

1,787 - 8,119 SF Office Building Located in a Prime Eastside Location



FOR LEASE

244 REDONDO AVENUE
Long Beach, CA 90803



Pabst, Kinney
& Associates

EXECUTIVE SUMMARY



BUILDING DESCRIPTION

Address:	244 Redondo Avenue Long Beach, CA 9803
Cross Streets:	Redondo Avenue & E. Vista Street
Year Built:	1964
Building Size:	Space Available: Downstairs: 6,332 SF Upstairs: 1,787 SF Combined: 8,119
Lot Size:	21,628 SF
Price/SF:	\$2.25/SF Modified Gross
APN:	7264-001-056

PROPERTY DESCRIPTION

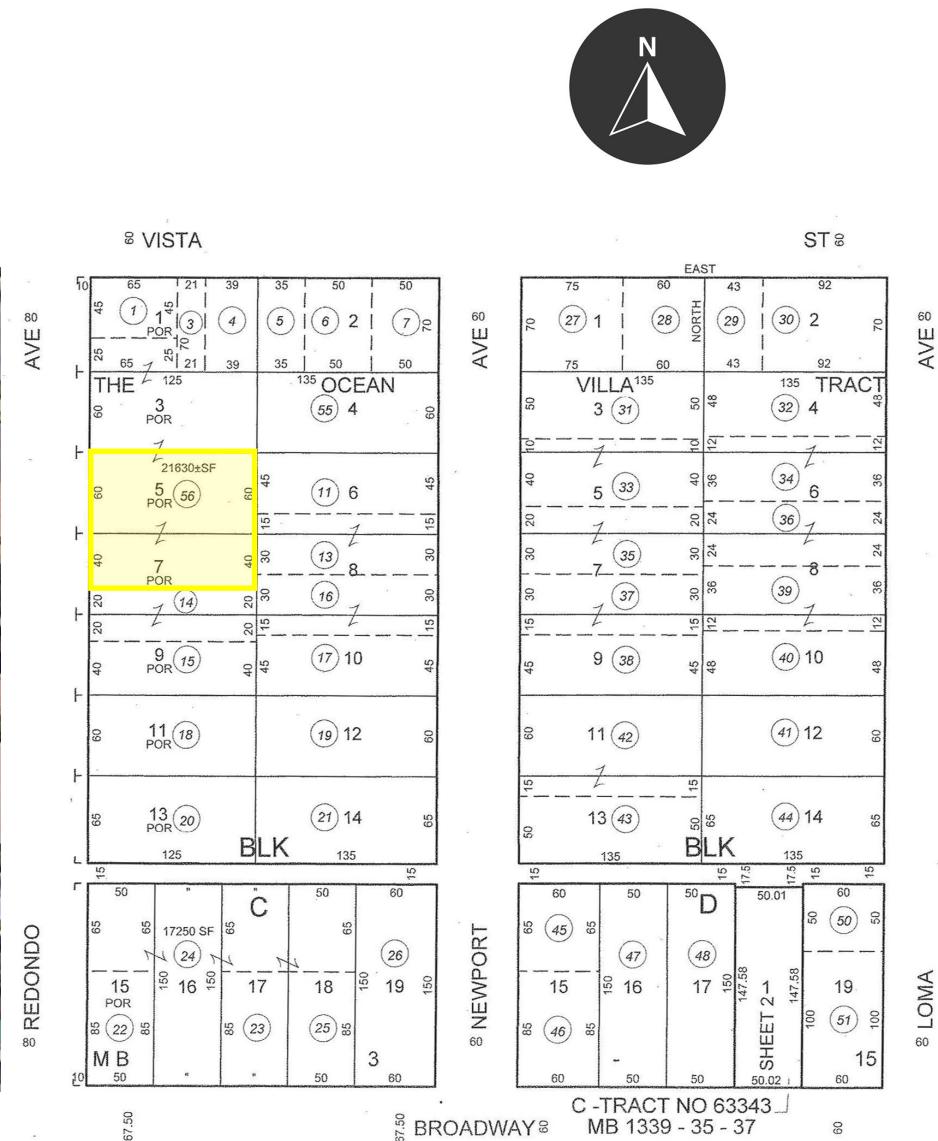
Pabst, Kinney & Associates is proud to present a rare opportunity to Lease a two-story office building with approximately 8,119 SF of improvements on approximately 21,628 SF of land for lease. Previously occupied as a mortuary and then a real estate sales company, the building and parking area is available now. There are 30 parking spaces on site and street front parking is easily accessible.

