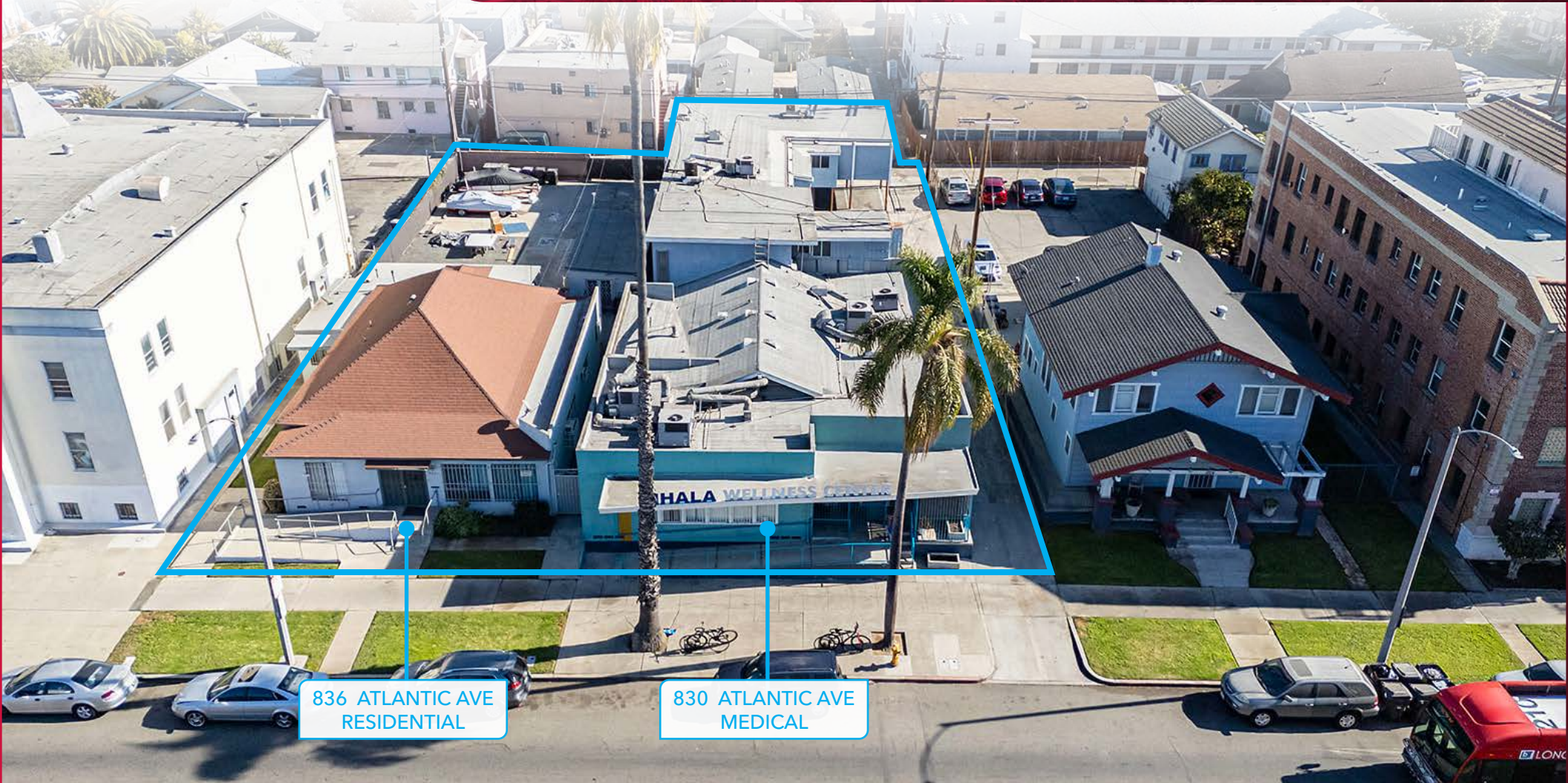


# RESIDENTIAL & MEDICAL PROPERTIES FOR SALE

830-836 ATLANTIC AVE LONG BEACH, CA 90813



836 ATLANTIC AVE  
RESIDENTIAL

830 ATLANTIC AVE  
MEDICAL

**DTLB INVESTMENT OPPORTUNITY: MEDICAL OFFICE/RESIDENTIAL SPACE FOR OWNER-USER OR DEVELOPMENT POTENTIAL**

**GAVIN GILL**

Associate | DRE 01936303

TEL: +1(562) 354-2529

EMAIL: gavingill@leelalb.com

**LESLIE STONICK**

COMPASS | DRE 01363678

EMAIL: leslie@lesismor.com

**Lee & Associates Los Angeles - Long Beach**

5000 E Spring St, Suite 600, Long Beach, CA 90815

**Corp ID: 0106954**

**TEL: +1 (562) 354-2500**



# ABOUT ATLANTIC AVE

## **Prime Location**

Situated in the heart of Long Beach, Atlantic Avenue offers high visibility and easy accessibility, making it an ideal spot for residential and medical facilities.

## **Thriving Community**

The area is part of a vibrant neighborhood with a mix of residential, retail, and professional services, fostering a supportive environment for both living and business needs.

