



COLDWELL BANKER
COMMERCIAL
BLAIR

FOR SALE
LONG BEACH
OFFICE BUILDING
800 EAST
WARDLOW ROAD
★
LONG BEACH, CALIFORNIA



For more information contact:

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COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



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EXECUTIVE SUMMARY

Coldwell Banker Commercial BLAIR is excited to present a prime opportunity to purchase 800 East Wardlow Road, Long Beach, California. This multi-tenanted office building spans approximately 5,456 square feet across two parcels, totaling around 11,250 square feet. Situated along the bustling Wardlow Road corridor in the desirable California Heights neighborhood, this property is easily accessible from Atlantic Avenue and the 405 freeway.

With a mix of month-to-month leases and several other leases that are short term, this property is perfect for both owner-users looking to occupy space and investors aiming for growth potential. The surrounding area features a dynamic blend of residential, industrial, and service-oriented businesses, enhancing the property's appeal and accessibility. Don't miss out on this strategically located opportunity!



HIGHLIGHTS

- Great Owner User or Investment Opportunity!
- Centrally located
- Directly served by the 405 Freeway
- Walking distance to Bixby Knolls Shops and Restaurants
- 20 Parking stalls
- First time on the market since 1988!

Offered at \$ 2,395,000

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BUILDING DESCRIPTION

Address: 800 E. Wardlow Road
 Long Beach, CA 90807

Price: \$2,395,000

Price PSF: \$438.96 /SF

Zoning: SHCG & LBCCA - See below

APN: 7148-009-045
 7148-009-046

Total Building Size: 5,456 SF

Total Lot Size: 11,250 SF

Year Built: 1980

ZONING

Parcel 46 is in CCA- Community Commercial Zoning Districts. The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. The Community Automobile-Oriented (CCA) District permits retail and service uses for an entire community including convenience and comparison shopping for goods and associated services.

Parcel 45 is in CG- Commercial General. The CG commercial general district is intended to provide for a wide variety of service and retail uses, many of which are highway oriented. The portion of this district along Pacific Coast Highway should be treated with special zoning and development standards due to unique characteristics including, but not limited to small lot sizes, substantial existing nonconforming development, nonconforming and illegal sign proliferation, and lack of off-street parking.

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LONG BEACH, CALIFORNIA

Long Beach is the 7th largest City in the State of California, and 36th in the nation, located just 25 miles south of Los Angeles. The City occupies 52 square miles with a population of over 550,000. Long Beach is a main player in the Southern California economy, plus the gateway to the Pacific Rim with the Port of Long Beach being one of the largest commerce and trade facilities in the World. Commerce and industry in the area have thrived with skilled, well-educated employees being on the driving force behind technology centers, aerospace, trade, sophisticated logistics, transportation, engineering, telecommunications, health care, and peripherals.

Long Beach is a diverse city that blends influences from around the world into lively destination earning it the nickname, "The International City." Both residential and industrial, urban and suburban, historic and innovative, Long Beach is a city that is constantly changing. Long Beach combines the bustle of Los Angeles with the beach town vibe of Orange County and is geographically situated just between the two. Long Beach is a premiere destination for beach activities and water sports including sailing, diving, swimming, beach volleyball and more.

The city also features several destinations that attract visitors from across Southern California and from around the world. Long Beach Museum of Art, Long Beach Opera, and the Long Beach Convention Center host a variety of cultural and entertainment events. The RMS Queen Mary, a 1936 art deco ocean liner is permanently docked in the city and serves as a hotel and maritime museum. In addition, the Downtown District and Downtown Core are sites of a thriving retail and commercial environment in the city



