

OFFERING MEMORANDUM

2421 E ARTESIA BLVD

91 FREEWAY CORRIDOR | LONG BEACH, CA 90805

*High-Visibility Infill
Commercial Asset with
Structured Parking*





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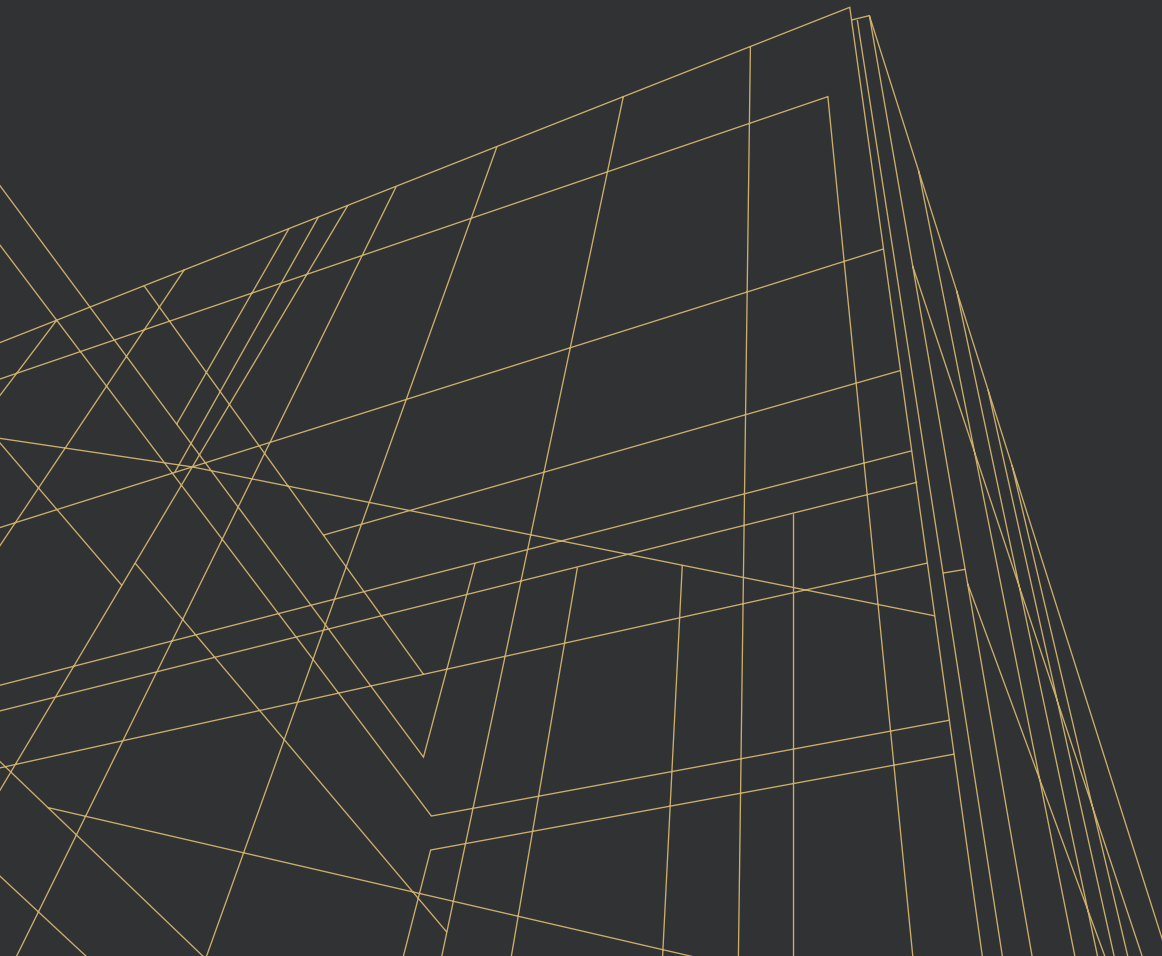
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EXECUTIVE SUMMARY

Section 01

HIGH-VISIBILITY INFILL COMMERCIAL OPPORTUNITY

ADDRESS	2421 E Artesia Blvd, Long Beach, CA 90805
BUILDING SIZE	±2,900 SF
LOT SIZE	±19,525 SF
ZONING	C3-A
PARCEL NO.	7119-021-003
ASKING PRICE	\$2,200,000



FREESTANDING COMMERCIAL IN NORTH LONG BEACH

2421 E Artesia Blvd presents a rare opportunity to acquire a freestanding commercial building with structured parking, and a Freeway Pole Sign providing exceptional visibility in the highly infill North Long Beach market. The property consists of approximately ±2,900 SF of improvements situated on a ±19,525 SF lot, featuring a highly functional site layout with a two-level parking structure that provides significant on-site parking capacity—an amenity rarely found in comparable infill assets.

