



3325 Palo Verde Ave
Long Beach, CA 90808

Prime East Long Beach Medical Office

AVAILABLE FIRST AND SECOND FLOOR SUITES FROM 1,000 TO 5,000 SQ. FT.

FIRSTTEAM
COMMERCIAL

HIGHLIGHTS

- Lease terms and rates are negotiable
- Rare large suites available up to 5,000 Sq. Ft. contiguous
- First and Second floor suites available
- The building is part of larger medical campus
- COVID friendly building with open air courtyard & corridors with direct access to all suites
- Second floor serviced by large elevator
- All suites have built out amenities for medical office use
- Flexible office suite sizes



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
103	Vacant	First	4,077	MG	Built out Medical Office space. Lease terms and rates are negotiable based on term of lease
105	Vacant	First	1210	GM	This suite has existing medical office improvements built out. This suite can be combined with suite 106 for a total combined area of 2412 square feet. Lease terms and rates are negotiable based on term of lease
106	Vacant	First	1202	MG	This suite has existing medical office improvements built out. This suite can be combined with suite 106 for a total combined area of 2412 square feet. Lease terms and rates are negotiable based on term of lease
201	Vacant	Second	1201	MG	This suite has existing medical office improvements built out. This suite can be combined with suite 202 for a total combined area of 2404 square feet. The second floor is serviced by elevator. Lease terms and rates are negotiable based on term of lease

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
202	Vacant	Second	1203	MG	This suite has existing medical office improvements built out. This suite can be combined with suite 201 for a total combined area of 2404 square feet. The second floor is serviced by elevator. Lease terms and rates are negotiable based on term of lease
204	Vacant	Second	1252	MG	This suite has existing medical office improvements built out. The second floor is serviced by elevator. Lease terms and rates are negotiable based on term of lease
207	Vacant	Second	1095	MG	This suite has existing medical office improvements built out. This suite can be combined with suite 208 for a total combined area of 2890 square feet. The second floor is serviced by elevator. Lease terms and rates are negotiable based on term of lease
208	Vacant	Second	1795	MG	This suite has existing medical office improvements built out. This suite can be combined with suite 207 for a total combined area of 2890 square feet. The second floor is serviced by elevator. Lease terms and rates are negotiable based on term of lease



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,083	177,073	607,105



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$141,577	\$126,381	\$107,966



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,165	60,910	212,849

PROPERTY FEATURES

CURRENT OCCUPANCY	34.00 %
TOTAL TENANTS	5
BUILDING SF	20,881
GLA (SF)	20,881
LAND SF	278,348
LAND ACRES	6.39
YEAR BUILT	1979
YEAR RENOVATED	2019
ZONING TYPE	Medical Office
BUILDING CLASS	B
NUMBER OF STORIES	2
PARKING RATIO	6 per 1000 SQ Ft
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



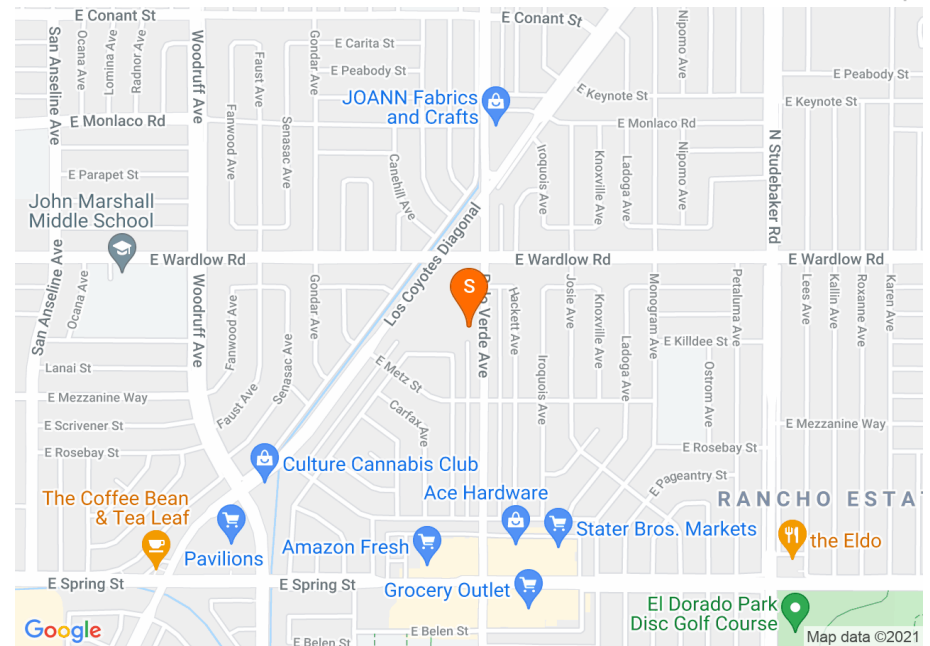
Prime East Side Long Beach Location

- Central east side of Long Beach location
- Minutes from both the 450 and 605 Freeways
- Walking distance to restaurants, coffee and other retail amenities
- Close Proximity to Long Beach Memorial Hospital, Long Beach VA Hospital, Lakewood Hospital and Los Alamitos Hospital