## **Proximity to Amenities**

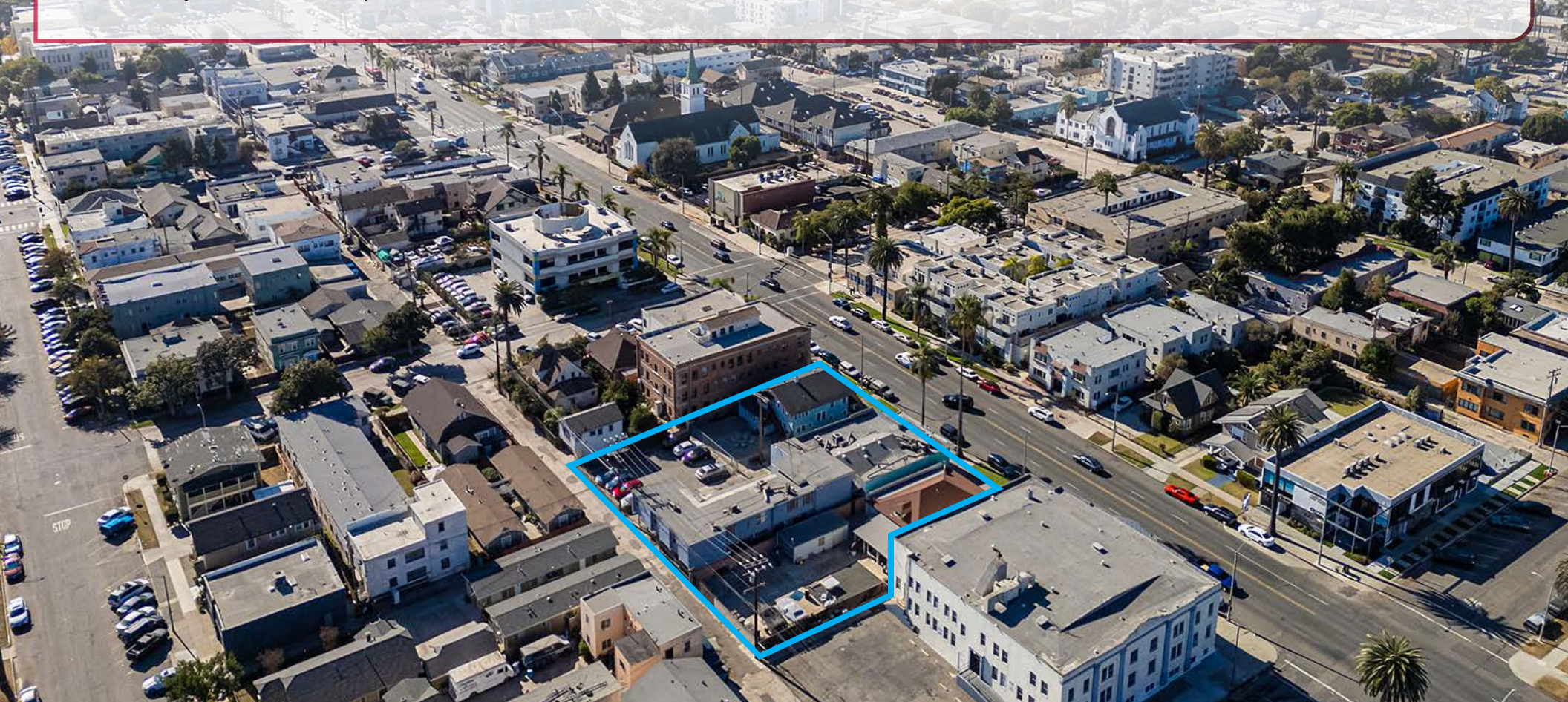
Just minutes away from downtown Long Beach, the area boasts nearby shopping centers, restaurants, parks, and public transportation, catering to diverse lifestyle and business requirements.

## **Medical Hub Potential**

With St. Mary's Medical Center, multiple healthcare facilities, and clinics in the vicinity, Atlantic Avenue is a sought-after location for medical practices and services, ensuring steady patient foot traffic and referrals.

## **PD-30 Zoning**

The PD-30 zoning designation is part of the Downtown Plan, which outlines specific land uses permitted in the area, including the vibrant East Village district. The East Village serves as a hub for arts, culture, and innovation, adding unique value to the area. A detailed list of allowable land uses under this zoning can be found in the following pages for reference.





# PROPERTY OVERVIEW



**830 ATLANTIC AVE,**  
LONG BEACH, CA 90813

Sale Price	<b>\$1,444,860 (\$230 PSF)</b>
Building Size	<b>±6,282 RSF</b>
Land Size	<b>±7,501 SF</b>
Current Use	<b>Medical - Office</b>
Zoning	<b>PD-30 East Village</b>

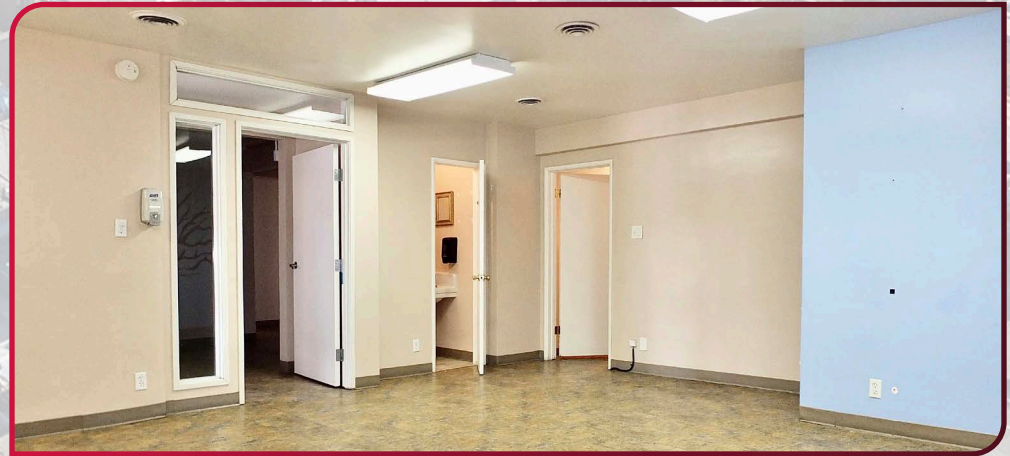
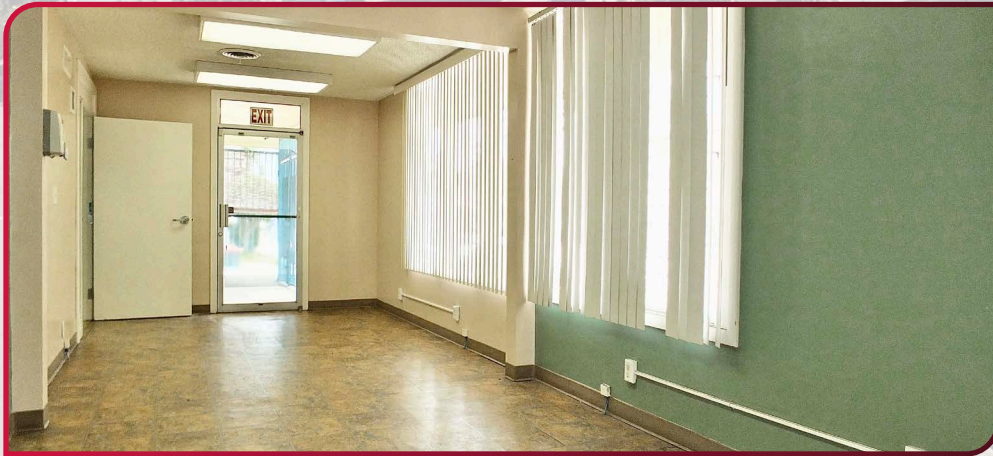


**836 ATLANTIC AVE,**  
LONG BEACH, CA 90813

Sale Price	<b>\$749,200 (\$335.36 PSF)</b>
Building Size	<b>±2,047 RSF</b>
Land Size	<b>±7,492 SF</b>
Current Use	<b>Sober - Living</b>
Zoning	<b>PD-30 East Village</b>

