

# FOR LEASE

420 Grand Avenue, Long Beach, CA



7130 SF Freestanding Building  
3 Separate Units (1636 SF - 7130 SF)  
Prime Belmont Heights Location



Exclusively offered by  
**GROUND REVIEW**

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# Overview

420 Grand is a 7130 SF free-standing building comprised of three separate suites. Suites can be leased separately or combined. High quality building design constructed in 2017. Located within the Belmont Heights neighborhood, the property offers unique creative space with live/work potential. Featuring exposed ceilings and skylights that provide ample natural light. Design elements include wood accents, glass doors and steel framed windows. Patio spaces are located behind rear units.



- 7130 SF RBA
- Land SF 8712
- Year Built: 2017
- Parking Spaces: 7
- Great for Office, Retail, Showroom, or Design Studio
- Live/Work Potential
- 3 Bathrooms / 2 Showers / 3 Kitchen spaces
- Private patio





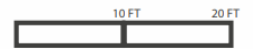
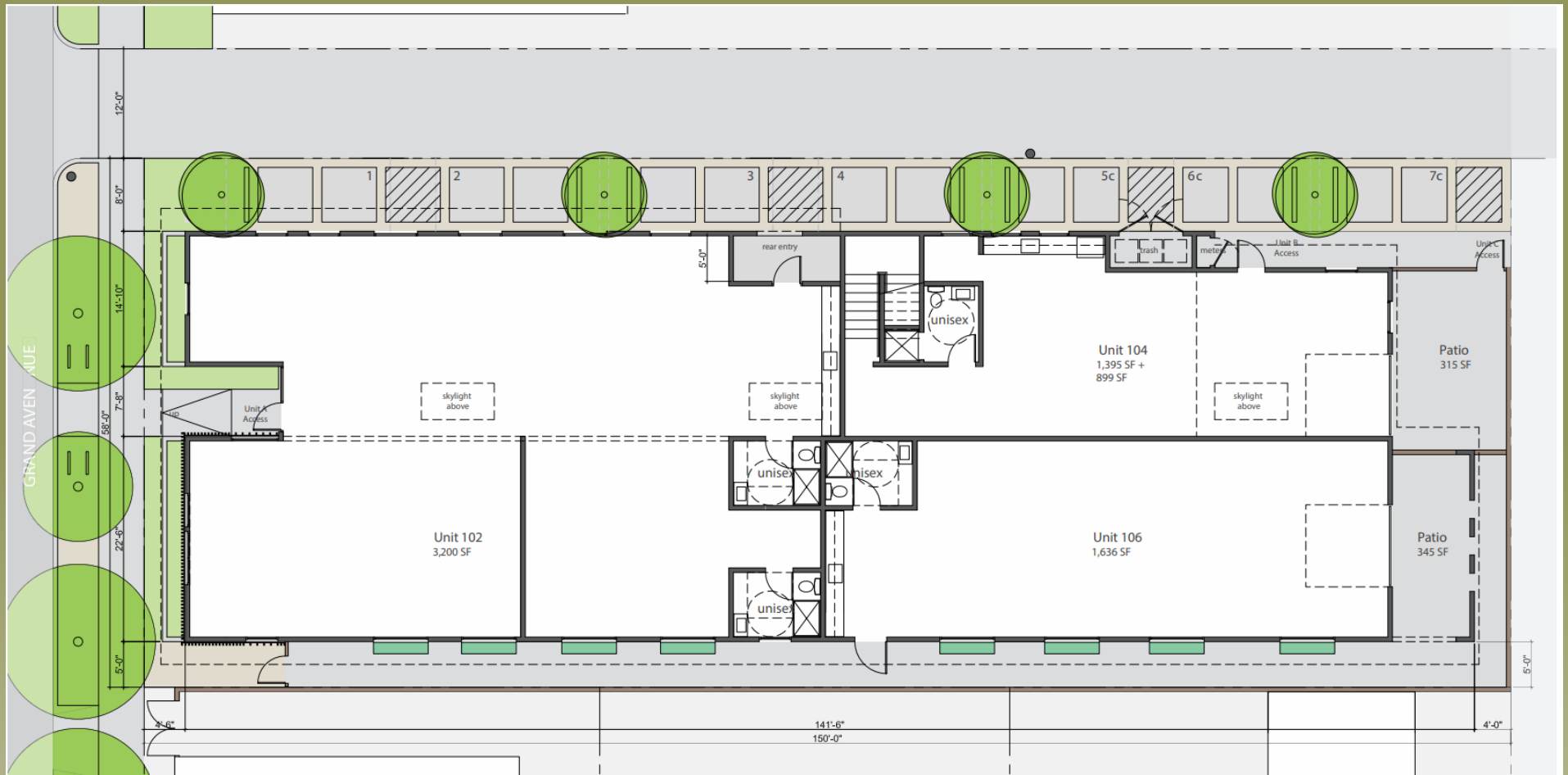