Building Amenities

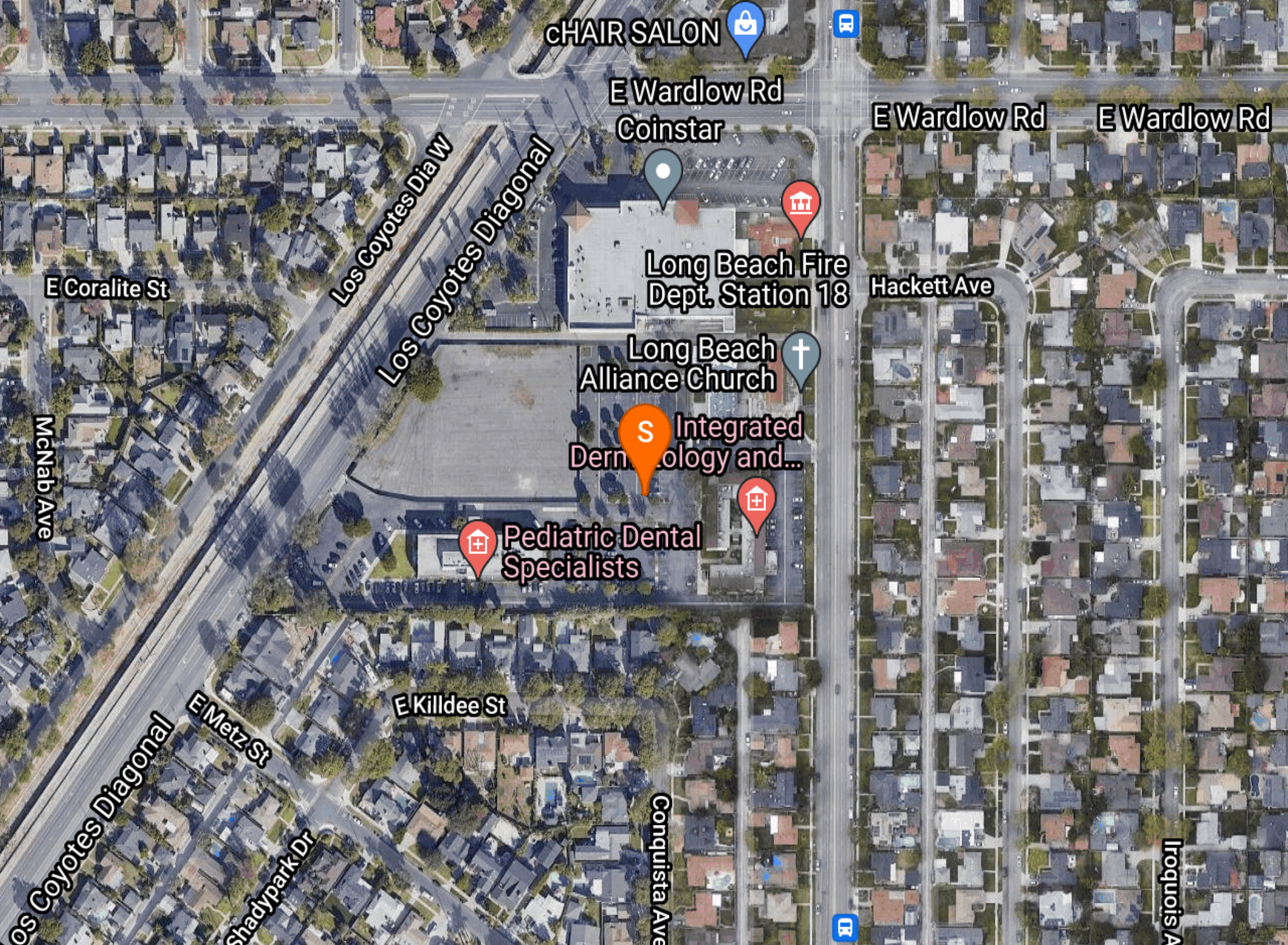
- All suites have built out amenities for medical office use
- Ample surface parking for medical office use
- COVID friendly building with open air center courtyard with direct access to individual suites
- Signage on both Palo Verde Ave and Los Coyotes Diagonal

Locator Map



Regional Map





CHAIR SALON

E Wardlow Rd
Coinstar

E Wardlow Rd

E Wardlow Rd

E Coralite St

Los Coyotes Dia W

Los Coyotes Diagonal

Long Beach Fire
Dept. Station 18

Hackett Ave

Long Beach
Alliance Church

S Integrated
Dermatology and...

