

FOR SALE/LEASE

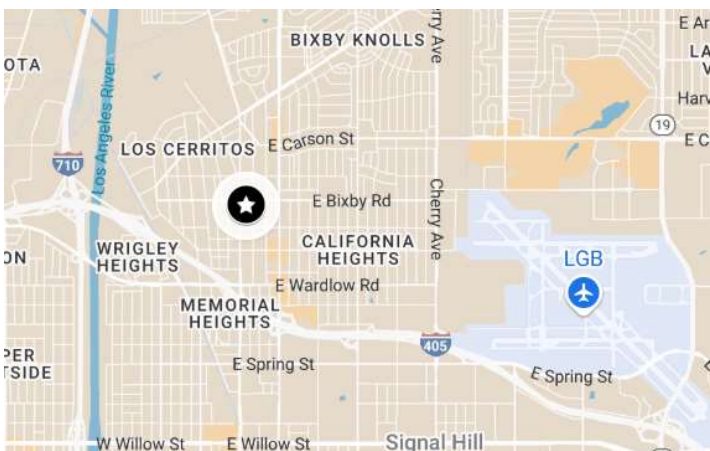


320 -324 E. Bixby Rd. Long Beach, CA 90807

CAMBRIDGE BUILDING FREESTANDING LIVE/WORK HISTORICAL BUILDING

On the market for the 1st time in over **25** years!

PROPERTY DETAILS



Rentable SF: 3,400 RSF

Land SF: 7,200 SF

Parking: 8 spaces; add'l spaces may be available.

Year Built: 1960

Architect: Edward Killingsworth FAIA

APN: 7141-017-018

Zoning: Community Automobile Oriented District - CCA
(Commercial Zones) - permitting retail and service uses

Access: Available via E. Bixby Road Driveway and Long
Beach Blvd Driveway.

Sale Price/Lease Rate: Tiffany Wang 562.304.1424
twang@howardcdm.com

FOR MORE INFORMATION: **TIFFANY WANG** ☎ 562.304.1424 ✉ twang@howardcdm.com

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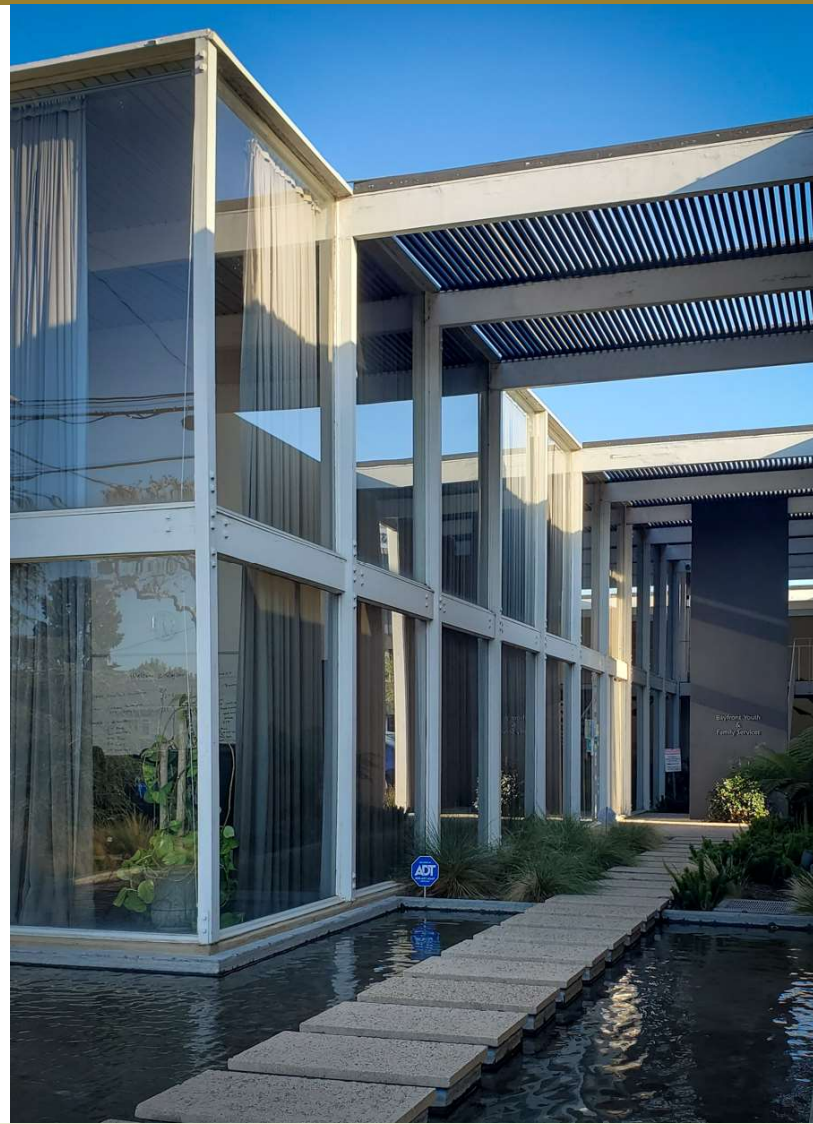
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LOCAL AMENITIES

SteelCraft Long Beach: SteelCraft is a Long Beach-based outdoor urban eatery built with repurposed shipping containers. SteelCraft first opened in February 2017 and became a staple within the Bixby Knolls neighborhood of Long Beach. Now, with locations in Bellflower and Garden Grove, SteelCraft is the place for craft coffee, beer, wine, craft food and dessert—morning, noon and night.

5 Starr Pilates: Five Starr Pilates and Fitness offers exceptional Private, Semi-Private and Group Pilates Reformer, Indoor Cycling to the community of Bixby Knolls and its surrounding neighbors in Long Beach, California.

Atlantic Corridor: Along Atlantic Avenue and the surrounding area, there are numerous restaurants serving a variety of cuisines, plus a large selection of retail shops. Area attractions include Rancho Los Cerritos, the Richard Goad Theater, and the Long Beach Historical Society Museum.



ABOUT THE CAMBRIDGE BUILDING

A masterpiece of the International Style, winner of many architectural awards, it was designed by Edward A. Killingsworth, FAIA, of Long Beach. Its steel frame and glass walls appear to float over a shallow reflecting pool. Its spare design and crisp geometry enclose soaring interior spaces. It was designed for either office or residential use.

Edward Killingsworth FAIA - as an American architect. He is best known as a participant in Arts & Architecture's Case Study program in the mid-1950s. He designed and built Case Study House #25, "The Frank House," in Naples, California.

ABOUT BIXBY KNOLLS

Bixby Knolls: A few miles north of downtown Long Beach, named after the Bixby family. Known to be an exceptionally family-friendly neighborhood, Bixby Knolls has embraced neighborhood events, like bike days for kids. Arguably their most well-known event is First Fridays, is a monthly special event along Atlantic Avenue.