

1756 Pacific, Long Beach 90813

4 - Downtown Area, Alamitos Beach

STATUS: Active

LIST CONTRACT DATE: 02/28/26

LISTING ID: PW26044444

LIST PRICE: \$1,000,000

PROP TYPE: Business Opportunity

PROP SUB TYPE:

PARCEL #: 7269009021

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: 2000
 YEAR BUILT: 1927
 SLC:
 LEVELS:
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS:
 ENTRY LEVEL:
 BUILDING STATUS:
 OCCUPANCY:
 BUILDING \$/PER SQFT: \$207.81
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 25
 COUNTY: Los Angeles
 PARCEL MASTER:
 INVEST?: A/C?:
 FENCE?: HEAT?:

DESCRIPTION

Established operating business available for sale in a prime Long Beach location. This is an opportunity to acquire a going-concern business operating from a mixed-use commercial building near Downtown Long Beach. The business is currently operating at the property and may be purchased independently or together with the real estate. Potential for a 24 hour use! Asking price for business only: \$1,000,000. Real estate also available for purchase at \$2,000,000. MLS information building PW26044424 Seller prefers to sell business and property together (total \$3,000,000). Business financials, equipment list, and operational details will be provided upon execution of a Non-Disclosure Agreement (NDA). Ideal for: • Owner-operator • SBA buyer (subject to lender approval) • Strategic buyer seeking established location Do not disturb employees. All inquiries through listing agent.

REASON FOR SELLING:retire

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY:
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT:

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER:

BUSINESS DETAILS

OWNERSHIP: Sole Proprietor
 DAYS / HOURS OPEN: Open 7 Days
 FULLTIME EMPLOYEES: 1
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES: None
 PART TIME EMPLOYEES 1
 ACTUAL RENT:
 INVENTORY VALUE:

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

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPOT:
 PARKING RATIO:

LAND

COMMON INTEREST:
 LAND USE:
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: 7269009021
 ADDITIONAL PARCEL(S): No

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS:
 CLOSE DATE:
 INCLUSIONS:
 EXCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE: Sole Proprietor

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/LLEGAL:
 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:

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:
 ON MARKET DATE: **02/28/26**

DUAL/VARI COMP?: **No**
 EXPIRATION DATE: **05/31/26**
 CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
 MOD TIMESTAMP: **02/28/26**
 LIST AGRMT: **Exclusive Right To Sell**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:

PRIVATE REMARKS: **This is a confidential sale. Disclosure of sale information to employees, customers, vendors, or landlord without Listing Agent's prior written consent is strictly prohibited. Building information PW26044424 Unauthorized contact with the business, owner, or staff may result in disqualification from consideration. All information provided is deemed reliable but not guaranteed. Buyer and buyer's agent to independently verify all information.**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **All showings are strictly by appointment only. Buyer's agent must contact Listing Agent and receive confirmation prior to accessing the property. Do NOT disturb owner, employees, tenants, or business operations. No walk-ins or unscheduled visits permitted. NDA and Proof of Funds required prior to release of financials or sensitive business information.**
 DIRECTIONS: **PCH and Pacific**

PHOTOS

Agent Full - Business Opportunity LISTING ID: [PW26044444](#) Printed by Leah Ivy Chang, State Lic: 02086695 on 03/25/2026 3:03:24 PM