Pediatric Dental
Specialists

McNab Ave

E Killdee St

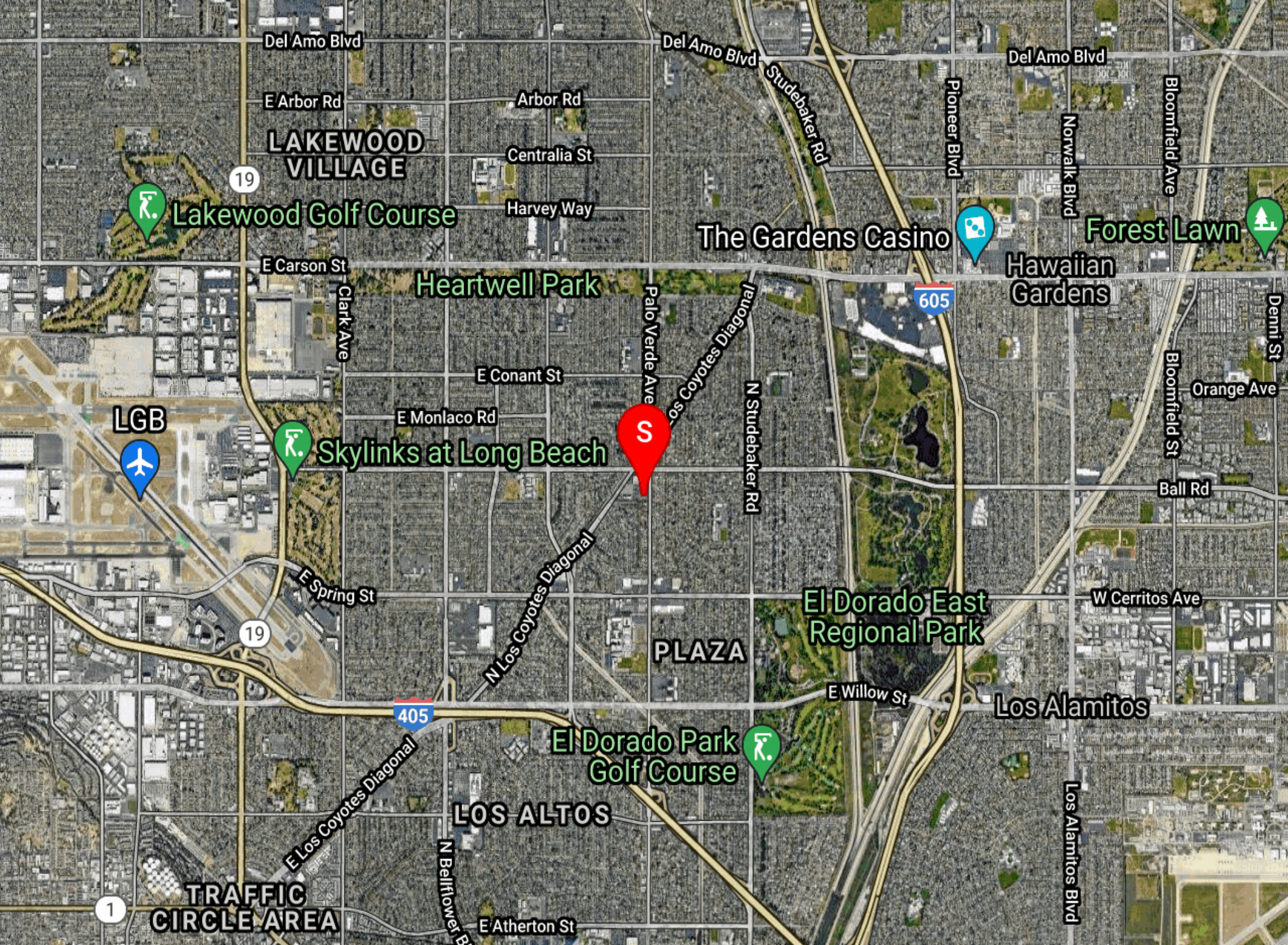
Los Coyotes Diagonal

E Metz St

Shadypark Dr

Conquista Ave

Iroquois Ave



LAKWOOD VILLAGE
Lakewood Golf Course

The Gardens Casino

Forest Lawn

Heartwell Park

Hawaiian Gardens

LGB

Skylinks at Long Beach



El Dorado East Regional Park