PROPERTY HIGHLIGHTS

- 30 Parking Spaces Available On-Site
- Great Visibility/Great Location
- Great Signage Opportunities
- Unique Office
- High Ceilings
- Well-Maintained Office Building

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE#: 000858534.

PROPERTY INFORMATION



PROPERTY DESCRIPTION



LOCATION DESCRIPTION

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 is a premiere destination for beach activities and water sports including sailing, diving, swimming, beach volleyball and more. The city also features several destination 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.

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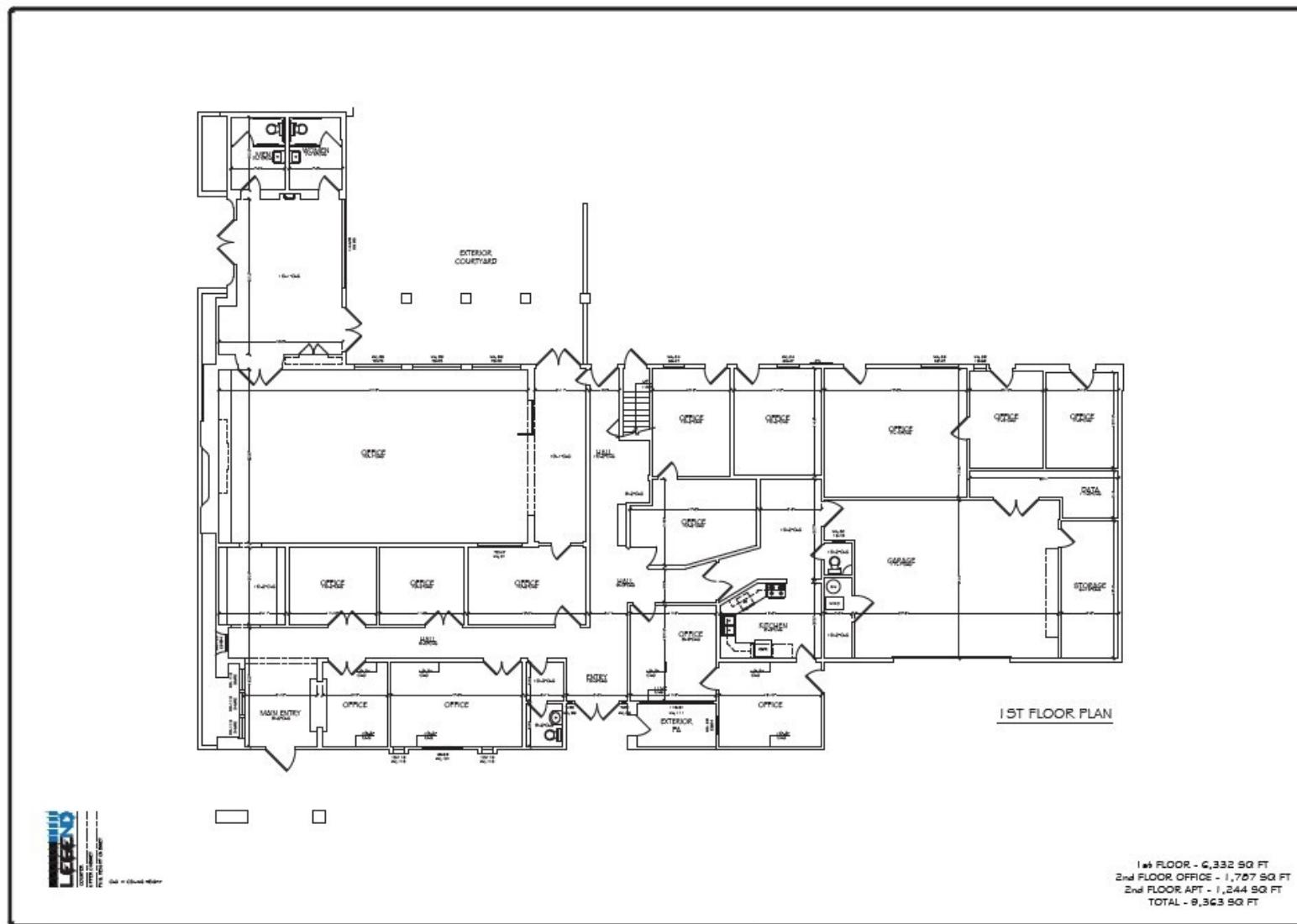


