

FOR LEASE

MEDICAL OFFICE



**COLDWELL BANKER
COMMERCIAL**
BLAIR



2360 LONG BEACH BLVD.

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 6

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BUILDING DESCRIPTION

Address:	2360 Long Beach Blvd. Long Beach, CA 90806
Lease Rate:	\$2.00 PSF/NNN
Space Size:	4,152 - 4,935
Lease Type:	NNN, Includes: <i>Ann. Property Insurance:</i> \$ 3,759 <i>Property Taxes:</i> \$ 10,886 <i>Monthly Maint. & Repair</i> <i>Gardener:</i> \$ 460 <i>A/C Service:</i> \$ 200 <i>Monthly Utilities</i> <i>SCE:</i> \$ 700 <i>Calif. Water</i> \$ 300
Lot Size:	10,602 SF
Parking:	9 Guest Spaces plus Staff Parking available in separate lot.
Zoning:	SP-1 - CDR
APN:	7208-015-027

PROPERTY HIGHLIGHTS

- Fully built out Surgical Center
- Zoned for Medical Use
- High Traffic Corridor
- Great Signage Opportunities
- On-Site Parking Available
- Blocks from LB Memorial Hospital
- Near 710 & 405 Freeways
- National Retail Amenities Nearby

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EXECUTIVE SUMMARY

2360 Long Beach Blvd is a commercially zoned medical office building that is currently used for a cosmetic/plastic surgery center. The subject property consists of approximately 4,935 SF of building with approximately 10,602 SF of land. This building is currently built out as a surgical center which would make this property extremely attractive to all medical operators. This building also has eight (8) stripped parking spaces located in the parking lot adjacent to the front of the premises for guest and close to five (5) non-stripped parking spaces located in the back of the building entering through the alley that is available for staff.

As a Pacific Rim city, Long Beach has many influences economically and culturally. Downtown continues to be the hub of tourism, business, and transit for the entire city. It is also home to a growing population of residents who want, within a livable urban core, convenient amenities and services. Today, there are many facets that contribute to Downtown's unique sense of place: It has a social heart (Pine Avenue and the waterfront), a civic core (Civic Center, City Hall, the newly constructed Governor George Deukmejian Courthouse), and major attractions (Long Beach Convention Center, The Aquarium of the Pacific and major hotels, restaurants, and beaches). Current market conditions are continuing to improve and new developments in Long Beach that have begun attracting new business, creative users, and visitors.



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ZONING

The property is zoned SP-1-CDR which is within the boundary of the Midtown Specific Plan, this plan is the next phase of development for the City of Long Beach. Midtown will be a vibrant and thriving community for our children, family, and friends. Midtown will be known for its unique blend of parks, strong businesses, and transit-oriented housing. Additionally, Midtown will be an early leader in multi-modal transportation practices, where a person can safely and easily travel by walking, riding a bike, catching a bus, taking a train, or driving a car. The Midtown Specific Plan provides a framework for the development and improvement of a 369-acre corridor along Long Beach Boulevard in the City of Long Beach. The Specific Plan is intended to be more flexible than conventional zoning to encourage new investment and development along the corridor. The Specific Plan establishes a land use plan and regulations, infrastructure requirements, design guidelines, and implementation strategies necessary to achieve the vision.

CDR - The Corridor District is applied to properties along Long Beach Boulevard between Blue Line stations and the 405 Freeway. It is intended to provide housing options and neighborhood-serving uses within walking distance of a transit node. Building types include lined block, stacked flats, courtyard housing, live work, rowhouses, and tuck-under units. Multifamily residential and mixed-use projects are in two- to four-story buildings. Single-use, neighborhood serving uses occupy buildings between one and three stories. Mixed-use and non-residential projects are centered on key intersections while residential and public/quasi-public uses infill at midblock locations.



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100%



Long Beach Blvd

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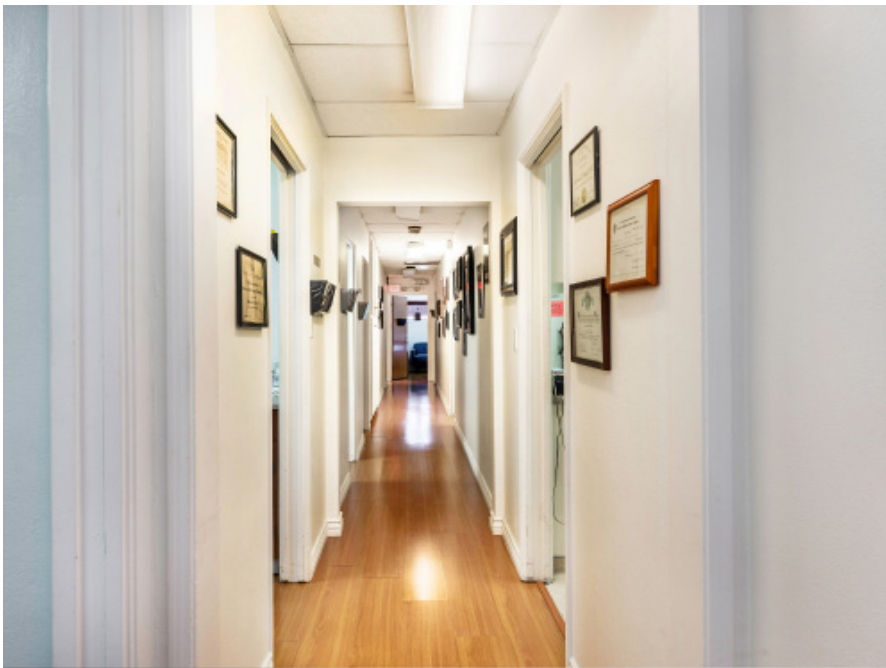
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DEMOGRAPHICS & INCOME - 1, 3, 5 MILE SUMMARY

