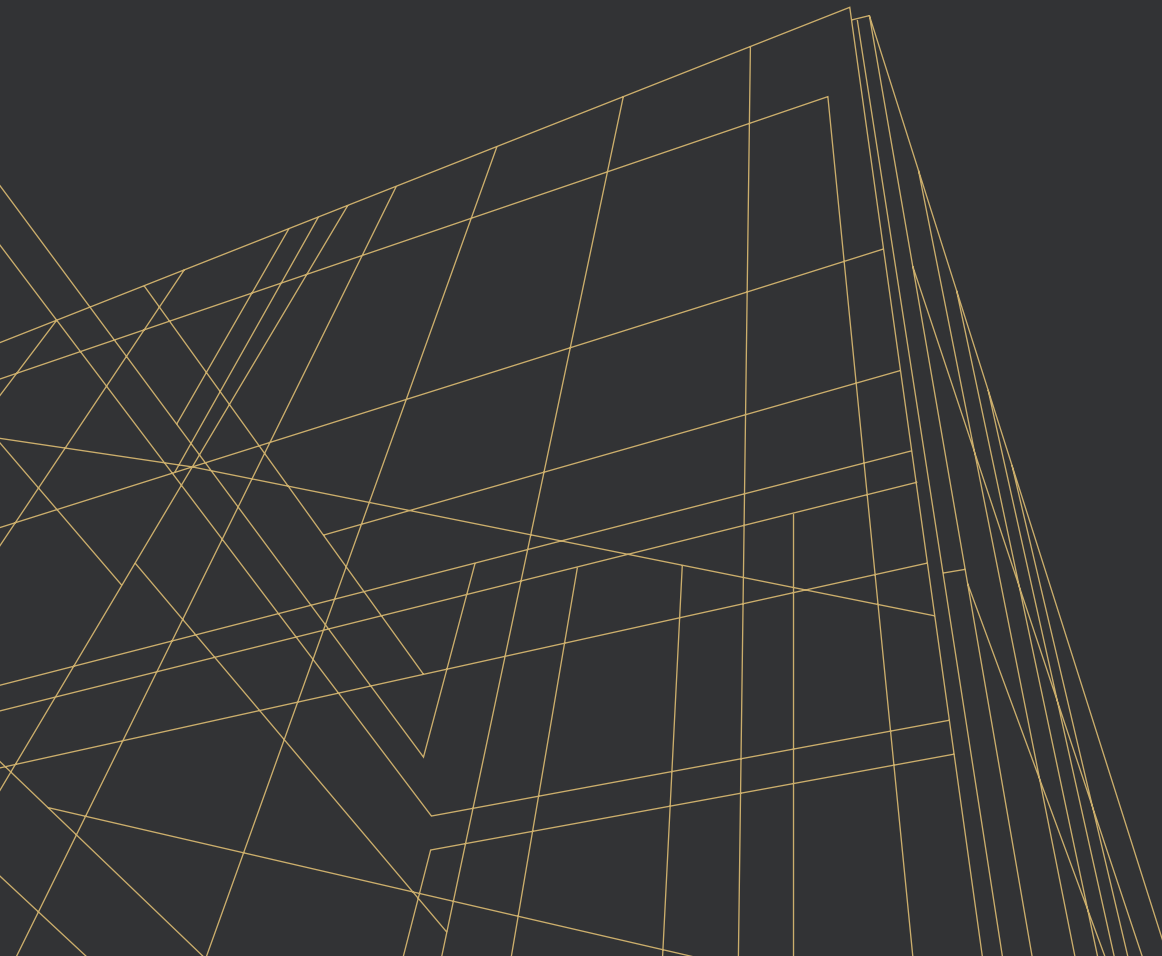
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