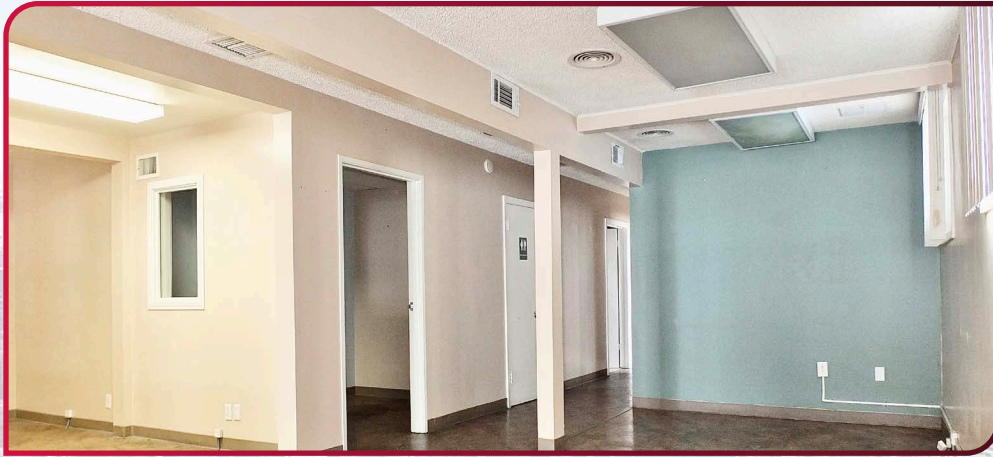


# 830 ATLANTIC PROPERTY PHOTOS



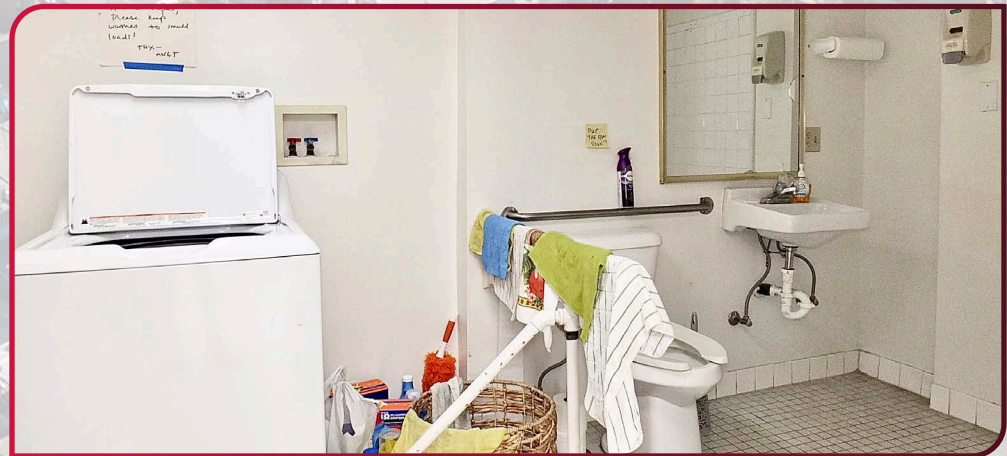
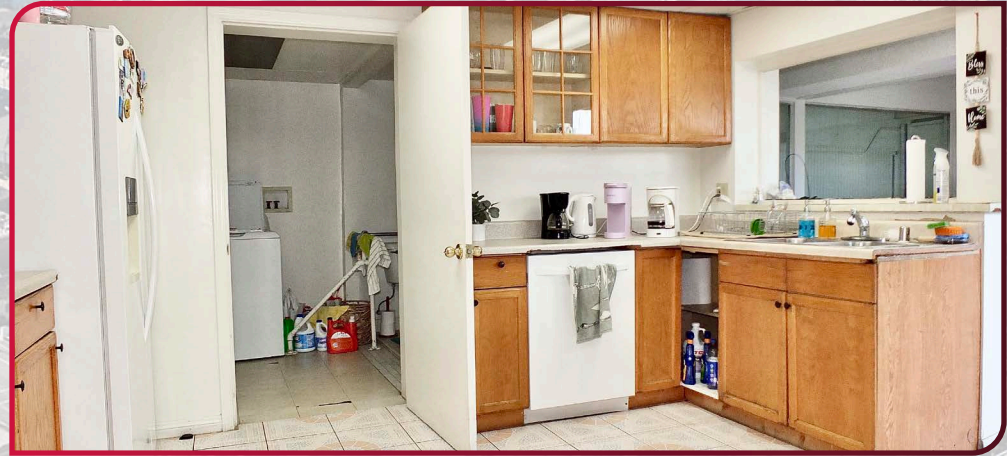
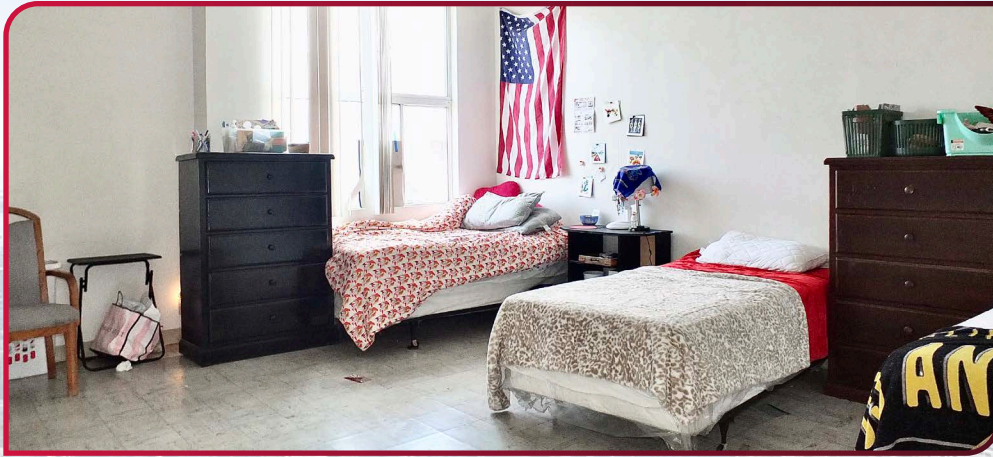