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	47,795	278,119	535,985
2020 Estimate	47,893	277,932	537,197
2010 Census	47,352	270,797	531,807
Growth 2020 - 2025	-0.20%	0.07%	-0.23%
Growth 2010 - 2020	1.14%	2.63%	1.01%
Households			
2025 Projection	13,245	97,804	183,962
2020 Estimate	13,281	97,673	184,386
2010 Census	13,182	94,832	182,668
Growth 2020 - 2025	-0.27%	0.13%	-0.23%
Growth 2010 - 2020	0.75%	3.00%	0.94%
Owner Occupied	3,708 27.92%	29,794 30.50%	78,915 42.80%
Renter Occupied	9,573 72.08%	67,879 69.50%	105,472 57.20%
2020 Households by HH Income	13,282	97,673	184,387
Income: <\$25,000	3,250 24.47%	22,227 22.76%	35,327 19.16%
Income: \$25,000 - \$50,000	3,234 24.35%	21,201 21.71%	36,539 19.82%
Income: \$50,000 - \$75,000	2,783 20.95%	17,459 17.87%	31,317 16.98%
Income: \$75,000 - \$100,000	1,424 10.72%	13,259 13.57%	25,858 14.02%
Income: \$100,000 - \$125,000	1,108 8.34%	8,516 8.72%	18,329 9.94%
Income: \$125,000 - \$150,000	536 4.04%	4,694 4.81%	11,129 6.04%
Income: \$150,000 - \$200,000	661 4.98%	5,246 5.37%	12,994 7.05%
Income: \$200,000+	286 2.15%	5,071 5.19%	12,894 6.99%
2020 Avg Household Income	\$65,056	\$76,209	\$86,461
2020 Med Household Income	\$51,279	\$57,313	\$66,008

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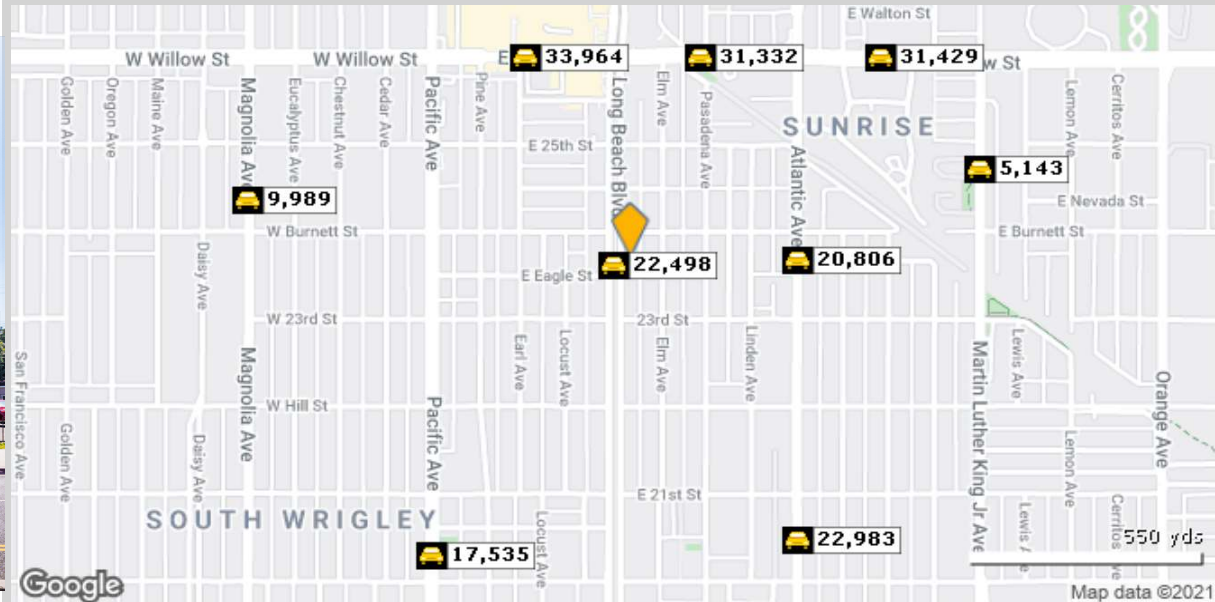
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TRAFFIC COUNTS

2360-2370 Long Beach Blvd, Long Beach, CA 90806



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Long Beach Blvd	E Eagle St	0.02 S	2014	21,867	MPSI	.02
2	Long Beach Blvd		0.00	2018	22,498	MPSI	.02
3	Atlantic Ave	E Burnett St	0.04 N	2018	20,806	MPSI	.23
4	E Willow St	N Pasadena Ave	0.01 E	2018	31,332	MPSI	.31
5	E Willow St	N Earl Ave	0.01 W	2018	33,964	MPSI	.32
6	E Willow St	N Olive Ave	0.04 E	2018	31,429	MPSI	.45
7	Atlantic Ave	E 20th St	0.06 S	2018	22,983	MPSI	.46
8	Pacific Ave	W Willard St	0.04 N	2018	17,535	MPSI	.50
9	California Ave	Las Brisas Way	0.01 S	2018	5,143	MPSI	.50
10	Magnolia Ave	W Burnett St	0.05 S	2018	9,989	MPSI	.53

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