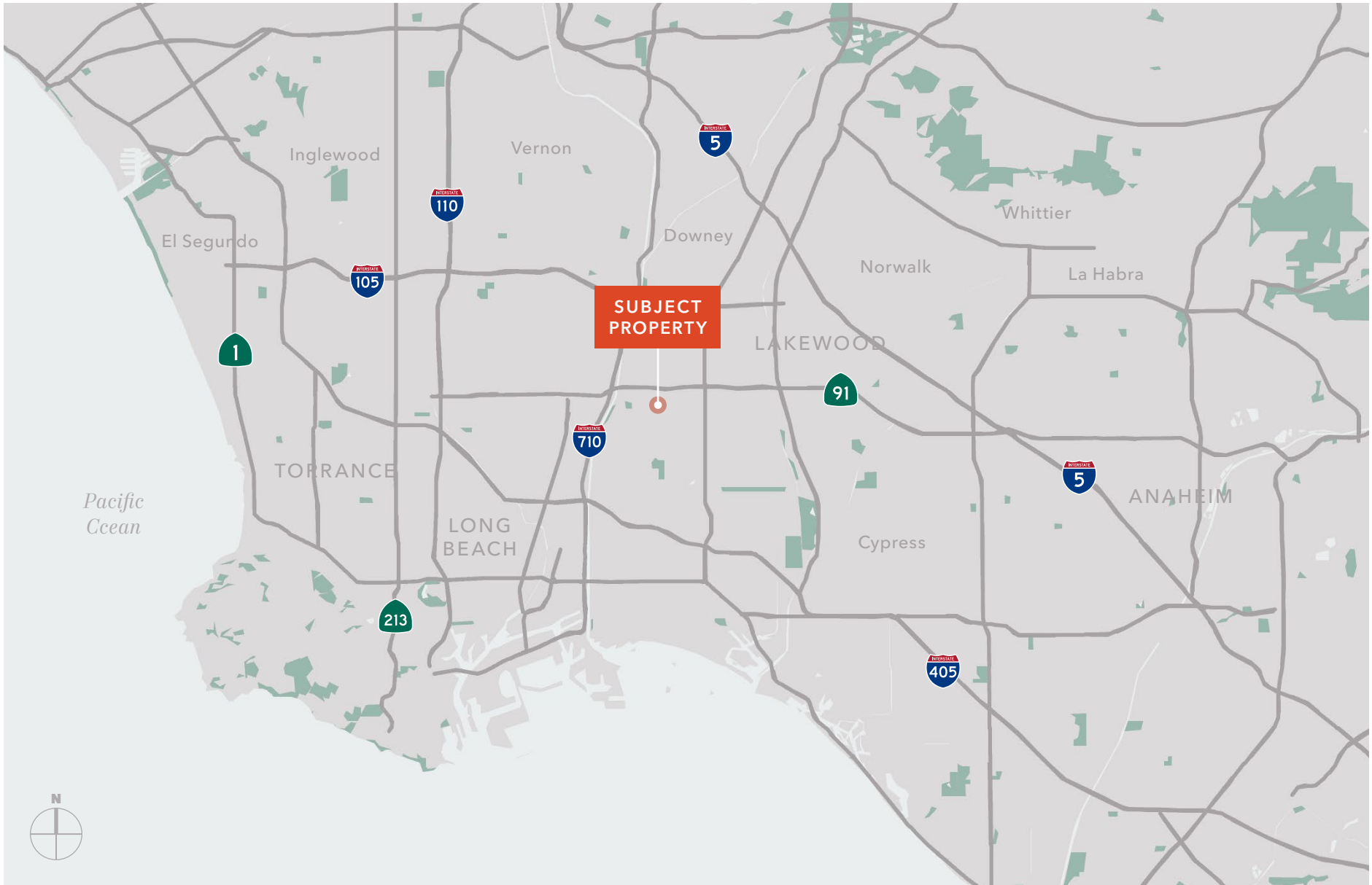