# 830 ATLANTIC PROPERTY PHOTOS



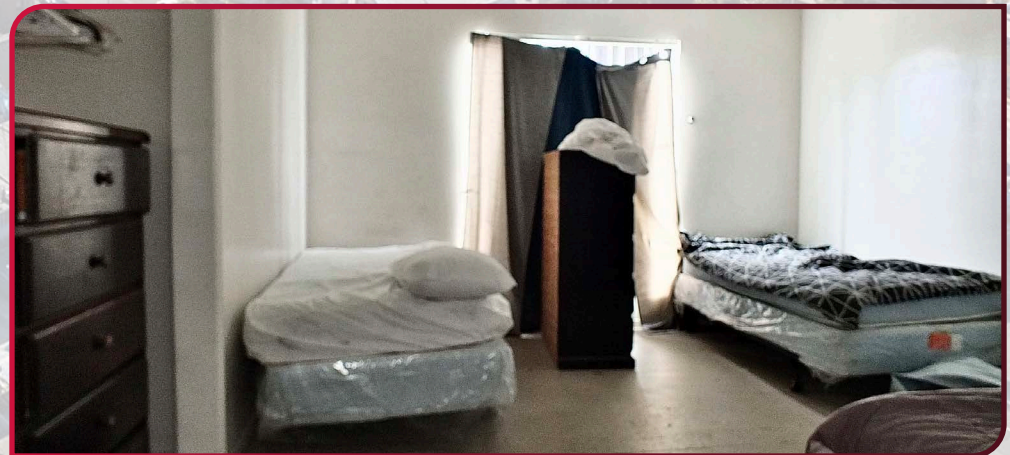
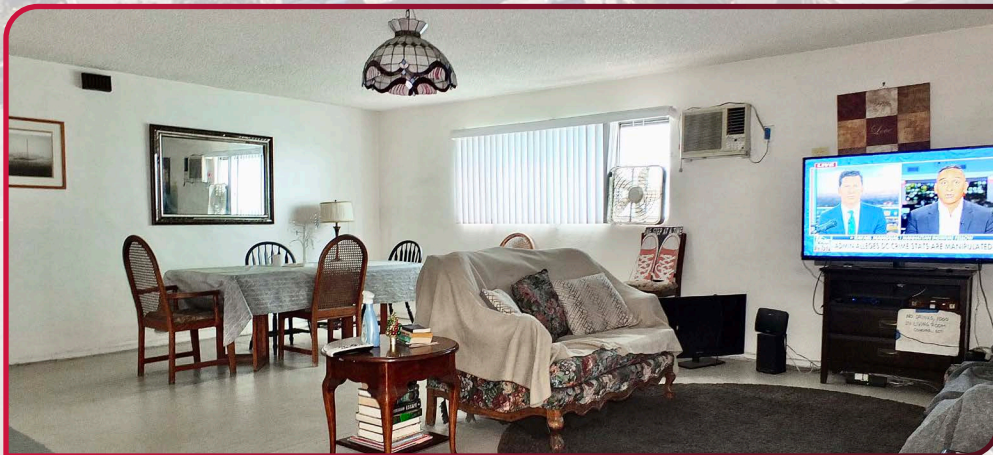
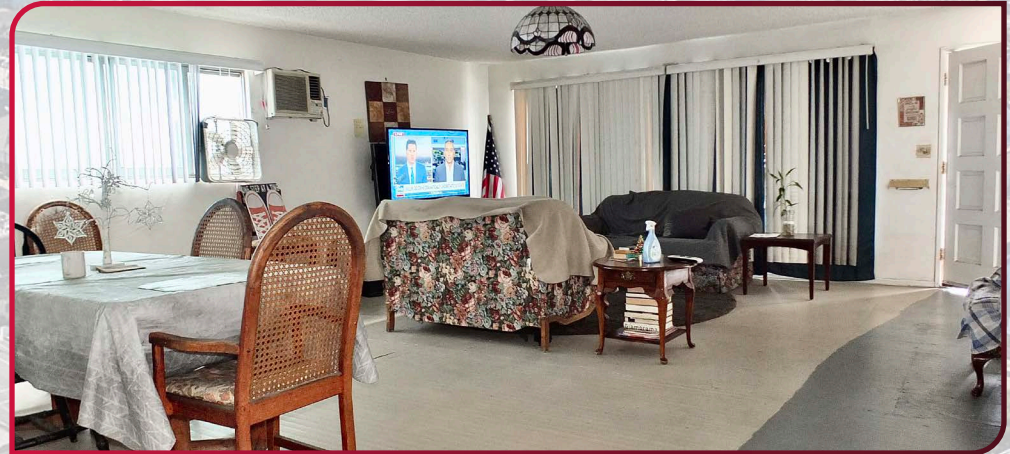


# 830 ATLANTIC PROPERTY PHOTOS



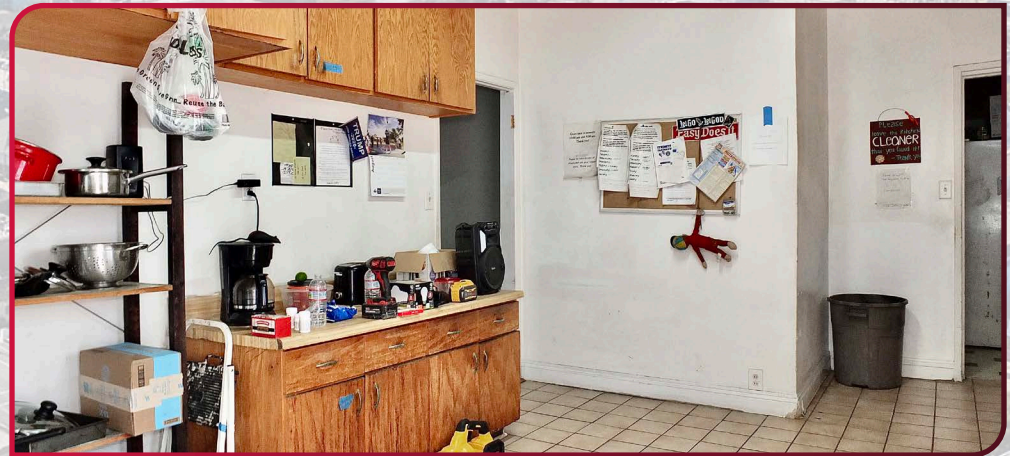
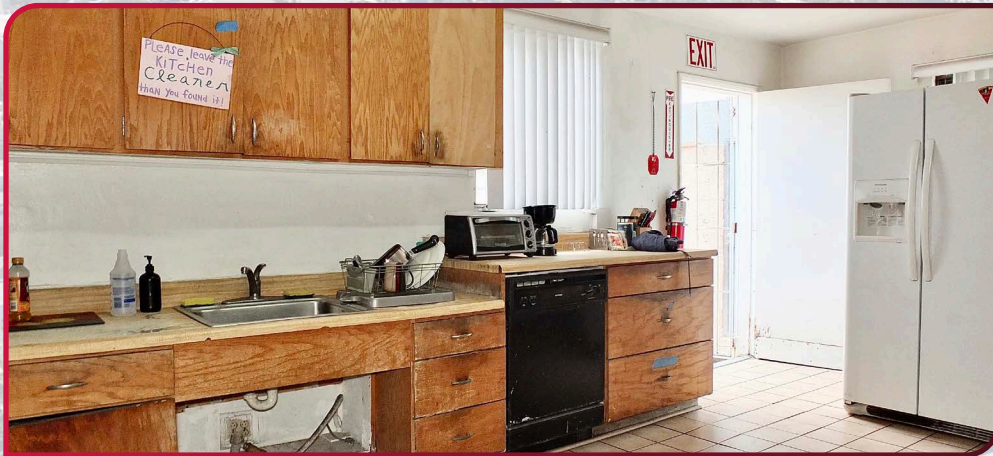
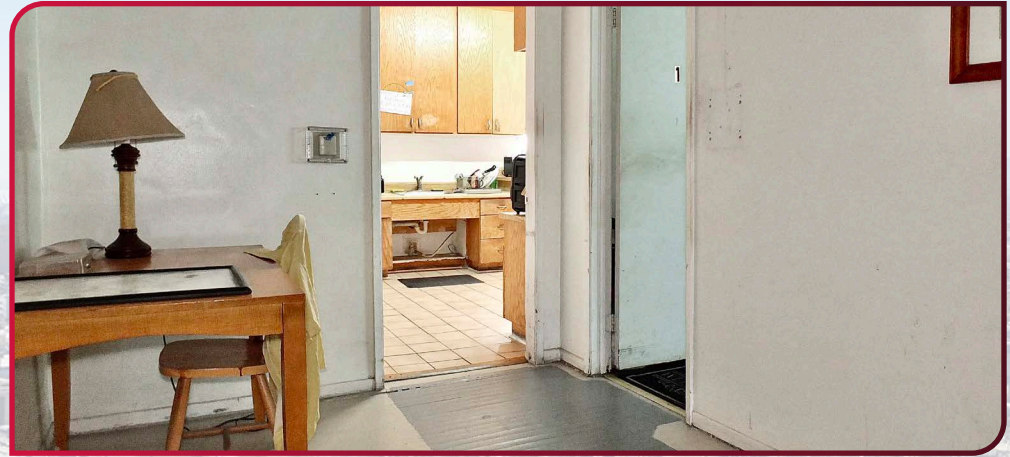