Strategically positioned along the 91 Freeway corridor between Cherry Avenue and Paramount Boulevard, the property benefits from significant exposure to over ±275,000 vehicles per day, creating a strong branding and visibility advantage for owner-users and tenants alike.

The site is zoned C3-A (General Commercial - Community-Serving Corridor), a flexible commercial designation that supports a broad mix of retail, office, medical, and service-oriented uses. This zoning framework allows both immediate occupancy and long-term adaptability, making the property well-positioned for owner-users and investors alike.

In addition to the existing building, the property features a two-level parking structure and secured yard area, providing a rare combination of parking capacity and usable outdoor space for a variety of commercial applications.

Offered at \$2,200,000, the property represents a compelling opportunity to acquire a high-exposure infill commercial asset with flexible zoning, multiple use scenarios, and long-term repositioning potential.





INVESTMENT HIGHLIGHTS

HIGH-EXPOSURE FREEWAY LOCATION (91 CORRIDOR)

Freeway Pole Sign provides prominent visibility to $\pm 275,000$ vehicles per day with immediate access to major regional freeways

FLEXIBLE C3-A ZONING (GENERAL COMMERCIAL)

Allows for a broad range of retail, office, medical, and service uses, supporting long-term adaptability and multiple exit strategies

RARE STRUCTURED PARKING (40+ SPACES)

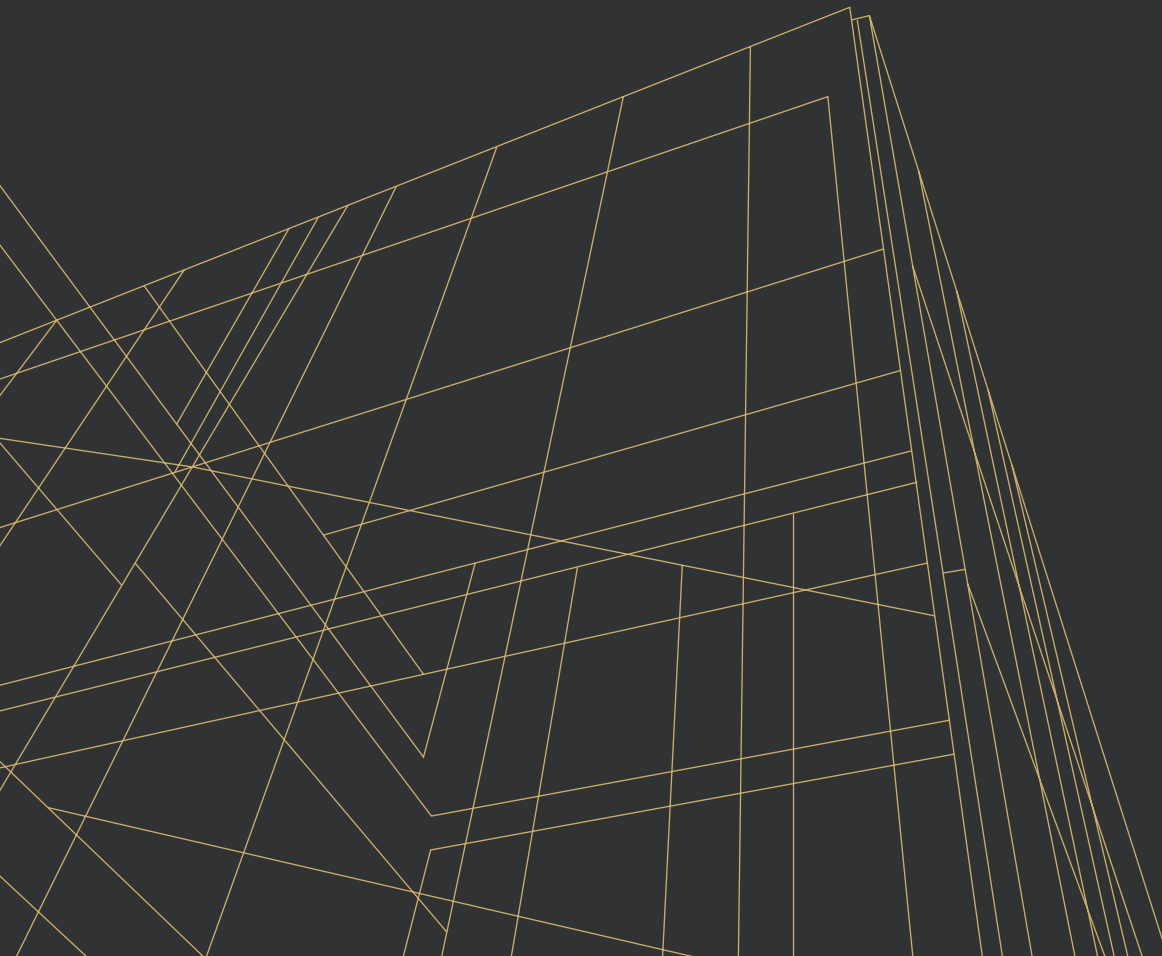
Provides a parking ratio and capacity rarely found in comparable properties, supporting a wide range of parking-intensive users