# PROPERTY MAPS

*Section 02*



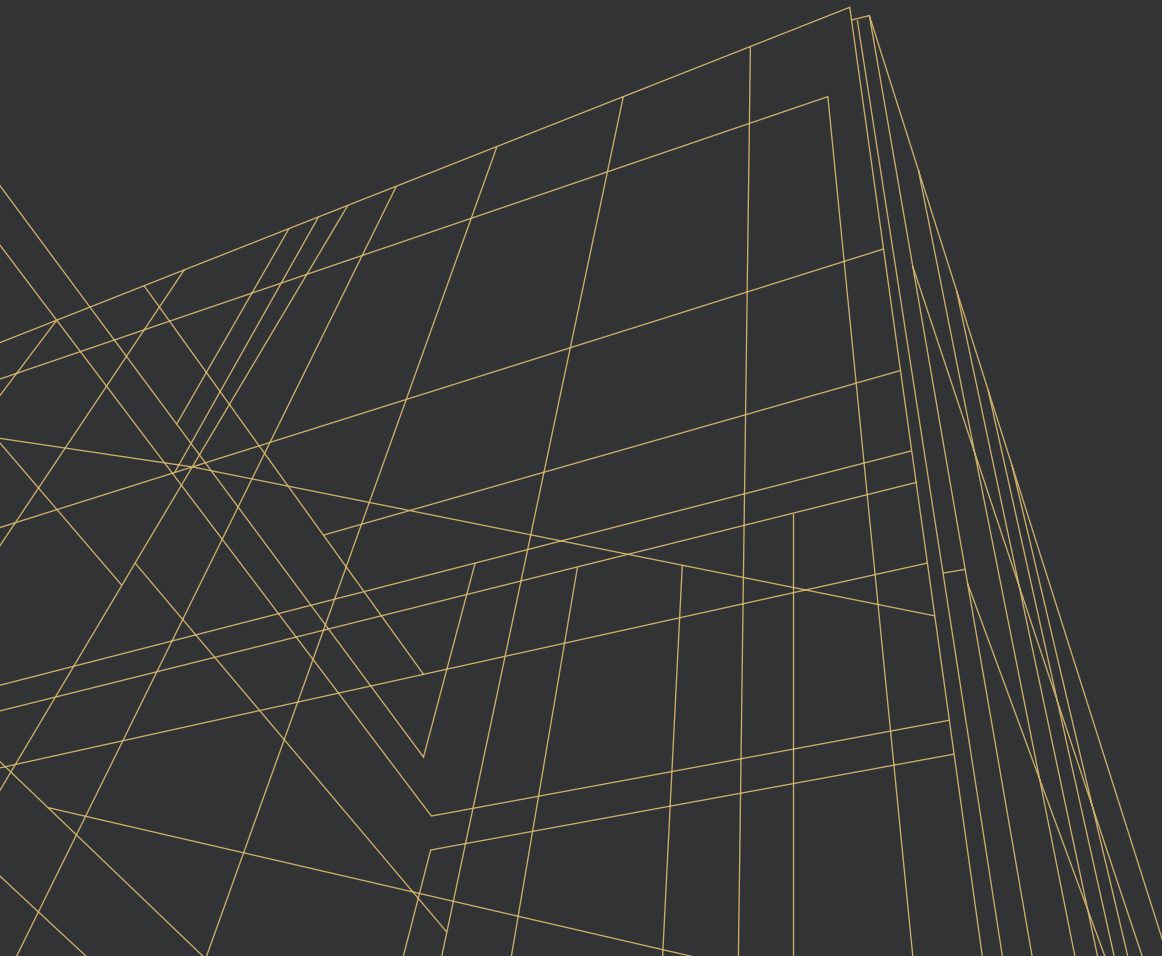




# PROPERTY MAPS







# MARKET OVERVIEW

*Section 03*





## *LONG BEACH* KNOWN AS THE "CITY BY THE SEA"

*Just half an hour from Los Angeles, Long Beach is an oceanfront gem you'll want to add to your California itinerary.*

The city offers beautiful beaches and marinas along with a busy dining and shopping scene that perfectly blends urban sophistication with beach town fun. Tour the Queen Mary, the legendary, permanently docked ocean liner, or relax with a drink in the ship's Observation Bar—for truly unique accommodations, you can even stay overnight in one of the staterooms or suites. Visit the Aquarium of the Pacific, Southern California's largest aquarium and home to sea otters, penguins, and a 350,000-gallon tropical reef habitat. If you're in the mood for retail therapy, find designer favorites at The Pike Outlets or search for the perfect retro find at the vintage boutiques along Long Beach's Fourth Street.

With 11 miles of sandy shoreline, waterfront adventure is central to the city's charm. Visitors can enjoy the waves at one of the family-friendly beaches like Alamitos Beach and Marine Park, or rent paddleboards, kayaks, Duffy electric boats, and other watercraft in Rainbow Marina. Try your hand at kitesurfing on Long Beach's Belmont Shore, one of the best places in the state for beginners to learn the sport. Hop aboard a vessel and venture out to sea on a whale-watching tour from Harbor Breeze Cruises, a sailboat through SunGlow Charters, or a romantic excursion on a Venetian gondola.



