

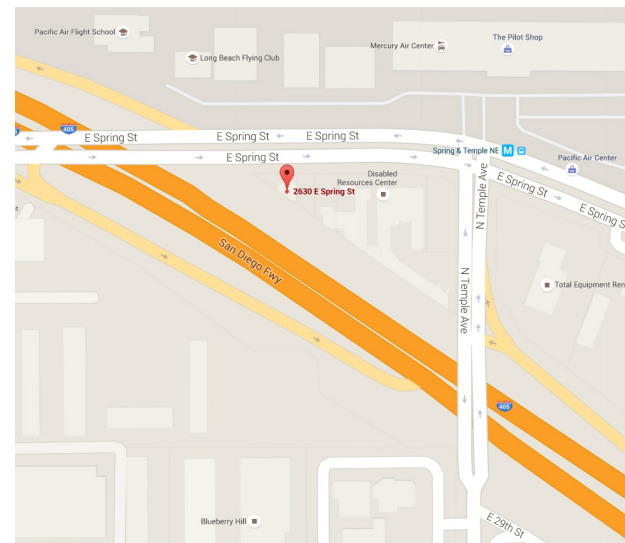
# Available - **FOR SALE**

## RETAIL SPACE

2630 E. Spring St. | Long Beach, CA 90806



# \$995,000



Prime location. Includes 2 lots totaling 12,528 SQ.FT (2630 & 2638 E. Spring) with a 1,100 SQFT of building (Per Tax Records). Great opportunity to own this property as an owner occupied or investment property. Currently operating as a used car-lot with great frontage and visibility. There is an existing billboard with high visibility from the street and the freeway. Within close proximity to major auto dealers such as Mercedes Benz , freeways, Long Beach Airport, etc. Please do not disturb occupants. Please do not walk the property without an appointment. Must be accompanied by the listing agent.

Agent Remarks : High traffic street. Within close proximity to major auto dealers such as Mercedes Benz , freeways, Long Beach Airport, etc. Please do not walk the property. Agent must accompany all showings.

Showing Remarks : Please do not walk the property. Agent must accompany all showings.

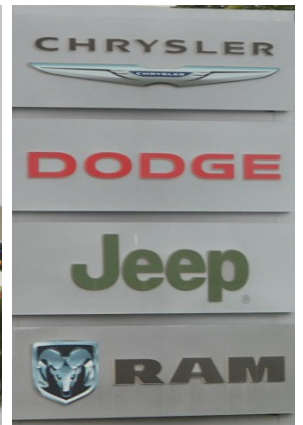
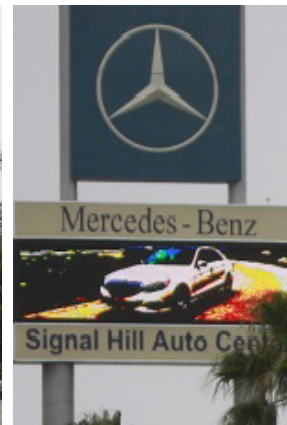


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# PROPERTY HIGHLIGHTS

- 190 feet of Street Frontage
- High Traffic Street
- Bill Board on the property Visible from 405 Freeway
- Close proximity to Major Auto Dealers Such as Mercedes Benz, ETC...
- Close proximity to Long Beach Airport.
- Double Lot
- Great Owner User