# 836 ATLANTIC PROPERTY PHOTOS





# 836 ATLANTIC PROPERTY PHOTOS







# AREA OVERVIEW

## SELECTED AMENITIES NEARBY

### RESTAURANTS



### SHOPPING



### ENTERTAINMENT



### BREWERIES

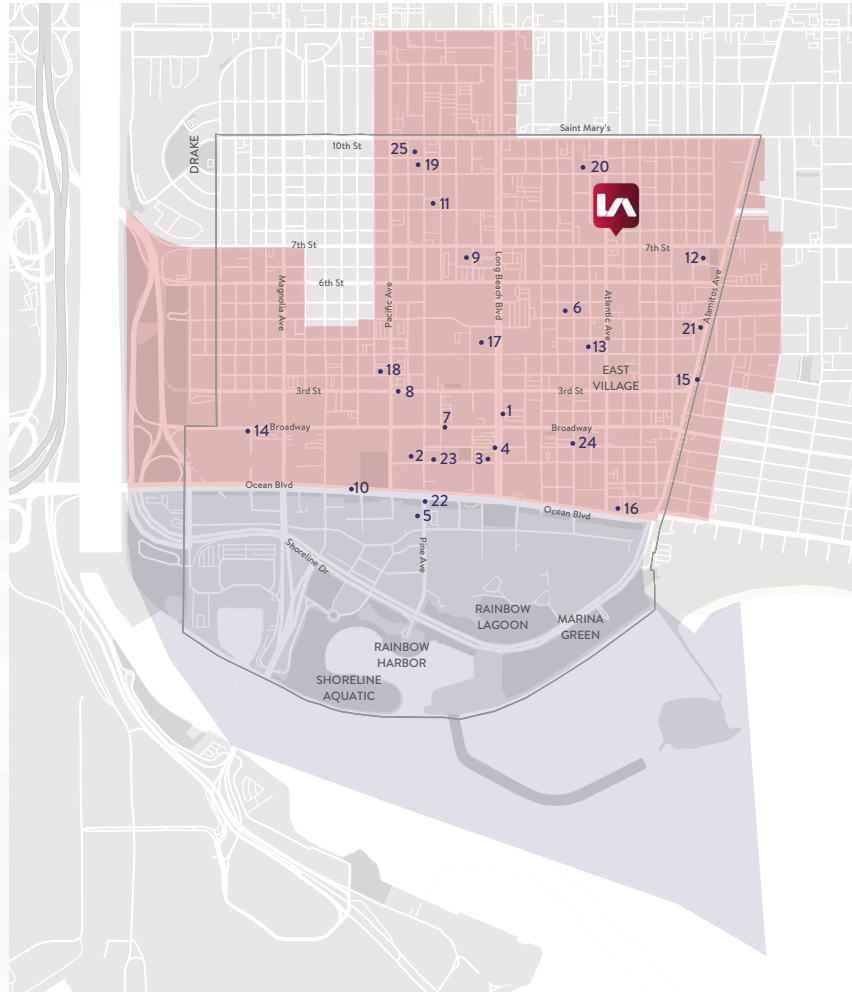




# ZONING OVERVIEW

Development Map

PD-30 PD-6



- ◆ Project types include market-rate and below-market rate housing, adaptive reuse projects, micro-units and commercial development.
- ◆ Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan.

•	PROPERTY NAME	PROPERTY ADDRESS	BUILDING STATUS	UNITS/ROOM	STORIES	RENT TYPE
1	ONNI EAST VILLAGE	232 Long Beach Blvd	Under Construction	432	23	Market/Below-Market Rate
2	FIRST STREET HOTEL	123 W. 1st St	Under Review	280	38	Hotel
3	HOTEL MAI	107 Long Beach Blvd	Under Construction	34	5	Hotel
4	ASTER	125 Long Beach Blvd	Under Construction	218	8	Market Rate
5	OCEAN CENTER BUILDING	110 W. Ocean Blvd	Under Construction	74	14	Market Rate
6		437 E 5th St	Under Construction	18	5	Market Rate
7	INKWELL	127-135 E. Broadway	Under Construction	189	8	Market Rate
8	THIRD + PACIFIC	131 W. 3rd St	Under Construction	345	8	Market Rate
9	CALYPSO	636 Locust Ave	Entitlements Approved	108	7	Market Rate
10	CIVIC CENTER MID-BLOCK	321 W. Ocean Blvd	Entitlements Approved	580	6	Market/Below-Market Rate
11	THE REGENCY PALMS II	810 Pine Ave	Entitlements Approved	78	10	Assisted Living
12	ARMORY ARTS COLLECTIVE	854 E 7th St	Entitlements Approved	86	5	Market/Below-Market Rate
13		521-527 E 4th St	Entitlements Approved	140	16	Below-Market Rate
14	WEST GATEWAY PROJECT	600 W. Broadway	Entitlements Approved	756	40	Market Rate
15	300 ALAMITOS	320 Alamitos Ave	Entitlements Approved	77	7	Market Rate
16		615 E. Ocean Blvd	Site Plan Review	203	21	Market/Below-Market Rate
17	MOSAIC	450 Promenade N.	Entitlements Approved	900	8	Market/Below-Market Rate
18	FORMER DOLLY YARDEN HOTEL	335 Pacific Ave	Site Plan Review	141	8	Market Rate Micro-Units
19	RESIDENTIAL PROJECT	909 Pine Ave	Site Plan Review	49	5	Market/Below-Market Rate, Micro-Units
20		912-46 Linden Ave	Site Plan Review	102	4	Below-Market Rate
21		832 E 5th St	Site Plan Review	80	-	Market, Micro-Units
22	AMERICAN LIFE, INC. HOTEL	100 E. Ocean Blvd	Site Plan Review	431	30	Hotel
23	ADAPTIVE REUSE HOTEL	110 Pine Ave	Site Plan Review	189	13	Hotel
24	RESIDENCES AT LINDEN	135 Linden Ave	Entitlements Approved	82	7	Market Rate
25	QUEEN BEACH	937 Pine Ave	Site Plan Review	69	8	Market Rate