ZONING

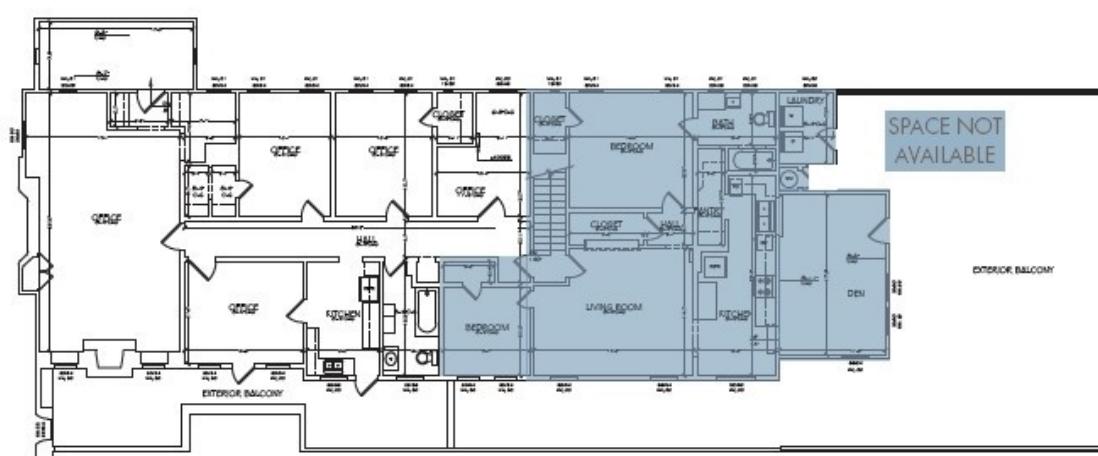
The building is zoned Neighborhood Commercial Zoning District. The Neighborhood Commercial Zoning District includes neighborhood-serving centers and corridors that provide small scale, low-intensity uses to meet the daily retail and service needs of surrounding residents. Uses and the scale of development is compatible with surrounding residential neighborhoods and size designed to promote pedestrian and bicycle access. The scale is determined by the size of adjoining residents uses, the commercial lot size and the commercial street width. Special scale restrictions apply in these districts. The Neighborhood Commercial and Residential (CNR) District is a mixed-use district permitting small scale commercial uses and/or moderate density residential development at R-3-T densities. The Land Use Element plan will allow mixed-use and/or residential development projects in the near future (2-3 years).



FLOOR PLANS - 1ST FLOOR



FLOOR PLANS - 2ND FLOOR



2ND FLOOR PLAN



1st FLOOR - 6,332 SQ FT
2nd FLOOR OFFICE - 1,707 SQ FT
2nd FLOOR APT - 1,244 SQ FT
TOTAL - 9,363 SQ FT

ADDITIONAL PROPERTY PHOTOS



For more information contact:

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