# LONG BEACH

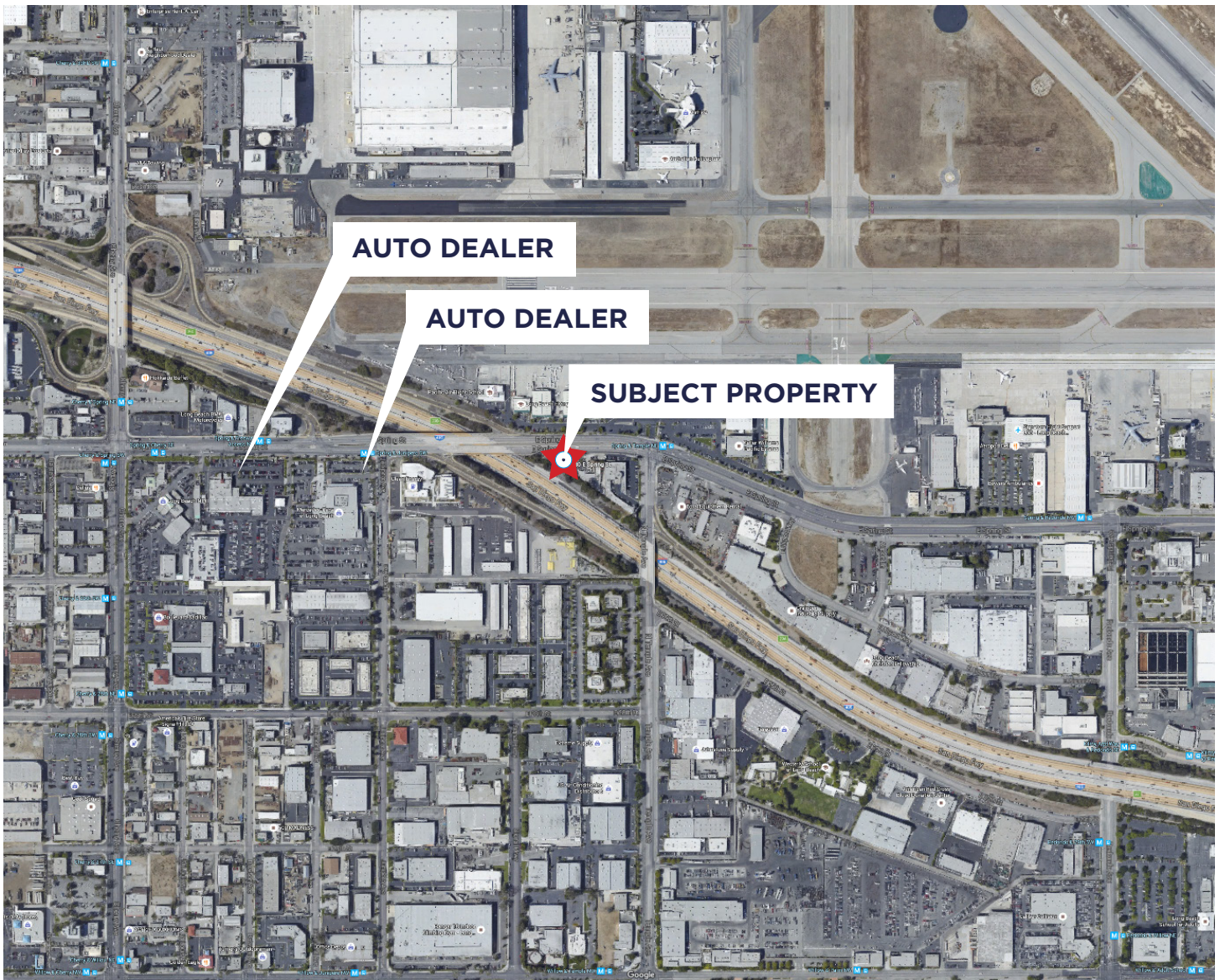
Long Beach is a city in Los Angeles County in Southern California, on the Pacific coast of the United States. The city is the 36th-largest city in the United States and the seventh-largest in California. As of 2010, its population was 462,257. In addition, Long Beach is the second largest city in the Greater Los Angeles Area (after Los Angeles) and a principal city of the Los Angeles metropolitan area.

The Port of Long Beach is the United States' second busiest container port and one of the world's largest shipping ports. The city also maintains a large oil industry with wells located both underground and offshore. Manufacturing sectors include those in aircraft, car parts, electronic and audiovisual equipment, and home furnishings.

Downtown Long Beach is located approximately 22 miles (35 km) south of Downtown Los Angeles, though the two cities border each other for several miles on Long Beach's southwestern portion. Long Beach borders Orange County on its southeast edge.