Source: DLBA Economic Profile 2023



# PERMITTED LAND USES

**TABLE 3-1 LAND USES AND PERMIT REQUIREMENTS**

Uses	Downtown Plan Area	Downtown Neighborhood Overlay	Ground-Floor Pedestrian-Oriented Uses (b)	Notes and Exceptions
<b>Key to Permit Requirements:</b> Y = Permitted use N = Not permitted C = Conditional use permit AP = Administrative use permit A = Accessory Use M = Permitted on main and secondary streets S = Permitted on secondary streets T = Temporary use				
<b>Alcohol Beverage Sales</b>				
Off-premise sales	C*	C*		See footnote (a).
On-premise sales	Y*/C*	C*	M, S	*Permitted by right within the height incentive area only. All other areas require a conditional use permit. Also see footnote (a).
<b>Automobile Uses</b>				
Auto detailing, with handheld machines only	AP*	AP*		*Inside parking structures or garages only.
Car wash	N	N		
Gasoline sales	N	N		
General auto repair (body work, painting, major mechanical work, etc.), as defined in 21.15.280	N	N		
Minor auto repair, as defined in 21.15.190	AP*	N		*Installation or sale of stereos and car alarms prohibited.
Limousine service (does not include auto repair)	A*	A*		*Accessory to hotel use only.
Motorcycle/scooter/jet ski sales	AP*	C*		*Indoor showroom only. Drop-off for off-site repair is allowed. Oil changes and minor on-site repair of tires, lights, etc. are allowed; any engine repair is prohibited on-site. No engine demonstrations on-site.
Parking structure	C*	C*		*Surface parking lots are limited to interim uses only.
Recreational vehicle storage	N	N		
Rental agency (does not include auto repair)	A*	N		*Accessory to hotel use only.
Rental agency – other than passenger cars	N	N		
Surface parking lot (interim only)	Y*	Y*		Interim use only. Subject to annual approval and review by Site Plan Review Committee. See Section 4, page 88, Parking Structure Design.
Vehicle/automotive parts – without installation	AP*	N		*Sale of stereos and car alarms prohibited.
Vehicle/automotive parts – with installation; tire store	N	N		
Vehicle sales – indoor showroom only	AP	AP		
Vehicle sales – outdoor	N	N		
<b>Billboards</b>				
Billboards/off-site advertising signs (any size)	N	N		

**TABLE 3-1 LAND USES AND PERMIT REQUIREMENTS**

Uses	Downtown Plan Area	Downtown Neighborhood Overlay	Ground-Floor Pedestrian-Oriented Uses (b)	Notes and Exceptions
<b>Key to Permit Requirements:</b> Y = Permitted use N = Not permitted C = Conditional use permit AP = Administrative use permit A = Accessory Use M = Permitted on main and secondary streets S = Permitted on secondary streets T = Temporary use				
<b>Entertainment</b>				
Amusement machines	A*	A*		*Limited to 4 or fewer.
Arcade, bowling alley, miniature golf, tennis club, skating rink, or the like	C	N		
Banquet room rental – accessory to restaurant or hotel	A	N		
Banquet room rental – not accessory to restaurant or hotel	AP	N		
Computer arcade, internet café	AP*	C*	M, S	*Subject to 21.52.220.5 except subsection (K).
Dancing	A*	N		*Accessory to restaurant, hotel, banquet room rental only.
Live or movie theater – less than 100 seats	Y	C	M, S	
Live or movie theater – 100 seats or more	Y	N	M, S	
Private club, social club, night club, pool hall	C*	N	M, S	*City council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y*	N	M, S	*City council hearing is required for new and transferred business licenses.
<b>Financial, Professional, and Personal Services</b>				
Basic professional services – barber/beauty shop, catering (w/o trucks), diet/nutrition center, pet grooming, dry cleaner, housing cleaning service, locksmith, mail box rental, nail/manicure shop, repair shop for small appliances or electronics, bicycle sales/repair, tailor, shoe repair, tanning salon, travel agent, or veterinary clinic	Y	AP	M, S	
Basic professional services – accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractors, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, professional care providers (MFC, MFCC, MSW, psychiatric nurses), psychiatry, psychology, real estate, tax preparation, or visitor information center	Y	AP	S	
ATM – on interior of building; vestibule	Y	AP	M, S	
ATM – freestanding exterior, walk-up machine on exterior wall of building	AP	AP	M, S	



# PERMITTED LAND USES

TABLE 3-1 LAND USES AND PERMIT REQUIREMENTS

Uses				
<b>Key to Permit Requirements:</b> Y = Permitted use N = Not permitted C = Conditional use permit AP = Administrative use permit A = Accessory Use M = Permitted on main and secondary streets S = Permitted on secondary streets T = Temporary use				
	Downtown Plan Area	Downtown-Neighborhood Overlay	Ground-Floor Pedestrian-Oriented Uses (b)	Notes and Exceptions
Bail bonds	C*	N		*Allowed only as a conditional use within 600 feet of a police station, jail, or court facility.
Bank, credit union, savings and loan	Y*	AP*	S	*Drive-thru windows prohibited.
Business support service (copy, fax, mail box rental, supplies; business equipment rental, sale, and repair)	Y*	AP*	S	*Administrative Use Permit required for offset printing.
Check cashing, payday loans	N	N		
Escrow, stocks and bonds broker	Y	AP	S	
Fitness center, gymnasium, health club, personal training, martial arts studio, dance/ballet studio	Y	C	S	
Laundromat	AP	C		
Massage therapy – accessory to other uses	A*	A*	S	*Subject to 21.51.243.
Massage establishment (not adult entertainment) – principal use	AP	C	S	
Major appliance repair (stove, refrigerator, upholstery, lawn mowers, etc.)	C	N		
Self-storage, mini-warehouse, etc.	N	N		
Shoe-shine stand – indoor or outdoor	A	A		
Tattoo parlor	C*	N	M, S	*Subject to 21.52.273.
Termite and pest control	N	N		
Vending machines – exterior	A*	A*		*Subject to 21.51.295.
<b>Institutional Uses</b>				
Adult day care	AP	C		
Church or other house of worship	C	C	S	Minor Conditional Use Permit
College or university	Y	AP	M, S	
Convalescent hospital or home	N	N		
Day care or pre-school – not accessory to a residence	Y*	Y*		*Conditional Use Permit required for over 14 children, unless accessory to an office building greater than 20,000 sf. Subject to 21.52.249.
Elementary or secondary school	C*	C*		*Subject to 21.52.263.
Government offices, fire or police station, courthouse, library, or other government facility	Y	AP	S	

