

# Multi-Unit/Commercial Land **HARD CORNER**

SE corner of Market & Orange

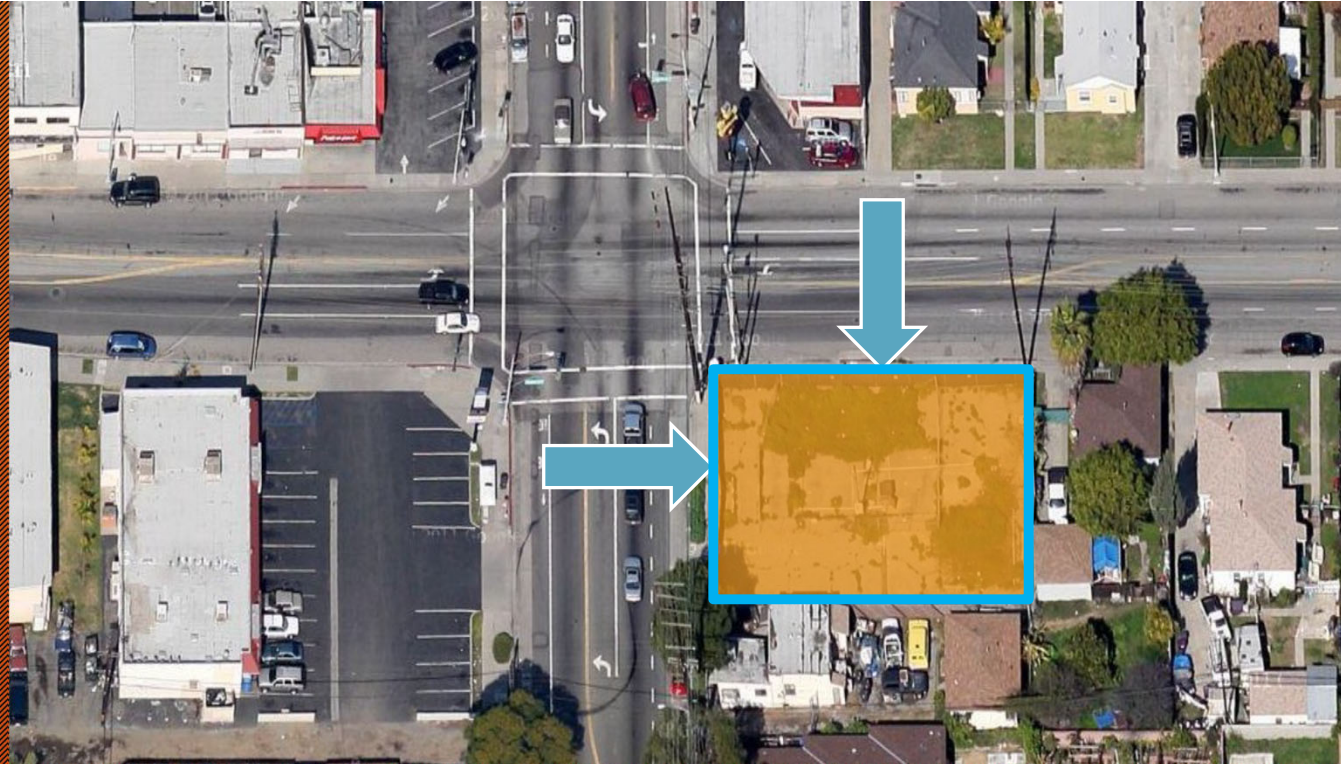


**5390 Orange Avenue**  
*North Long Beach, Ca.*

**Price:** \$765,000 (\$78/sf)  
**Lot Size:** 9,819.14 sf, 0.226 ac (Includes a 10' easement)  
**Traffic Count:** Orange Ave=9,900, Market Ave= 9,700\*  
**Current Zoning:** MU2-A (Enhanced Density)\*  
**Accessor PN:** 7129-001-019  
**Land use types:** Residential, neighborhood center. See also Title 22, Table 25-1 for type of uses\*.  
**Residential Density:** 44 units/ac or up-to 9 units (DU/AC) & up-to 8 ADU's\*  
**Minimum Lot size:** 3,000 sf  
**Max. Height:** 45'-3 stories\*  
**Set-backs (FT):**  
Residential 1-2 4' (Table 32-2)\*  
Residential 2+ 9' (Table 32-2)\*  
Non-Residential 3' (Table 32-2)\*  
**Minimum Commercial FAR** .5 (Table 30-1)\*  
**Maximum Commercial FAR** 1.5 (Table 30-1)\*  
**Minimum open space:** 500 sf. (Table 30-5)\*

\* Interested parties are advised to confirm all information with the City of Long Beach.

**Kho Shirzad**-Broker/Owner  
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**Mixed Use: MU2-A (Enhanced Density)**  
**COMMERCAIL OR MULTI-UNIT**  
**Utilities on site**  
**3 curb cuts**

**Parking Requirement:** Varies-Consult W/City  
Old Gas Station site with clearing letters  
The information provided here is deemed reliable, but is not guaranteed.

**Shiva Hosseinizadeh**  
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