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02

EXTERIOR PHOTOS

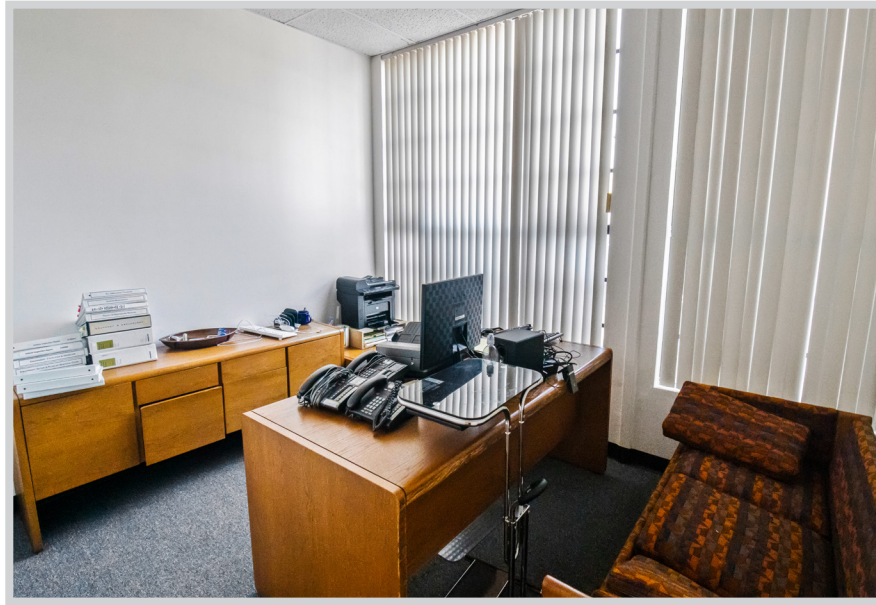
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INTERIOR PHOTOS