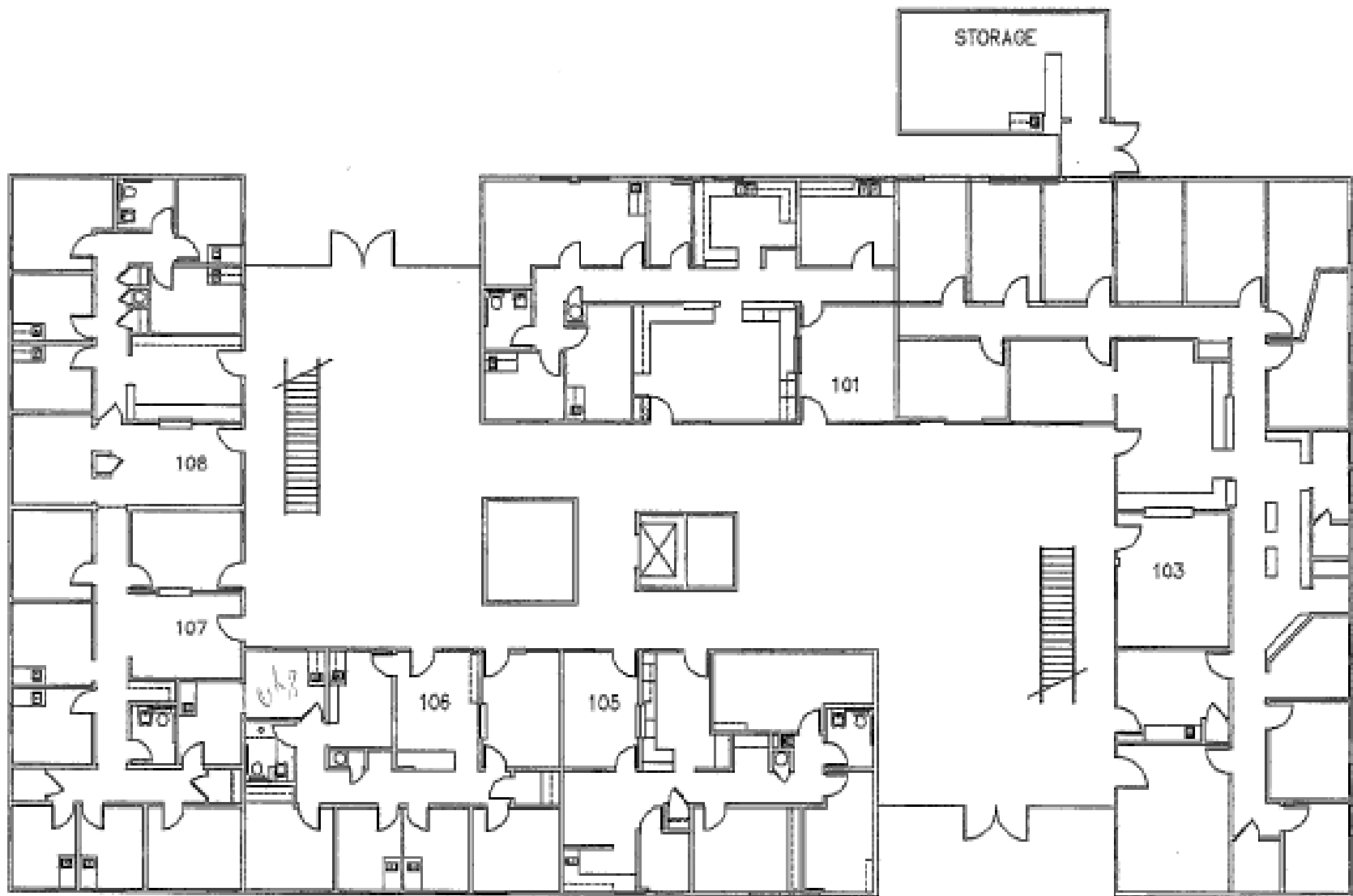
PLAZA

El Dorado Park Golf Course

Los Alamitos

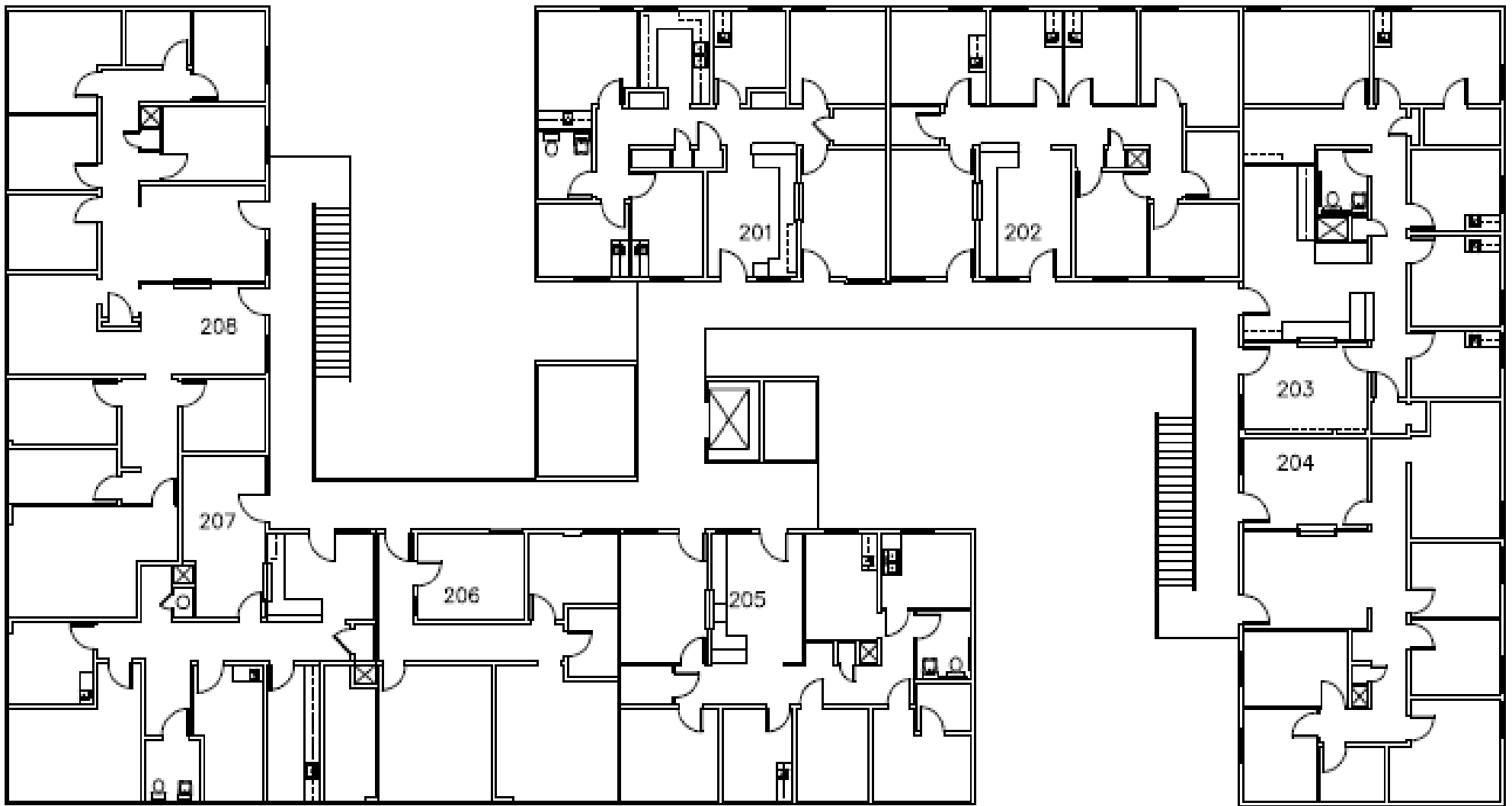
LOS ALTOS

TRAFFIC CIRCLE AREA



FIRST FLOOR
 3325 PALO VERDE AVENUE
 LONG BEACH, CALIFORNIA

101 = 1,610 SFR
 103 = 3,470 SFR
 105 = 1,210 SFR
 106 = 1,111 SFR
 107 = 1,497 SFR
 108 = 1,210 SFR
 STORAGE = 607 SFR



SECOND FLOOR

3325 PALO VERDE AVENUE
LONG BEACH, CALIFORNIA

201	= 1,201 RSF
202	= 1,203 RSF
203	= 1,386 RSF
204	= 1,252 RSF
205	= 1,210 RSF
206	= 925 RSF
207	= 1,095 RSF
208	= 1,795 RSF



Beautiful Open Air Center Courtyard



Beautiful Open Air Center Courtyard

Prime East Long Beach Medical Office

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