



782

PACIFIC AVE

LONG BEACH, CA 90813

COMMERCIAL PROPERTY

FOR SALE

Downtown Long Beach Commercial Property Opportunity

782 Pacific Ave presents a rare opportunity to acquire a highly visible commercial property in the heart of Downtown Long Beach. Situated on a prime corner lot, the property offers strong street presence, on-site surface parking, and flexible PD-30 zoning that supports a wide range of commercial and potential redevelopment uses.

The ±3,368 SF building is well-suited for professional office users, service-based businesses, retail operators, or investors seeking a strategically located asset within one of Long Beach's most active urban districts. With close proximity to Pine Avenue, the waterfront, the Long Beach Convention Center, and nearby rail transit, the property is positioned to benefit from Downtown Long Beach's continued growth, walkability, and expanding residential base.

CONTACT US FOR MORE INFORMATION

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DTLB COMMERCIAL PROPERTY OPPORTUNITY

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PROPERTY HIGHLIGHTS

- **Priced at \$1,800,000.00**
- ±3,368 SF building
- ±8,001 SF prime corner lot
- PD-30 zoning - Downtown Plan Area
- Move-in ready for professional office users
- Eight surface parking spaces
- Strong visibility and street presence
- Owner may consider a leaseback – ideal for developers planning future redevelopment

- Located within a federally designated Qualified Opportunity Zone

KEY PERMITTED USES

- Retail sales and restaurant uses
- Personal services
- Professional office uses, including real estate, law, wellness, fitness, and related service providers
- High-density residential redevelopment potential

A COMPELLING OPPORTUNITY FOR DEVELOPERS

7782 Pacific Ave sits within the Downtown Plan Area under PD-30 zoning, which supports high-density residential redevelopment – and California's Density Bonus Law may allow a qualified developer to build significantly beyond the base zoning limits. The site also falls within a designated Qualified Opportunity Zone, giving a Qualified Opportunity Fund investor the ability to defer and potentially reduce capital gains tax exposure on the acquisition and redevelopment.

For a developer with a longer-term horizon, the opportunity is straightforward: acquire the asset, structure a leaseback with the current owner to generate income while entitlements are pursued, and bring a high-density project forward in one of Long Beach's most walkable and transit-connected neighborhoods. The corner lot configuration, Metro Blue Line proximity, Opportunity Zone status, and pedestrian-oriented Downtown Plan Area designation are exactly the site characteristics that support a strong density bonus application and a compelling OZ investment thesis.

Contact us directly to discuss the development potential and how a leaseback structure might be tailored to your timeline.

LOCATION BENEFITS

- Walkable to Pine Avenue, the waterfront, Long Beach Convention Center, and Metro rail transit
- Located within a growing Downtown Long Beach residential and commercial district
- Excellent corner-lot exposure with convenient access to nearby amenities, employment centers, and transit options

DOWNTOWN LONG BEACH DOWNTOWN PLAN AREA OPPORTUNITY

782 Pacific Ave is located within the Downtown Plan Area, supporting a pedestrian-oriented environment with active commercial uses, distinctive architecture, and continued urban revitalization. The property's renovated building, corner visibility, and flexible zoning create a strong opportunity for an owner-user, investor, or developer seeking a well-positioned asset in Downtown Long Beach.