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ADDITIONAL PHOTOS

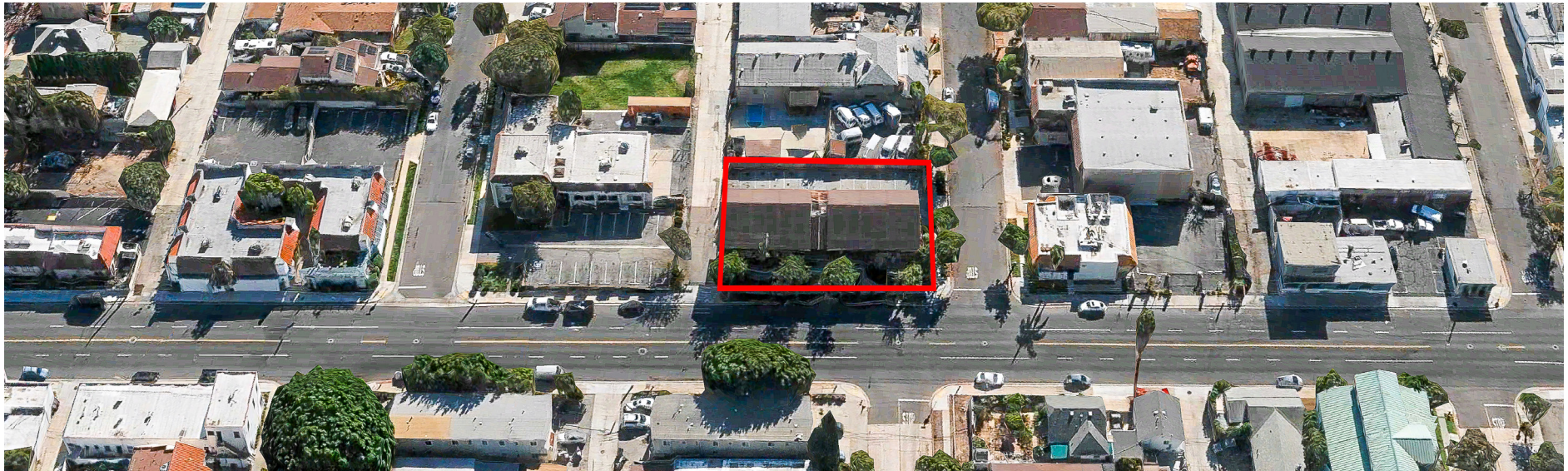
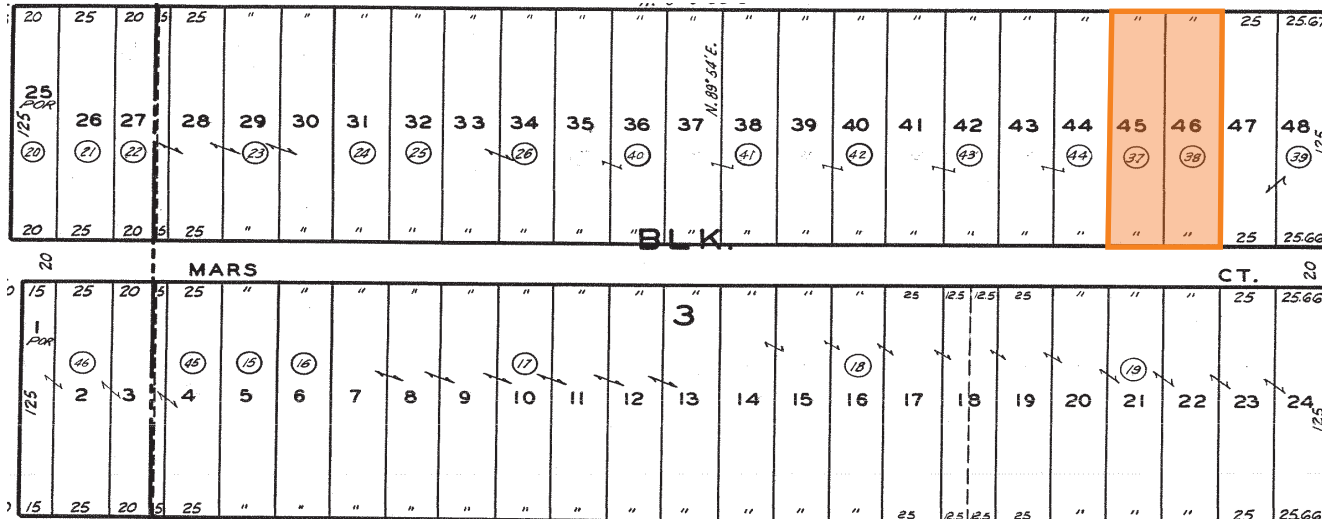
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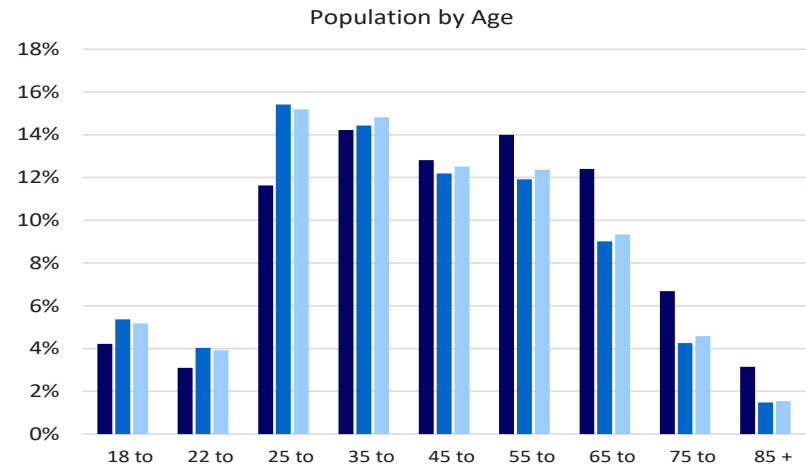
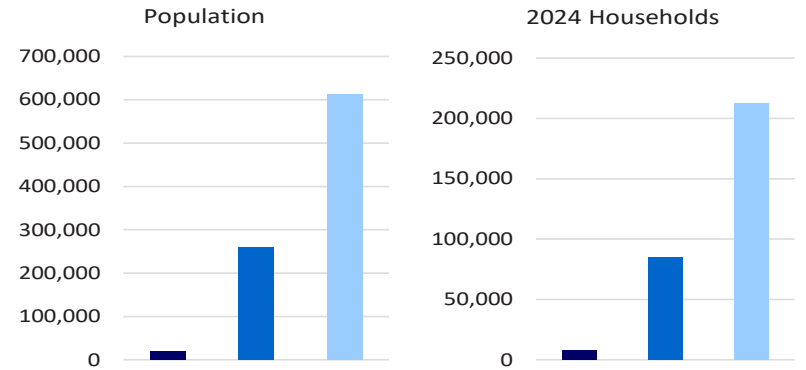
DEMOGRAPHICS