## NOTABLE SPOTS

### DOWNTOWN LONG BEACH

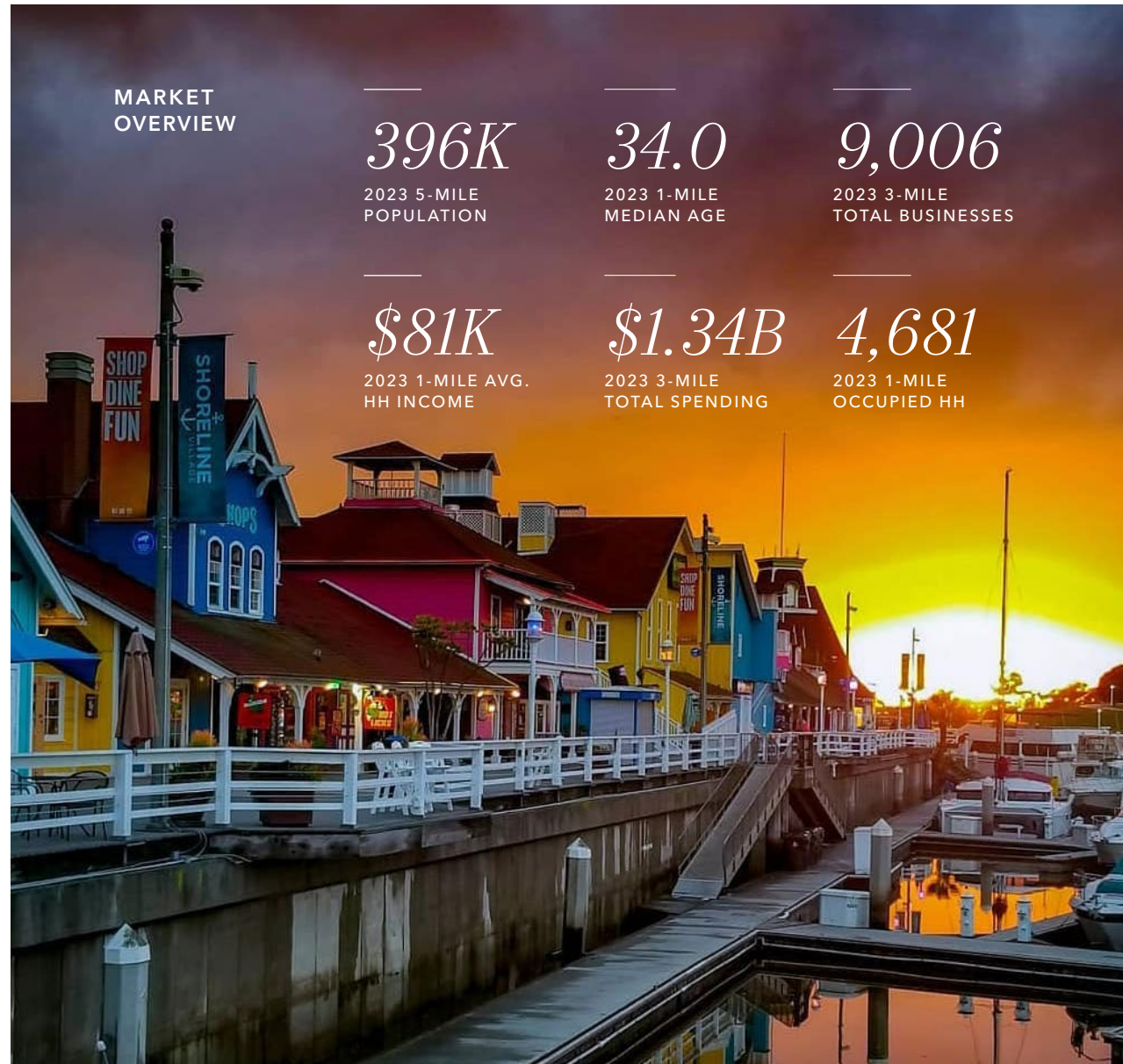
Located between Los Angeles and Orange County, Downtown Long Beach is at the center of Southern California business. A burgeoning urban environment, Downtown Long Beach features a waterfront business harbor, a historic architectural district, and a cultural arts scene. At the heart of an innovative, diverse city lies 1.38 Un-square Miles of unmistakable energy. Downtown Long Beach is a “walker’s paradise” according to Walk Score, which gave DTLB a score of 93, making it amongst the most walkable places in Southern California.

### THE AQUARIUM OF THE PACIFIC

The Aquarium of the Pacific has redefined the modern aquarium. It is a community gathering place where diverse cultures and the arts are celebrated and a place where important topics facing our planet and our ocean are explored by scientists, policymakers, and stakeholders in the search for sustainable solutions. It has taken a bold new approach in the future of aquariums with the opening of its Pacific Visions wing.

### ALAMITOS BEACH

Alamitos Beach is the western end of Long Beach City Beach near the intersection of Ocean Boulevard and Alamitos Avenue, hence the beach name. It’s a wide open sandy beach with many nice hotels and urban amenities nearby.