FUNCTIONAL LAYOUT FOR MULTIPLE USE TYPES

Building and site configuration suitable for retail, showroom, office, medical, or service-oriented users

OWNER-USER OR VALUE-ADD INVESTMENT OPPORTUNITY

Ability to occupy, lease, or reposition the asset to maximize long-term value



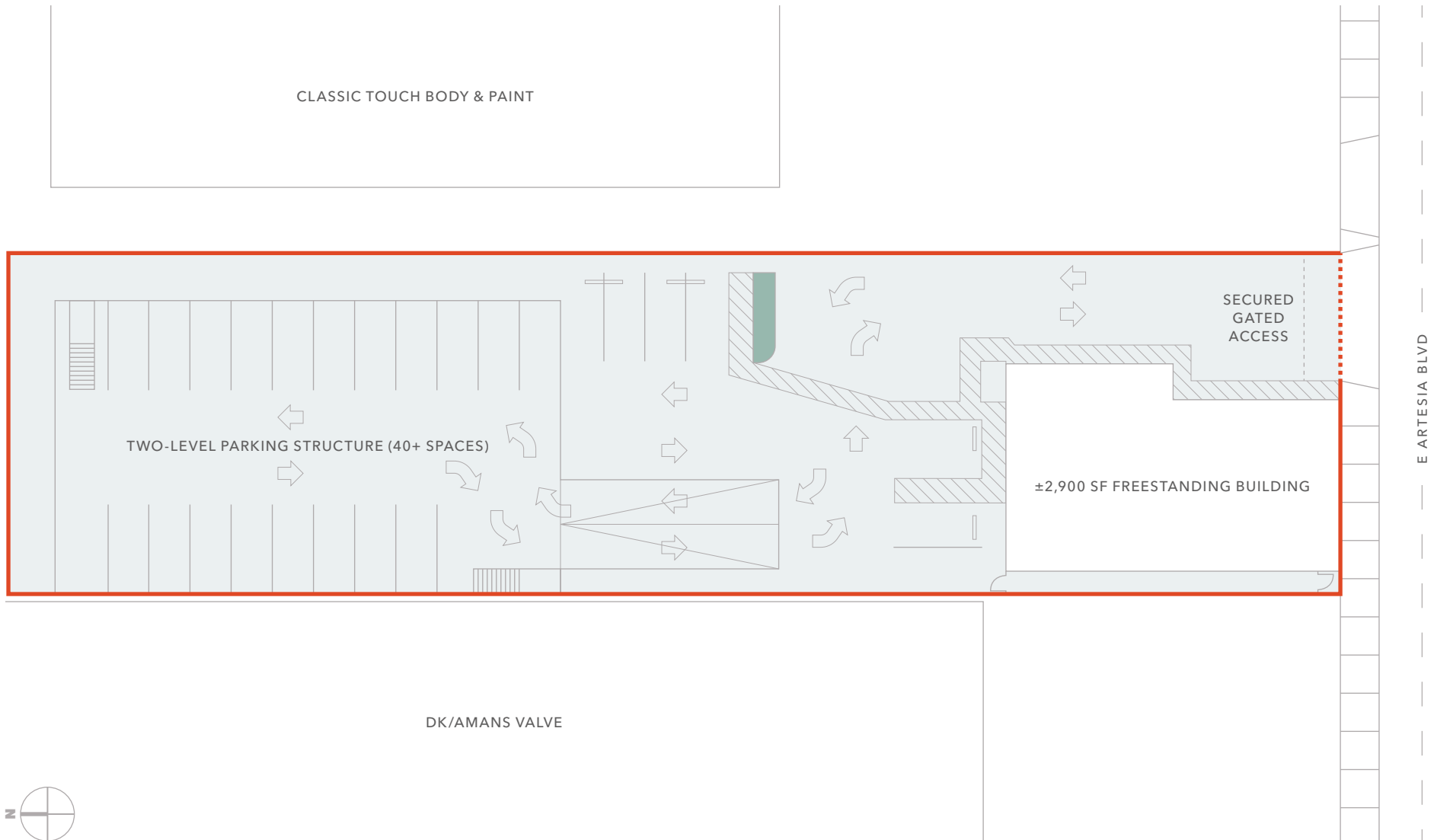
PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW

