

# 1318 PINE AVE LONG BEACH, CA 90813

LEASE OFFERING



DAE Y. HUR

REALTOR

(213) 700-0096

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# LEASE OFFERING

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LONG BEACH, CA 90813

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DRE# [REDACTED]

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Larchmont and it should not be made available to any other person or entity without the written consent of KW Larchmont. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Masters KW Larchmont.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Larchmont has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to change occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable, however, KW Larchmont has not verified, and will not verify, any of the information contained herein, nor has KW Larchmont conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Larchmont has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Larchmont's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Larchmont and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

1318 PINE AVE  
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PINE AVE.  
ANAHEIM ST.

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DRE#



# PROPERTY SUMMARY

ADDRESS

**1318 PINE AVE LONG BEACH, CA 90813**

LEASE PRICE

**\$7,200**

YEAR BUILT

**1955**

LEASE TYPE

**NNN**

SQ. FOOTAGE

**7,194 SQ. FT**

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DRE#02166763



# PROPERTY OVERVIEW

This property can be leased as a discount store or discount shop, market, restaurant, warehouses, and more!

## FEATURES

- 24 Hour Access
- Bus Line
- Restaurant
- Signage



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TRANSPORTATION



TRANSIT/SUBWAY

ANAHEIM STATION



5 MIN WALK

0.2 MI

PACIFIC COAST HIGHWAY STATION



13 MIN WALK

0.6 MI

5TH STREET STATION



16 MIN WALK

0.8 MI

PACIFIC STATION



17 MIN WALK

0.9 MI

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# NEARBY MAJOR RETAILERS



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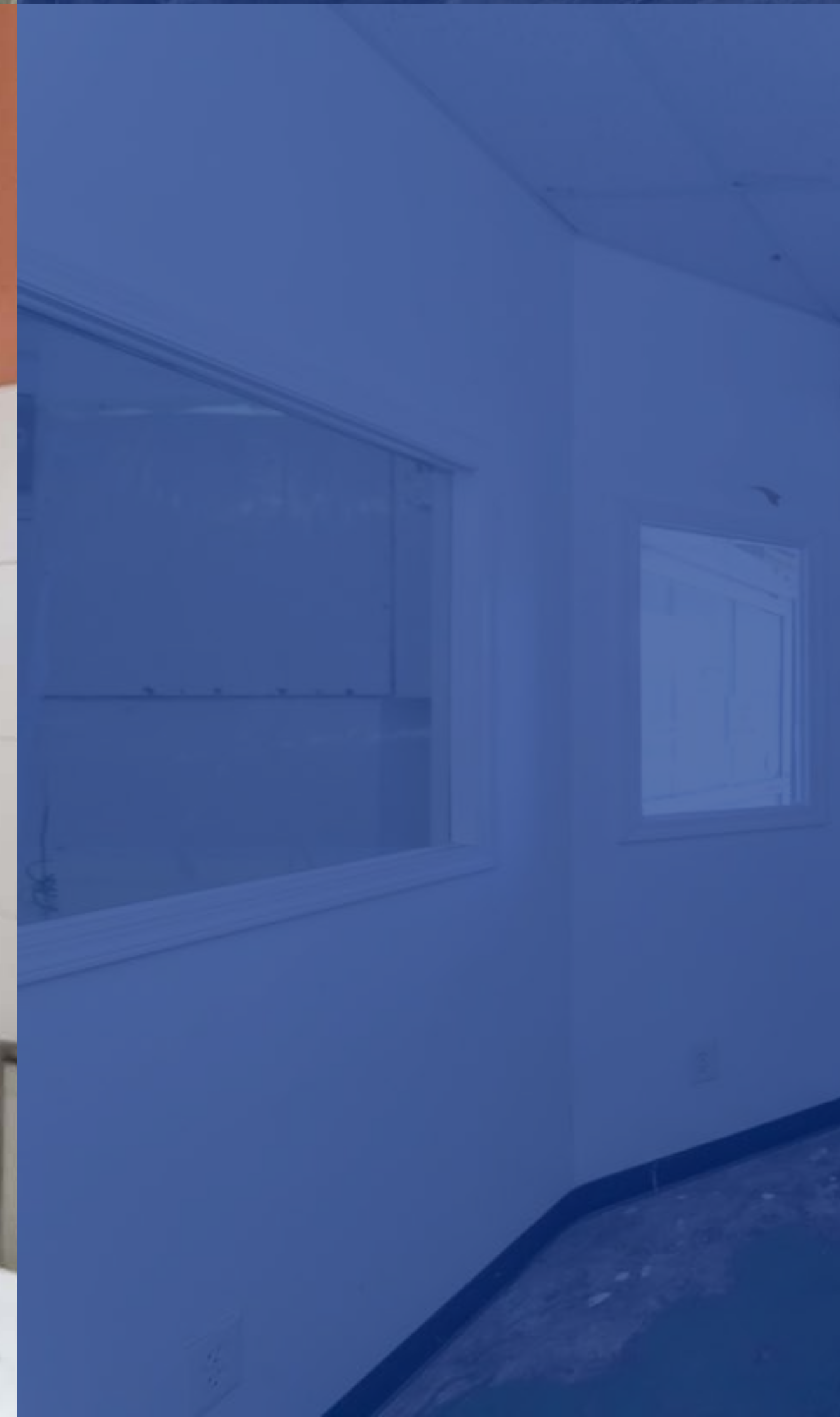
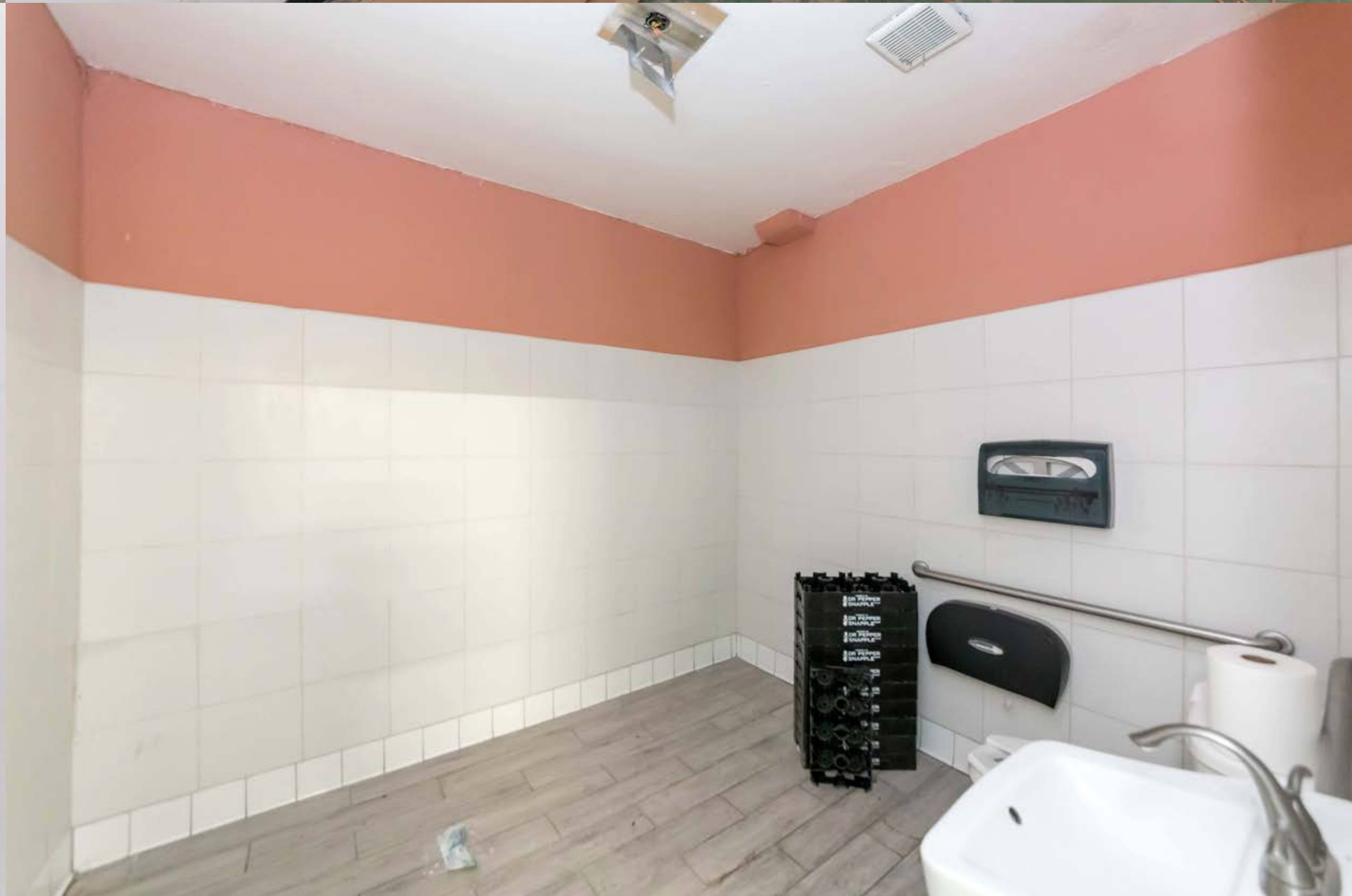


PHOTO SURVEY



PHOTO SURVEY



# DAE Y. HUR

Top #8 Producing Agent, Nationwide 2016. Top #12  
Producing Agent, Nationwide 2019.

Top #2 Producing Agent, 2016 & 2017 & 2019

Top #3 Individual GCI Earning Agent, California  
West Side Los Angeles Region 2017.

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COMMERCIAL

**kw** LARCHMONT  
KELLERWILLIAMS.