

STATUS: **Active**

LIST CONTRACT DATE: **02/28/26**
 PROP TYPE: **Commercial Sale**
 PARCEL #: **7269009021**

LISTING ID: **PW26044424**
 PROP SUB TYPE: **Mixed Use**

LIST PRICE: **\$2,000,000**

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:



SQFT(SRC): **4,812**
 SQFT LOT: **7,578 (A)**
 ACRES: **0.174**
 BUSINESS NAME:
 BUSINESS TYPE: **Laundromat**
 YEAR ESTABLISHED:
 YEAR BUILT: **1927 (ASR)**
 SLC: **Standard**
 LEVELS: **2**
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS: **1**
 ENTRY LEVEL: **1**
 BUILDING STATUS: **Existing**
 OCCUPANCY: **Occupied**
 BUILDING \$/PER SQFT: **\$415.63**
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: **25**
 COUNTY: **Los Angeles**
 PARCEL MASTER:
 INVEST?: **A/C?:Yes**
 FENCE?: **HEAT?:Yes**

DESCRIPTION

Prime Mixed-Use Commercial Property Near Downtown Long Beach. This two-story building offers approximately 4,812 SF on a 7,578 SF lot and features a unique live/work or income-producing configuration. The lower level consists of commercial retail space, and the upper level includes a 3-bedroom 1 bath residential unit suitable for owner occupancy or rental income. Recent improvements include a new roof installed in April 2024. The property is located in a high-visibility corridor with convenient access to Downtown Long Beach and major transportation routes. This offering is for the real estate only at \$2,000,000. The operating business located on the premises is also available for purchase separately. Seller prefers to sell both the business and real estate together. Total price for building and business combined is \$3,000,000. Ideal opportunity for: • Owner-user (SBA potential, buyer to verify eligibility) • Investor seeking mixed-use income property • Live/work operator Buyer to verify zoning, use, square footage, and all information independently. Business sale information PW26044444

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING: **Central**
 LAUNDRY: **Laundry Chute**
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: **0-1 Unit/Acre**

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES:
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT: **1,190**
 HIGH TECH FLEX SQFT:
 RETAIL SQFT: **4,812**
 TOTAL SQFT:

INDUSTRIAL SQFT: **4,812**
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT: **1,190**

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**
 LAND USE: **Retail**
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: **7269009021**
 ADDITIONAL PARCEL(S): **No**

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS: **Cash to New Loan**
 CLOSE DATE:
 INCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

EXCLUSIONS:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

UNITS

| TYPE | #UNITS | BEDS | BATHS | SQFT | RENT | DESCRIPTION |
|------|--------|------|-------|-------|---------|-------------|
| 1 | 1 | 3 | 1 | 1,190 | \$2,600 | |

AGENT

LISTING AGENT: [Leah Ivy Chang](#)
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: [02086695](#)
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: [PWCHALEA](#)
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: [949-501-8555](#)
2.LA CELL: [949-501-8555](#)
3.LA CELL: [949-501-8555](#)

OFFICE

LISTING OFFICE: [Redpoint Realty](#)
LISTING OFFICE PHONE: [714-562-9900](#)
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [01933726](#)
LISTING OFFICE FAX: [714-562-9929](#)
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [PB17132](#)
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: [02/28/26](#)
START SHOWING DATE:

DUAL/VARI COMP?: **No**
EXPIRATION DATE: [05/31/26](#)
CURRENT FINANCING: **Conventional, Other**

INTERNET SEND: LISTING?/PRICE?Yes/
MOD TIMESTAMP: [03/25/26](#)
LIST AGRMT: **Exclusive Right To Sell**

ON MARKET DATE: [02/28/26](#)
BAC REMARKS:

NEIGHBORHOOD MARKET REPORT YN?: **Yes**

PRIVATE REMARKS: **Business located on the premises is also available for purchase. Seller prefers to sell both business and real estate together (combined price \$3,000,000). PW26044444 business information Real estate only price is \$2,000,000. Financials for the business will be provided upon receipt of signed NDA and proof of funds. Do not contact or disturb employees or owner directly. Showing by appointment only. Please contact listing agent for NDA and full offering package. Buyer and buyer's agent to independently verify all information including zoning, use, square footage, and SBA eligibility.**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **All showings are by appointment only. Please contact Listing Agent 949-501-8555 directly prior to visiting the property. Do NOT disturb owner, employees, or occupants. No walk-ins. No unscheduled visits. NDA and Proof of Funds required prior to release of business information.**

DIRECTIONS: **PCH and Pacific**

PHOTOS

Agent Full - Commercial Sale

LISTING ID: [PW26044424](#)

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