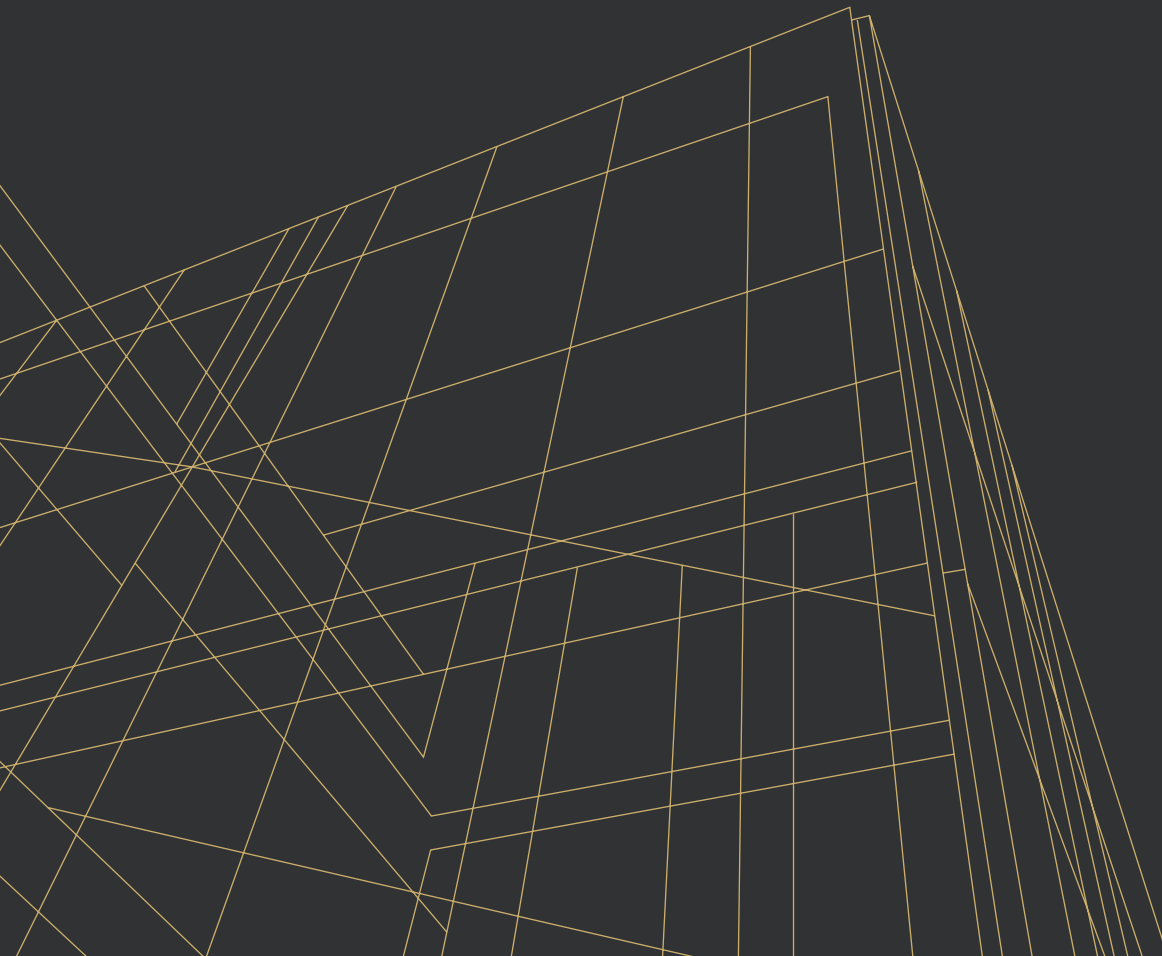


SITE PLAN



PROPERTY OVERVIEW





ZONING & USE FLEXIBILITY

Section 03

ZONING & USE FLEXIBILITY

The subject property is zoned C3-A, a General Commercial designation within the City of Long Beach intended to accommodate a diverse range of commercial, service, and employment-generating uses along major corridors. This zoning reflects the City's broader initiative to transition traditional commercial areas into active, community-serving environments that support business growth and economic activity.

C3-A zoning provides exceptional flexibility compared to more restrictive commercial designations, allowing a wide variety of uses while supporting adaptive reuse and reinvestment.

This enhances the property's ability to evolve with market demand and increases its long-term value potential.

→ CITY OF LONG BEACH ZONING MAP

Permitted & Potential Uses Include:



RETAIL & SHOWROOM USES

General retail, specialty retail, furniture/appliance sales, and experiential retail concepts



OFFICE & MEDICAL USES

Professional office, medical office, clinics, and service-based businesses



FOOD & BEVERAGE

Restaurants, cafés, and food service uses (drive-thru subject to approval)



SERVICE COMMERCIAL USES

Personal services, financial institutions, and neighborhood-serving businesses



INSTITUTIONAL & COMMUNITY USES

Daycare, educational facilities, and civic-oriented uses (subject to approvals where applicable)

Certain uses may require a Conditional Use Permit (CUP). Buyer to verify with the City of Long Beach.



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