

# Mixed Use Development 7,405/SF Lot

2044 Pacific Ave., Long Beach, CA 90806  
Long Beach CA 90806



## HIGHLIGHTS:

- » Prime Downtown Long Beach location
- » Intersection Away from PCH
- » Mixed Use Development
- » Retail/Office Storefront Ground Floor
- » Residential Second Story
- » Flat Topography
- » Asking \$549,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	52,731	250,659	499,261
2026 Average HH Income	\$87,049	\$100,397	\$113,446

*Exclusively Marketed by:*

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