



ASKING PRICE

\$1,600,000

Reduced from \$2,500,000

UNITS	9
BUILDING SF	7,100
LOT SF	15,431
PRICE / SF	\$225
PARKING	29 SPACES
YEAR BUILT	1936
GSI	\$135,600
NOI	\$97,900

Value-Add Mixed-Use • Southwest Corner of Long Beach Blvd & PCH

Long-term ownership mixed-use asset with two retail storefronts, seven apartment units, and a separately parceled rear parking lot. Combined land area of 15,431 SF on Long Beach Boulevard in the Midtown Specific Plan (SP-1). Owner pays only water and property taxes; gas and electric are separately metered. A new owner can convert the front retail spaces to ADUs and pursue additional housing on the rear lot under SP-1 mixed-use standards.

INVESTMENT HIGHLIGHTS

- Two parcels: street-front mixed-use plus separately parceled rear parking lot
- 29 parking spaces — excess stall count relative to existing improvements
- 9 electric meters and 9 gas meters already in place
- SP-1 Midtown allows pedestrian-oriented mixed-use; assumed FAR 2.0 / 4 stories
- Illustrative envelope: ~17,482 SF buildable; 20–32 units depending on unit size
- Convert two retail bays to ADUs; additional housing potential on the rear lot
- Just outside Downtown Long Beach's multi-billion-dollar development corridor
- Long-term owners and tenants; rent-controlled residential component

IN-PLACE FINANCIALS

Gross Scheduled Income	\$135,600
Total Operating Expenses	\$37,700
Net Operating Income	\$97,900
Implied Cap Rate (list)	6.12%
Price / Unit	\$177,778
Price / Building SF	\$225.35
Price / Land SF	\$103.69
Owner-Paid Utilities	Water only
Insurance / Trash / Mgmt (as listed)	\$0
Listing Date	November 9, 2025
MLS / Listing ID	PW25256090
Status	Active • Standard Sale

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CONFIDENTIAL OFFERING

Information from listing materials is believed reliable but not guaranteed.
Buyer to independently verify zoning, rents, expenses, and development rights.



Street retail frontage on Long Beach Blvd



Rear parking lot (separately parceled)



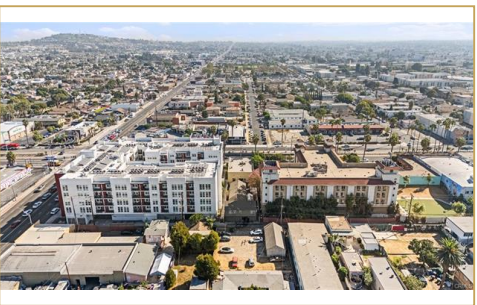
Interior court / outdoor seating



Residential walk-up / unit entries



Midtown corridor and new product nearby



Aerial context — Long Beach Blvd

ZONING & VALUE-ADD THESIS

1757 Long Beach Blvd sits in the Midtown Specific Plan (SP-1), which contemplates pedestrian-oriented commercial and residential mixed-use. Listing materials assume a 4-story / FAR 2.0 envelope on the combined 15,431 SF, equal to approximately 17,482 SF of buildable area (~4,371 SF per floor). At that envelope a buyer could theoretically deliver on the order of 20 units at ±800 SF or up to ~32 units at ±500 SF, subject to parking, setbacks, density bonuses, and City of Long Beach entitlements. Near-term value-add includes converting the two front retail bays to ADUs while stabilizing the seven existing apartments. The separately parceled rear lot is the primary site for additional housing. The property is immediately outside the cluster of Downtown Long Beach projects (Civic Center, Aquarium district, OceanAire, CSULB Downtown Village, Broadway Block, The Pacific, and Queen Mary Island).

2 + 7

Retail + Apt Units

2 Bldgs

Two Structures

9 / 9 / 1

Elec / Gas / Water Meters

Public

Sewer

Rent Ctrl

Residential Units

Poly High

Neighborhood

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Presented as a confidential offering for qualified principals.

EXCLUSIVELY LISTED

All photos and figures sourced from listing PW25256090.
FAR, unit counts, and ADU feasibility are illustrative only.
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