TABLE 3-1 LAND USES AND PERMIT REQUIREMENTS

Uses				
<b>Key to Permit Requirements:</b> Y = Permitted use N = Not permitted C = Conditional use permit AP = Administrative use permit A = Accessory Use M = Permitted on main and secondary streets S = Permitted on secondary streets T = Temporary use				
	Downtown Plan Area	Downtown-Neighborhood Overlay	Ground-Floor Pedestrian-Oriented Uses (b)	Notes and Exceptions
Industrial arts trade school or rehabilitation workshop	AP	N	S	
Museum	Y	AP	M, S	
Mortuary	N	N		
Parsonage	A*	A*		*Accessory to a house of worship.
Professional or business school	Y	AP	M, S	
Social service office (as defined in 21.15.2795) with or without food distribution	C	N		
<b>Residential Uses</b>				
Artist studio with residence	Y	Y	S	
Caretaker residence	A	A		
Child day care – accessory to residence, 14 or fewer children	A*	A*		*Subject to Section 21.51.230.
Child day care – accessory to residence, more than 14 children	C*	C*	S	*Subject to Section 21.52.249.
Community correctional reentry facility	N	N		
Residential	Y	Y	S	
Shopkeeper unit	Y*	Y*	S	*Commercial uses are regulated as set forth in this table and document.
Special group residence* (as defined in 21.15.2810)	C**	C**		**Subject to 21.52.271.
<b>Restaurants &amp; Ready-to-eat foods</b>				
Restaurants & Ready-to-eat foods	Y*	AP*	M, S	*Drive-thru lanes prohibited.
Outdoor dining	A	A		
Vending cart – food items only	AP*	AP*	M, S	*Subject to 21.45.170.
<b>Retail Sales</b>				
Basic retail sales	Y	AP	M, S	
Building supply or hardware store with lumber, drywall, or masonry (hardware stores w/o lumber, drywall, or masonry are considered basic retail)	N	N		
Flower stand or newsstand – not accessory to another use	Y*	Y*	M, S	*Subject to 21.45.135, except subsection (B.1).
Itinerant vendor	T	N		



# DTLB RESIDENTIAL OVERVIEW

TABLE 3-1 LAND USES AND PERMIT REQUIREMENTS

Uses				
Key to Permit Requirements:				
Y = Permitted use				
N = Not permitted				
C = Conditional use permit				
AP = Administrative use permit				
A = Accessory Use				
M = Permitted on main and secondary streets				
S = Permitted on secondary streets				
T = Temporary use				
	Downtown Plan Area	Downtown-Neighborhood Overlay	Ground-Floor Pedestrian-Oriented Uses (b)	Notes and Exceptions
Major appliance sales (refrigerators, stoves, etc.)	Y	N		
Manufacture of products sold on-site	A*	AP*		
Outdoor flower, plant, fruit, or vegetable sales	A*	A*		
Swap meet, flea market, sales event – outdoor	T*	N		*Subject to 21.52.256. Indoor swap meets and flea markets are prohibited.
Thrift store, used merchandise, consignment shop	C*	N		*Subject to 21.52.281.
Vending cart – nonfood items	AP*	AP*	M, S	*Subject to 21.45.170.
Temporary Lodging				
Bed and breakfast inn	AP*	AP*		*Inns with fewer than 7 guest rooms are exempt from the AUP requirement. All inns are subject to 21.52.209.
Hotel	Y	N	M, S	As defined in 21.15.1380.
Motel	N	N		As defined in 21.15.1800.
Youth hostel	AP	N	S	
Other Uses				
Adult entertainment business	Y*	N		*Subject to Section 21.45.110.
Carnival, event, fair, fiesta, outdoor exhibition, seasonal sales, trade show, and the like	T*	T**		*Subject to 21.53.113. **Subject to 21.53.109.
Cellular or wireless telecommunications facility – building roof/mounted	Y*	C*		*Subject to Section 21.45.115. Freestanding monopoles are prohibited.
Electrical distribution station/substation	C	C		
Firearm sales or repair; fighting knives or martial arts weapons sales or repair	N	N		
Park, community gardens	Y	Y	M, S	
Recycling center – attended	N	N		
Recycling collection containers	A*	A*		*Subject to 21.51.265. Includes not more than four (4) reverse vending machines at one specific location.
Transportation facilities (bus terminals, cab stands, heliports/helistops, train stations, etc.)	C	C	M, S	
Towing – accessory or principal use	N	N		

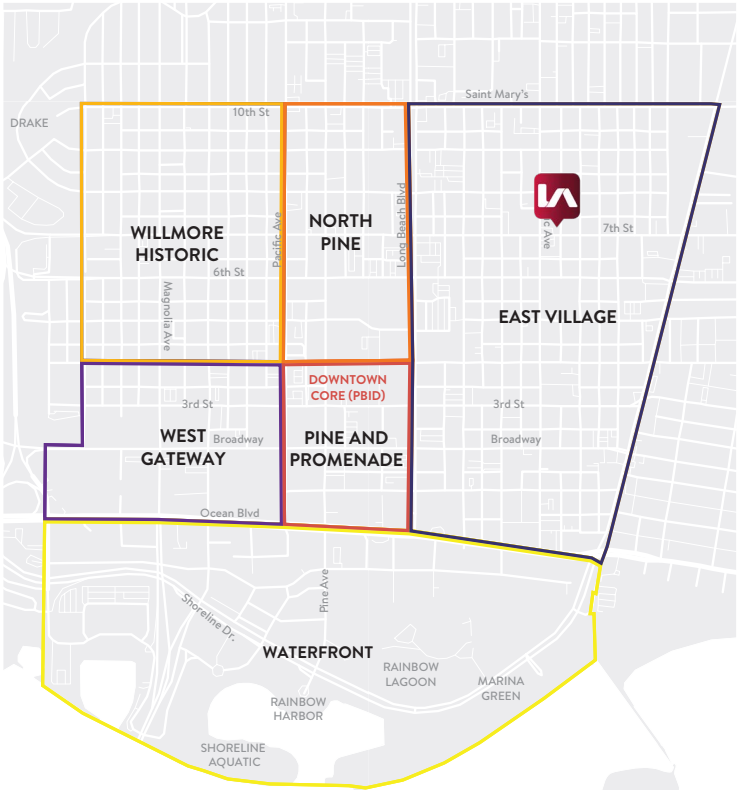
±27,792 RESIDENTS  
IN DTLB

	DOWNTOWN	DOWNTOWN CORE
POPULATION	33,129	10,164
AVERAGE HOUSEHOLD INCOME	\$59,299	\$80,225
MEDIAN AGE	35	40
HOUSEHOLD BY INCOME	\$35k - \$49,999	13%
	\$50k - \$74,999	16%
	\$75k - \$99,999	11%
	\$100k - \$149,999	17%
	\$150k or more	8%
POPULATION BY AGE	Under 19	23%
	20-24	7%
	25-34	22%
	35-44	15%
	45-54	15%
	55-64	10%
EDUCATIONAL ATTAINMENT (AGE 25+)	65+	8%
	High School Diploma or Less	43%
	Some College or Associate's Degree	26%
	Bachelor's Degree or Higher	31%
		52%