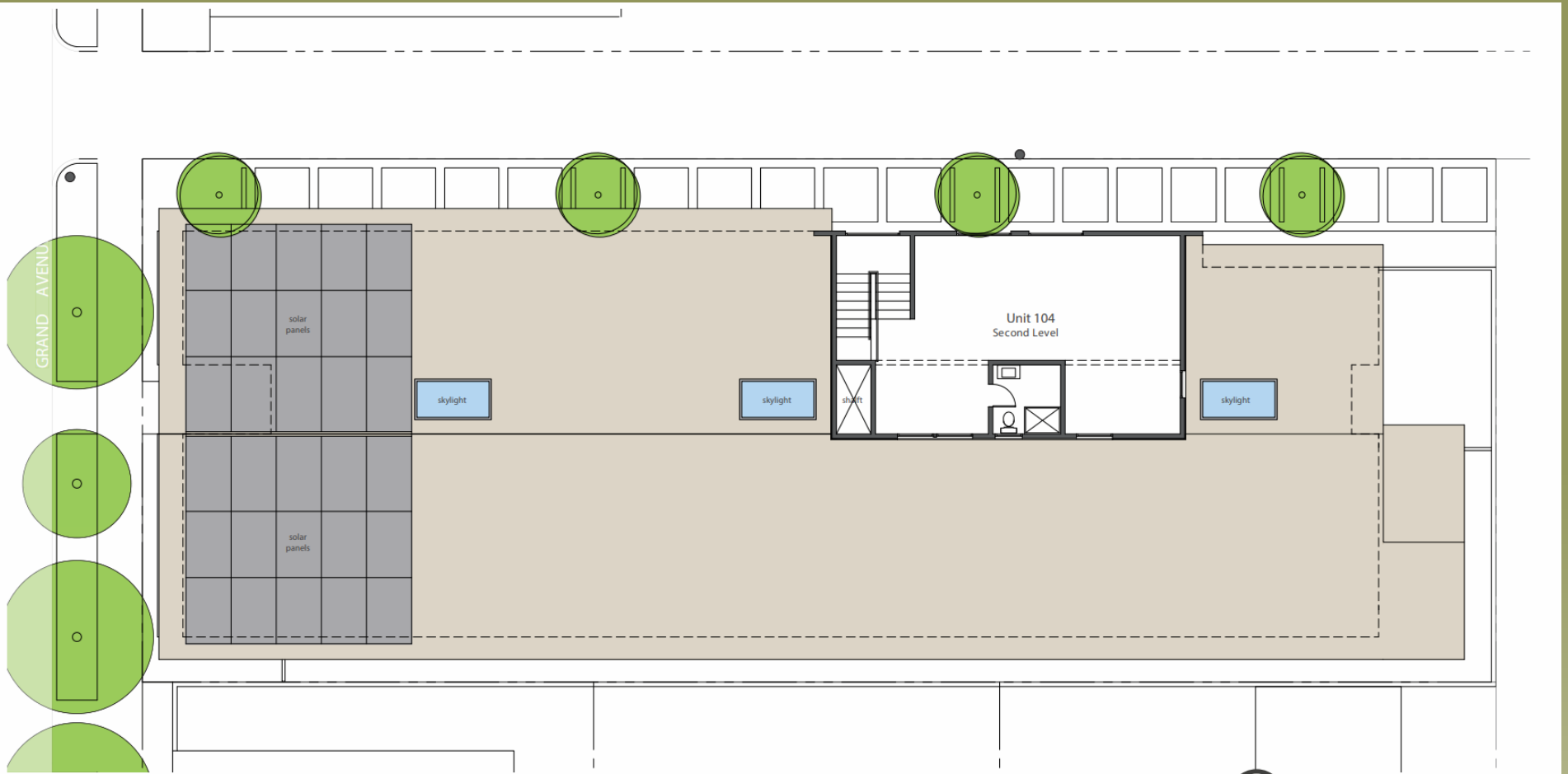
# Floorplan

- Unit 102 3200 RSF
- Unit 104 1395 RSF + 899 RSF on 2nd Floor
- Unit 106 1636 RSF

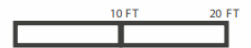




# Floorplan



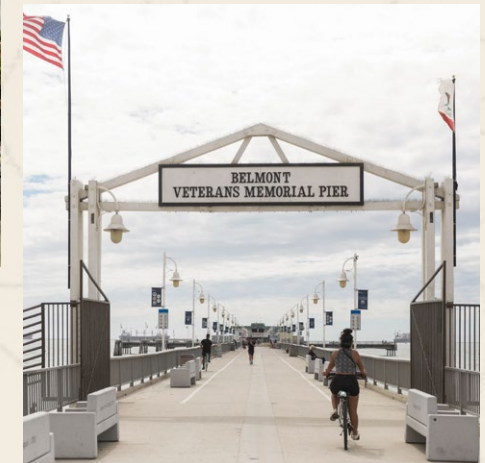
420 GRAND AVENUE A DAPTIVE RE USE



# Belmont Heights Highlights

Belmont Heights is a neighborhood located in the eastern part of Long Beach, California, known for its beautiful historic homes and tree-lined streets. This community is peaceful and quiet, making it a great option for those who prefer a relaxed environment. Belmont Heights is renowned for its picturesque streets adorned with historic homes that gives timeless elegance and charm. From Craftsman bungalows to Spanish Revival estates, each residence tells a story of the neighborhood's rich architectural heritage. Despite its tranquil ambiance, Belmont Heights is conveniently located near a plethora of amenities, including restaurants, cafés, shops, and entertainment venues. With easy access to major thoroughfares, residents can also venture out to explore the diverse attractions and cultural landmarks that Long Beach has to offer.

With its peaceful ambiance, historic charm, and strong sense of community, Belmont Heights presents an excellent investment opportunity for those seeking a laid back, safe, and community-driven lifestyle. The neighborhood's high population density and favorable demographics make it an attractive option for small business's looking to settle down in a close-knit community like urban conveniences and like-minded small business individuals.





# GROUND REVIEW

The Art of Shaping the Space In-Between

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