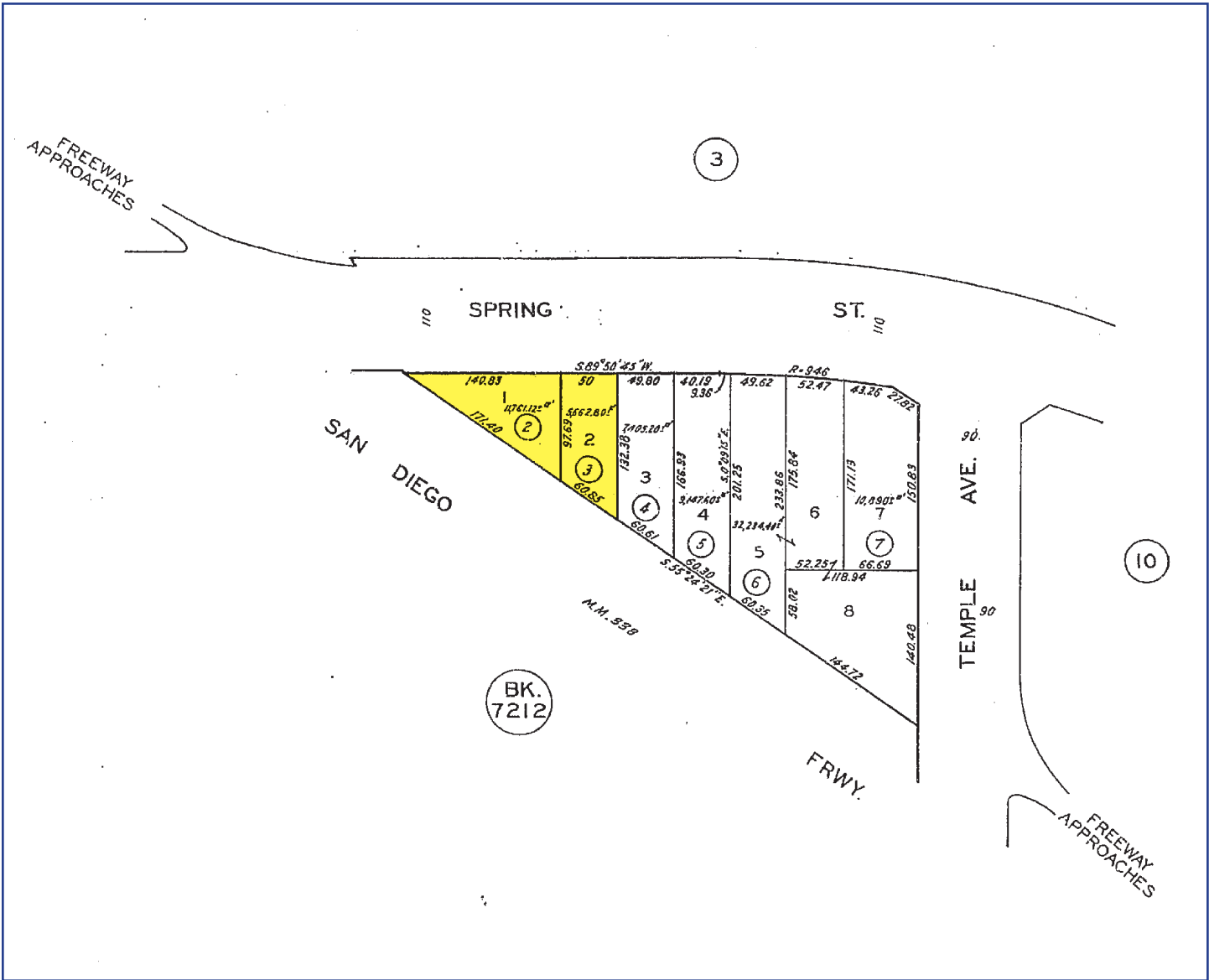
**AERIAL VIEW**



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ASSESSORS MAP



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