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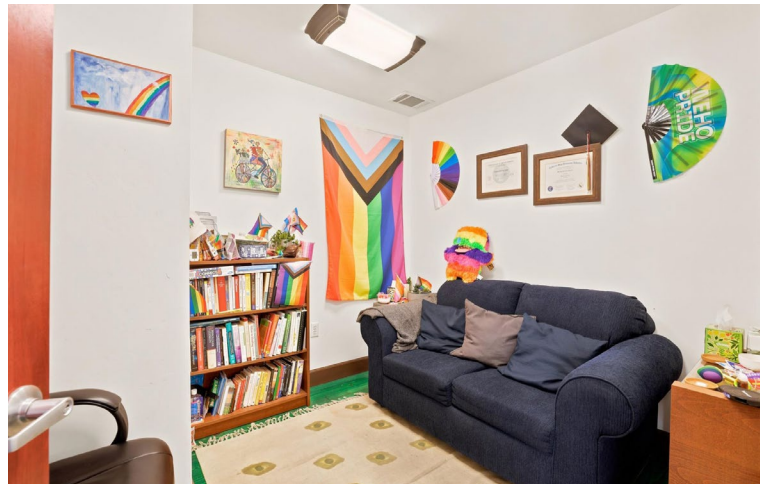
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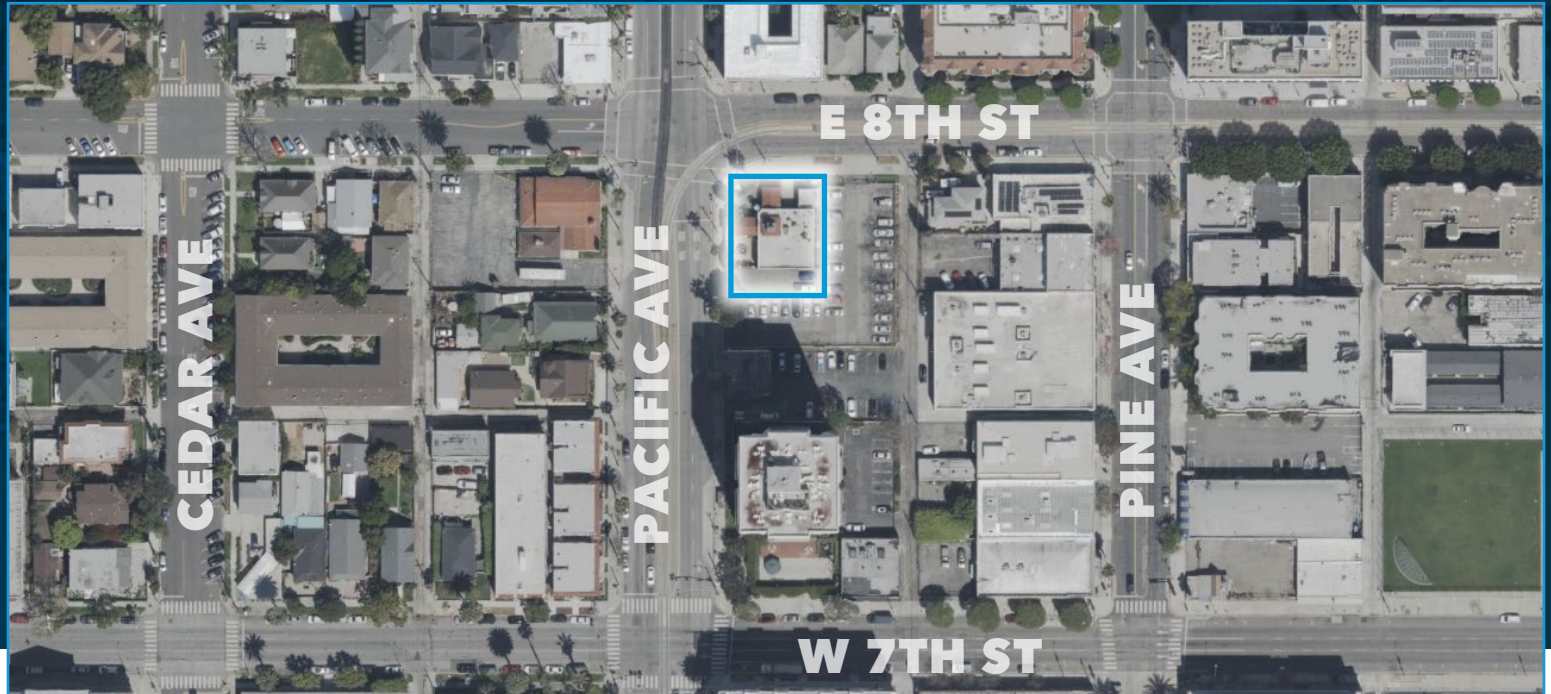
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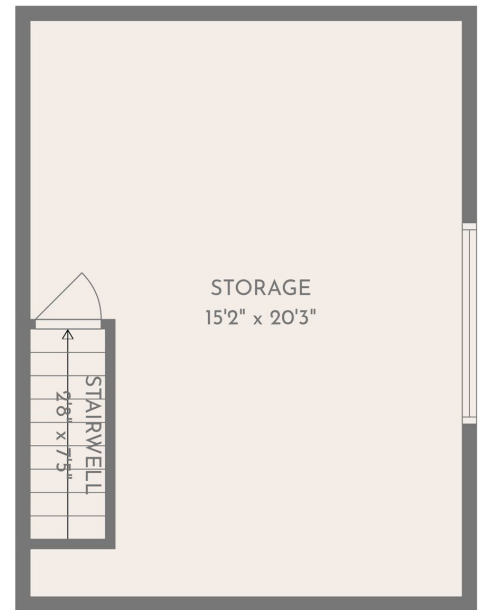
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FIRST FLOOR