Source: 2017 American Community Survey



# DTLB RESIDENTIAL OVERVIEW



NEIGHBORHOOD	APPROXIMATE POPULATION
EAST VILLAGE	11,407
PINE AVE & PROMENADE	4,953
WILLMORE	4,493
WATERFRONT	2,967
WEST GATEWAY	2,753
NORTH PINE	1,219
TOTAL	27,792

2021 : ACS 5-Year Estimates Detailed Tables  
22 Census Block Groups approximate to BID footprint

## RESIDENTIAL MARKET OVERVIEW

- 2023 residential occupancy rate was 92.1% with the introduction of new projects, compared to 95.4% in 2022.
- 734 new units were completed in 2023.
- Over 70% of downtown units are either studio or one-bedroom apartments. A majority of three- or four-bedroom units are below-market rate housing.
- Majority of Downtown units are renter occupied, with the weighted average rent at \$1,621.
- The weighted average mortgage payment for Downtown units is \$2,512.

### Occupied Housing Units (11,667 UNITS)

UNIT TYPE	DISTRIBUTION	AVG. MARKET RENT/UNIT
STUDIO	32%	\$1,577
1-BR	43%	\$2,215
2-BR	24%	\$3,195
3-BR	1%	\$3,287

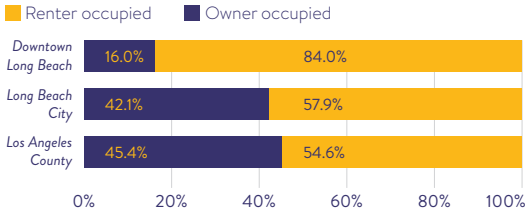
Source: City of Long Beach Community Development Department; CoStar, 2024

### 2023 Deliveries

ADDRESS	UNITS
Onni East Village; 303 E. 3rd St.	432
The Aster, 250 E. Broadway	218
Ocean Center Apts., 110 W. Ocean Blvd.	80
801 Atlantic Ave.	4
TOTAL	734

Source: 2022 ACS 5 year Estimate Detailed Tables

### Occupied Housing Units by Tenure



Source: CoStar, 2024



# DTLB RESIDENTIAL OVERVIEW

**1. Civic Center (580 units)**

\$357 Million public-private partnership development providing a new library, expanded Lincoln Park, new headquarters for both City Hall and Port of Long Beach, mixed hotel/residential project

**2. 507 Pacific Ave (134 Units)**

A 134-unit condominium project with commercial space. Under staff review.

**3. Broadway/Magnolia (141 Units)**

A 7-story mixed-use development with 141 units and 3,650 SF retail and 226 parking spaces.

**4. OceanAire (216 Units)**

A 7-story, 216 Unit mid-rise apartments. Expected Completion 2019.

**5. AMLI Park Broadway (222 Units)**

A 7-story mixed-use residential development with 8,500 SF retail space. Expected Completion 2019.

**6. Ocean Center Building (74 Units)**

Adaptive reuse of historic landmark Ocean Center Building into residential units and ground-floor retail restaurant space. Currently in the Plan Check process.

**7. Shoreline Gateway (315 Units)**

A 35-story residential development with 315 units. Currently under construction.

**8. 320 Alamitos (77 Units)**

A 7-story, 77-unit multifamily development.

**9. Serenade Modern Flats (95 Units)**

A mixed-use residential development with retail space. Expected Completion 2019.

**10. The Crest (112 Units)**

A 7-story mid-rise development with 122 units and covered parking spaces. Currently under construction.

**11. The Linden (49 Units)**

A mixed-use project with apartment units over ground floor resident amenities and retail space. Expected Completion 2019.

**12. The Alamitos (136 Units)**

An 8-story residential development with retail space. Currently under construction.

**13. Westside Gateway (756 Units)**

An ambitious multi-building project, with a total of 756 residential units including a 40 story high-rise.

**14. Long Beach Blvd Boutique Hotel**

A 34 room boutique hotel located near the Downtown Transit Mall.

**15. The Pacific (163 Units)**

Mixed-use residential complex community spaces for tenants, pool deck, and fitness area. Currently under construction.

**16. 825 E 7th Street (19 Units)**

A 5-story, 19-unit residential development

**17. Residences at Linden (82 Units)**

A 7-story, 82-unit residential development. Site Plan has been approved.

**18. Security Pacific National Bank Building (118 Rooms)**

Adaptive reuse to convert office space to hotel above the Federal Bar.

**19. The Place at The Streets (20 Units)**

Residential units located above 5,220 SF of retail space.

**20. 437 E 5th St (18 Units)**

A 20-unit mixed used residential development located in The Streets.

**21. Ocean View Tower (106 Units)**

A 9-story, adaptive reuse project converting former Verizon office building into 106-unit condominiums. Currently under construction.

**22. Pacific-Pine Project (271 Units)**

Two 8-story, 271 unit residential mid-rise developments including ground floor retail. Expected Completion 2020/2021

**23. 810 Pine Ave (78 Units)**

A 78-unit, 10-story development. Currently under conceptual review.

**24. 923 / 927 Long Beach Blvd (100 Units)**

A 100-unit residential development. Currently under staff review.

**25. Pacific Lofts (36 Units)**

A 8-story, 36-unit multifamily development. Site Plan review has been approved.

**26. 3rd & Pacific (345 units)**

Two residential buildings: one 18-stories and the second a 7-stories with a total of 345 units.

**27. Inkwell (189 Units)**

A 5-story residential building with 189 units with retail and flex co-working space.

**28. Aster (218 Units)**

A 5-story residential building with 218 units with retail, bike storage and co-working space.

**29. Broadway Block (375 Units)**

Four block development comprised of 375 residential units, with creative office, retail and academic space.

**30. Pine & Ocean Hotel (427 Rooms)**

A 427 room luxury hotel with pre-function and meeting rooms, restaurant, pool and sun deck.

**31. The Breakers Hotel (185 Rooms)**

Renovation of an existing historic building into a luxury hotel with 185 standard rooms and suites. Currently under construction.





## RESIDENTIAL & MEDICAL PROPERTIES FOR SALE

830-836 ATLANTIC AVE LONG BEACH, CA 90813

### GAVIN GILL

Associate | DRE 01936303

TEL: +1(562) 354-2529

EMAIL: [gavingill@leelalb.com](mailto:gavingill@leelalb.com)

### LESLIE STONICK

COMPASS | DRE 01363678

EMAIL: [leslie@lesismor.com](mailto:leslie@lesismor.com)

**Lee & Associates Los Angeles - Long Beach**

5000 E Spring St, Suite 600, Long Beach, CA 90815

**Corp ID:** 0106954

**TEL:** +1 (562) 354-2500