Demographics around 800 E Wardlow Rd, Long Beach, California 90807, United States

Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	20,712	---	260,542	---	613,421	---
2029 Projected Population	20,874	---	263,548	---	620,718	---
Pop Growth (%)	0.8%	---	1.2%	---	1.2%	---
2024 Households	7,671	---	84,887	---	212,577	---
2029 Projected Households	7,739	---	85,832	---	215,230	---
HH Growth (%)	0.9%	---	1.1%	---	1.2%	---
Census Year						
2000 Population	20,602	---	264,446	---	602,534	---
2010 Population	21,165	---	263,671	---	617,480	---
Pop Growth (%)	2.7%	---	-0.3%	---	2.5%	---
2000 Households	7,796	---	80,674	---	202,710	---
2010 Households	7,834	---	85,950	---	213,862	---
HH Growth (%)	0.5%	---	6.5%	---	5.5%	---
Total Population by Age						
Average Age (2024)	43.9		38.6		39.5	
Children (2024)						
0 - 4 Years	997		15,458		35,548	
5 - 9 Years	963		15,122		32,283	
10-13 Years	841		12,800		27,603	
14-17 Years	885		13,729		30,589	
Adults (2024)						
18 to 22	875	4.2%	13,961	5.4%	31,779	5.2%
22 to 25	642	3.1%	10,494	4.0%	24,043	3.9%
25 to 35	2,410	11.6%	40,171	15.4%	93,145	15.2%
35 to 45	2,945	14.2%	37,591	14.4%	90,920	14.8%
45 to 55	2,652	12.8%	31,759	12.2%	76,790	12.5%
55 to 65	2,898	14.0%	31,052	11.9%	75,858	12.4%
65 to 75	2,567	12.4%	23,476	9.0%	57,312	9.3%
75 to 85	1,383	6.7%	11,076	4.3%	28,089	4.6%
85 +	652	3.1%	3,853	1.5%	9,463	1.5%

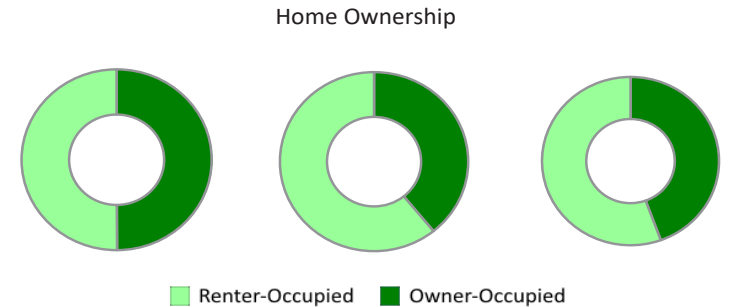
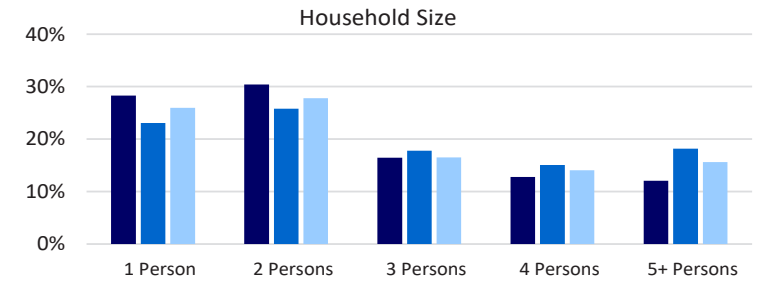
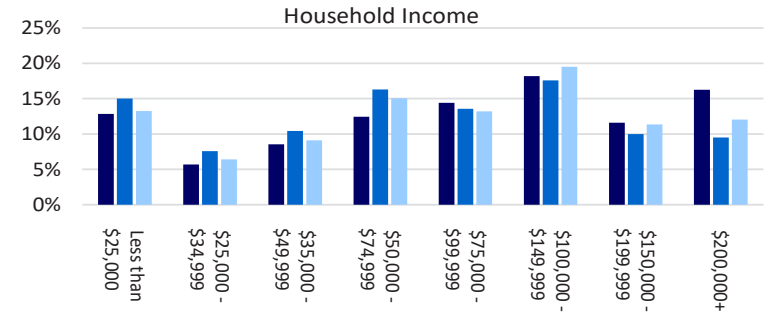


