

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

SE corner of Market & Orange

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**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)*

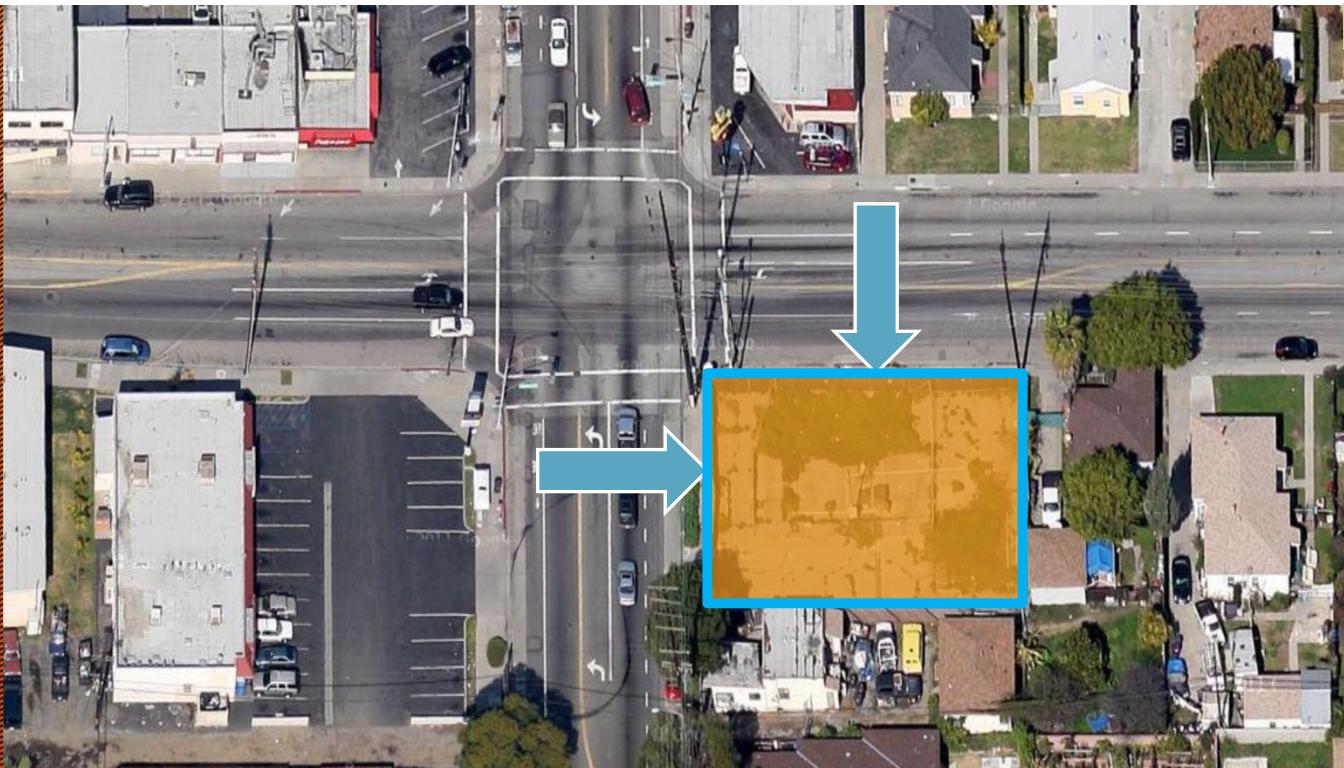
Maximum Commercial FAR 1.5 (Table 30-1)*

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

Cell:310-776-0075 kshirzad@yahoo.com



Mixed Use: MU2-A (Enhanced Density)

COMMERCIAL 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 Hosseinzadeh

CBC-Blair (Coldwell Banker Commercial)

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Slide 1

K1 Kho, 2/4/2025