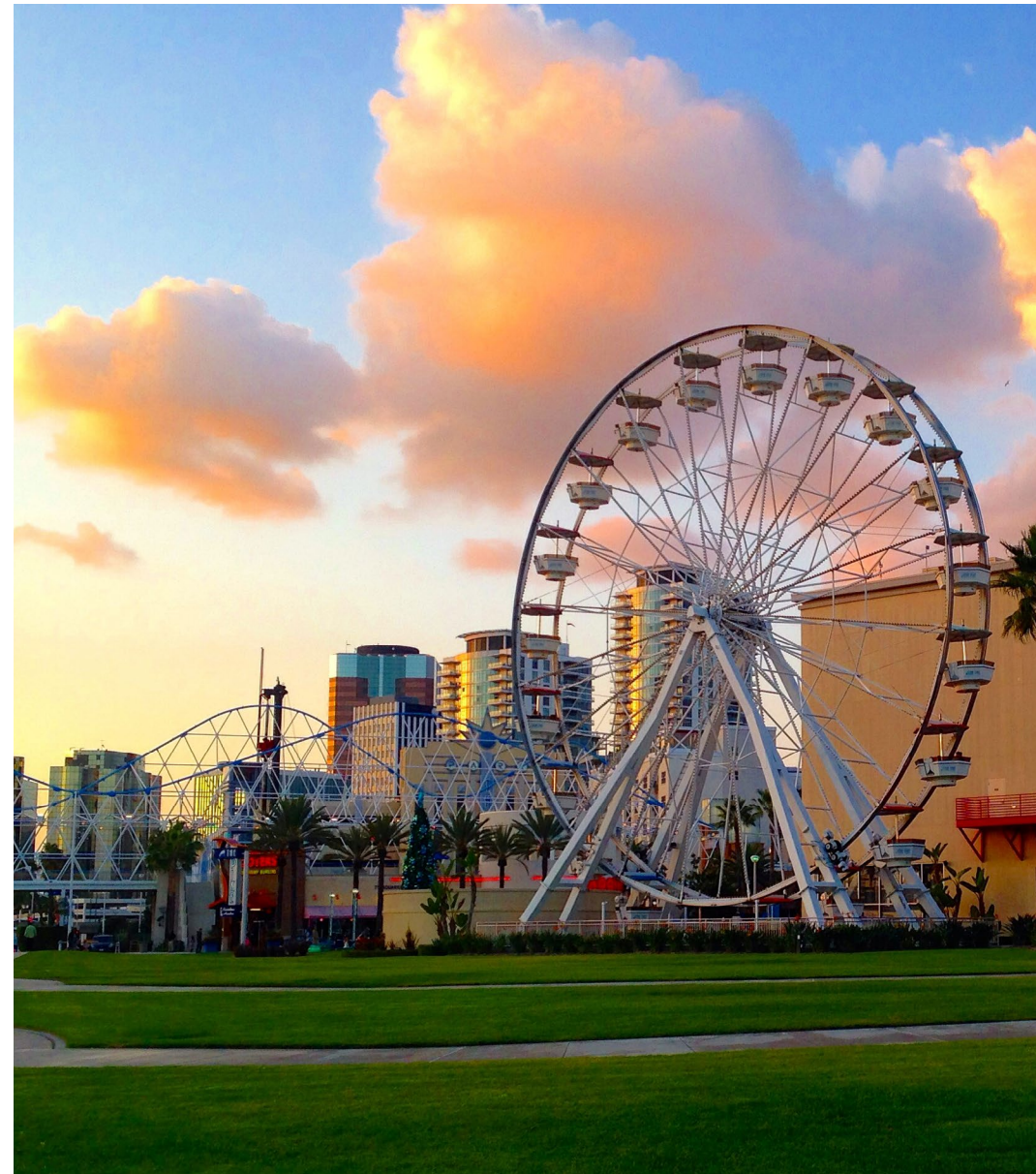
## DEMOGRAPHICS

 *Population*

	1 Mile	3 Miles	5 Miles
2024 POPULATION	37,380	272,446	670,911
2029 PROJECTION	36,146	264,216	651,407
WORKERS	9,175	86,047	254,379
RESIDENTS	21,263	145,940	363,269

 *Household Income*

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	11,131	84,425	202,259
2029 PROJECTION	11,053	84,237	201,879
MEDIAN GROWTH 2010-2023	\$63,576	\$70,802	\$75,963
AVG HOUSEHOLD INCOME	\$82,180	\$90,590	\$96,122





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