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Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
Household Income (2024)						
Per Capita Income	\$45,223	---	\$32,380	---	\$38,023	---
Average HH Income	\$122,112	---	\$99,384	---	\$109,719	---
Median HH Income	\$91,973	---	\$76,151	---	\$85,747	---
Less than \$25,000	985	12.8%	12,731	15.0%	28,190	13.3%
\$25,000 - \$34,999	435	5.7%	6,447	7.6%	13,641	6.4%
\$35,000 - \$49,999	656	8.6%	8,842	10.4%	19,384	9.1%
\$50,000 - \$74,999	954	12.4%	13,849	16.3%	32,022	15.1%
\$75,000 - \$99,999	1,105	14.4%	11,514	13.6%	28,089	13.2%
\$100,000 - \$149,999	1,396	18.2%	14,940	17.6%	41,517	19.5%
\$150,000 - \$199,999	891	11.6%	8,474	10.0%	24,148	11.4%
\$200,000+	1,248	16.3%	8,090	9.5%	25,585	12.0%
Family Structure (2024)	4,844		57,973		137,761	
Single - Male	205	4.2%	3,910	6.7%	9,685	7.0%
Single - Female	514	10.6%	8,622	14.9%	18,998	13.8%
Single Parent - Male	209	4.3%	3,253	5.6%	6,453	4.7%
Single Parent - Female	443	9.1%	8,539	14.7%	15,949	11.6%
Married w/ Children	1,204	24.8%	14,036	24.2%	35,151	25.5%
Married w/out Children	2,269	46.8%	19,612	33.8%	51,525	37.4%
Household Size (2024)						
1 Person	2,170	28.3%	19,606	23.1%	55,178	26.0%
2 Persons	2,335	30.4%	21,921	25.8%	59,143	27.8%
3 Persons	1,262	16.4%	15,106	17.8%	35,113	16.5%
4 Persons	979	12.8%	12,802	15.1%	29,904	14.1%
5+ Persons	926	12.1%	15,453	18.2%	33,239	15.6%
Home Ownership (2024)	7,671		84,887		212,577	
Owners	3,830	49.9%	33,215	39.1%	94,483	44.4%
Renters	3,841	50.1%	51,672	60.9%	118,094	55.6%
Components of Change (2024)						
Births	177	0.9%	2,922	1.1%	6,719	1.1%
Deaths	166	0.8%	1,527	0.6%	3,812	0.6%
Migration	10	0.0%	-1,907	-0.7%	-4,846	-0.8%





Log Beach Blvd

19/09 Virginia Country Club

THE GREEN Olive

SUBWAY

STEELCRAFT

SMOG CITY

ANGELINOS

Steelhead Coffee

LA TAQUERIA BRAND

Atlantic Avenue

Philz Coffee

CASSIDY'S CORNER

Jack

In the box

HiroNori

COFFEE BEAN TEA HOUSE

RAMEN HUB

Staples

Walgreens

ups

bake-n-broil

Wardlow Road

SUBJECT PROPERTY

Orchard SUPPLY HARDWARE

NORDSTROM rack

PET SMART

GRITCYCLE

the Habit BURGER GRILL

Starbucks

Mercedes-Benz

Jenny Holzer ARTS

BOEING

RAYOGA

WHOLE FOODS MARKET

Orangetheory FITNESS

Images LUXURY NAIL LOUNGE

ULTA BEAUTY

T-Mobile

COURTYARD Marriott

The Flame Broiler

TJ-maxx

Virgin

GALACTIC

Applebee's GRILL + BAR

BANK OF AMERICA

HARBOR FREIGHT

IN-N-OUT BURGER

ROSS DRESS FOR LESS

Chick-fil-A

petco

TARGET

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