SECOND FLOOR



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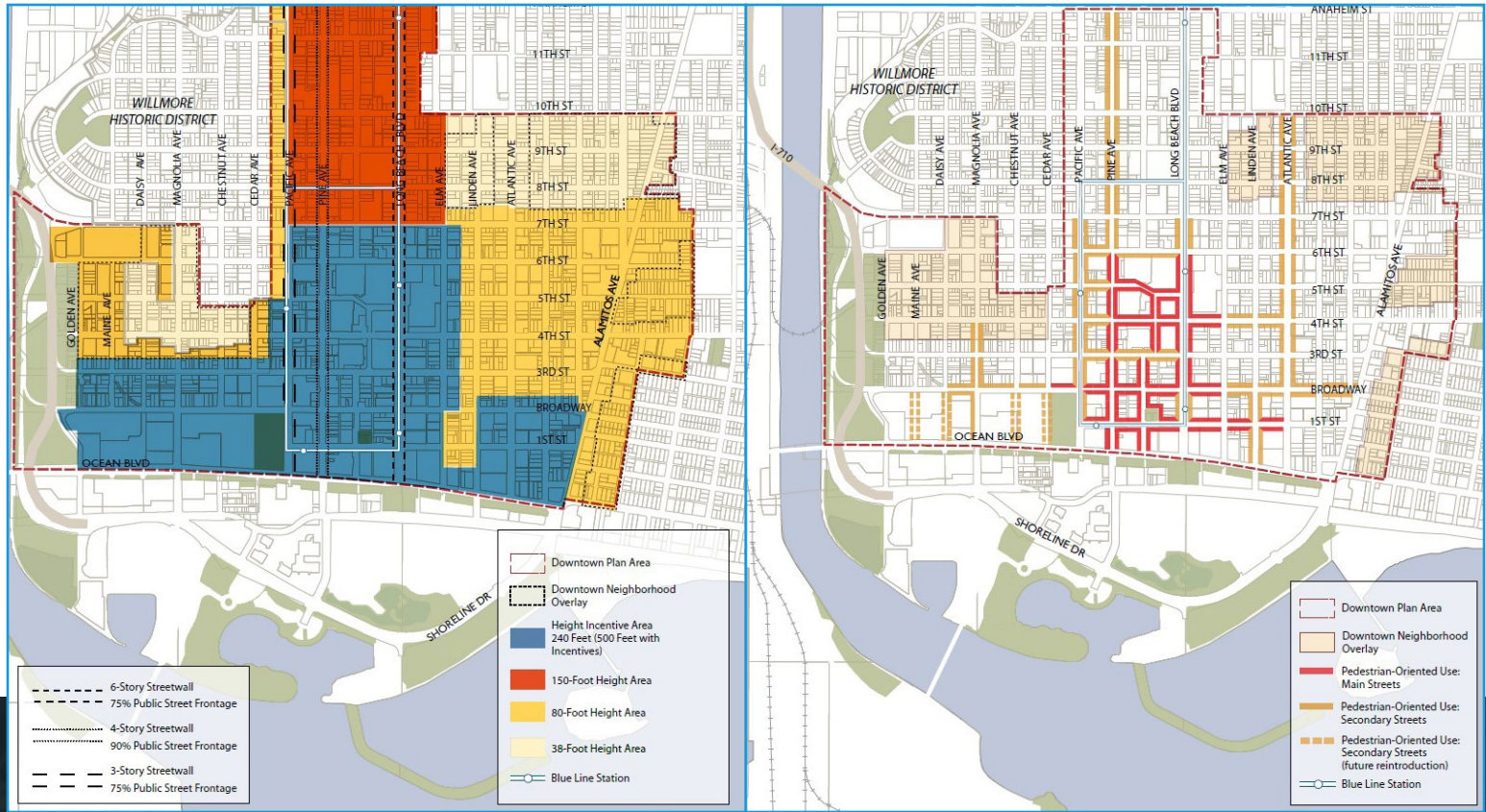
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ABOUT DOWNTOWN LONG BEACH

Downtown Long Beach is one of Southern California's most dynamic coastal urban centers, offering a strong mix of business, residential, retail, hospitality, entertainment, and civic amenities. The area continues to attract residents, employers, visitors, and service-based businesses due to its walkable environment, transit connectivity, and proximity to the waterfront.

782 Pacific Ave benefits from its position within the Downtown Plan Area, where planning goals encourage pedestrian-oriented development, active ground-floor uses, and a vibrant mix of commercial and residential activity. The property's PD-30 zoning supports flexibility for a variety of uses, making it well-suited for both immediate occupancy and long-term investment potential.

The surrounding area provides convenient access to Pine Avenue, the Long Beach Convention Center, Civic Center, waterfront destinations, and nearby transit. 782 Pacific Ave also sits within a designated Qualified Opportunity Zone, adding a federal tax-incentive dimension for investors reinvesting capital gains through a Qualified Opportunity Fund. With continued demand for well-located commercial space in walkable urban districts, 782 Pacific Ave offers a compelling opportunity in the heart of Downtown Long Beach.

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