



1780 Clark Avenue

Long Beach, CA 90815

JASON KEYZ

888.539.9101

jason@keyzgroup.com

CalDRE #01906778

| 1780 Clark Avenue Long Beach, CA 90815



OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	1,997 SF
Lot Size:	±22,651 SF (0.52 AC)
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1963
Zoning:	LBCNA

PROPERTY OVERVIEW

1780 Clark Avenue offers a rare opportunity to acquire a prime ±22,651 SF (0.52 AC) signalized corner lot in the heart of East Long Beach. Situated at the high-traffic intersection of Clark Avenue and Atherton Street, this property features an existing ±1,997 SF automotive service facility and an expansive paved yard, providing immediate utility for an owner-user or a clear path for future retail redevelopment.

PROPERTY HIGHLIGHTS

- Irreplaceable Hard Corner: Situated at the signalized intersection of Clark Ave & Atherton St with high daily vehicle counts.
- Flexible LBCNA Zoning: Neighborhood Commercial & Automotive zoning allows for continued automotive use or seamless retail redevelopment.
- Massive Half-Acre Parcel: Large ±22,651 SF lot with only ±9% building coverage—ideal for fleet parking or new pad development.
- University Adjacent: Located less than 1 mile from CSU Long Beach (38,000+ students) in the affluent Park Estates/University Park submarket.
- Superior Accessibility: Immediate access to Pacific Coast Highway (PCH) and the 405/605 Freeway corridors.
- Owner-User Opportunity: ±1,997 SF freestanding facility with an expansive paved

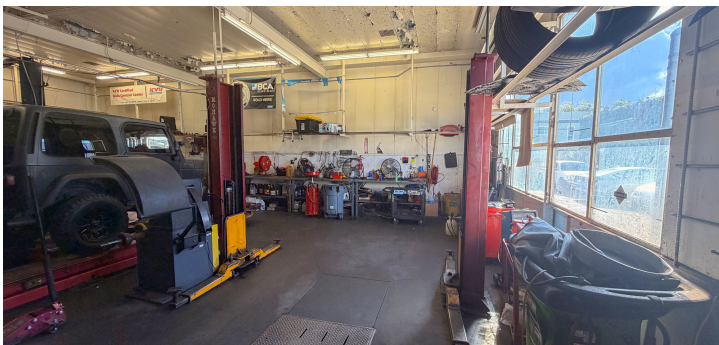
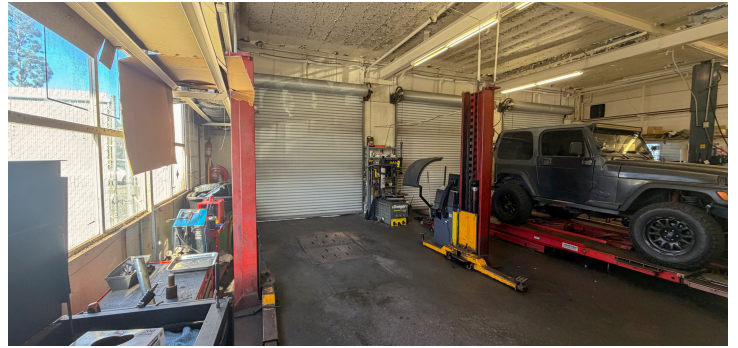
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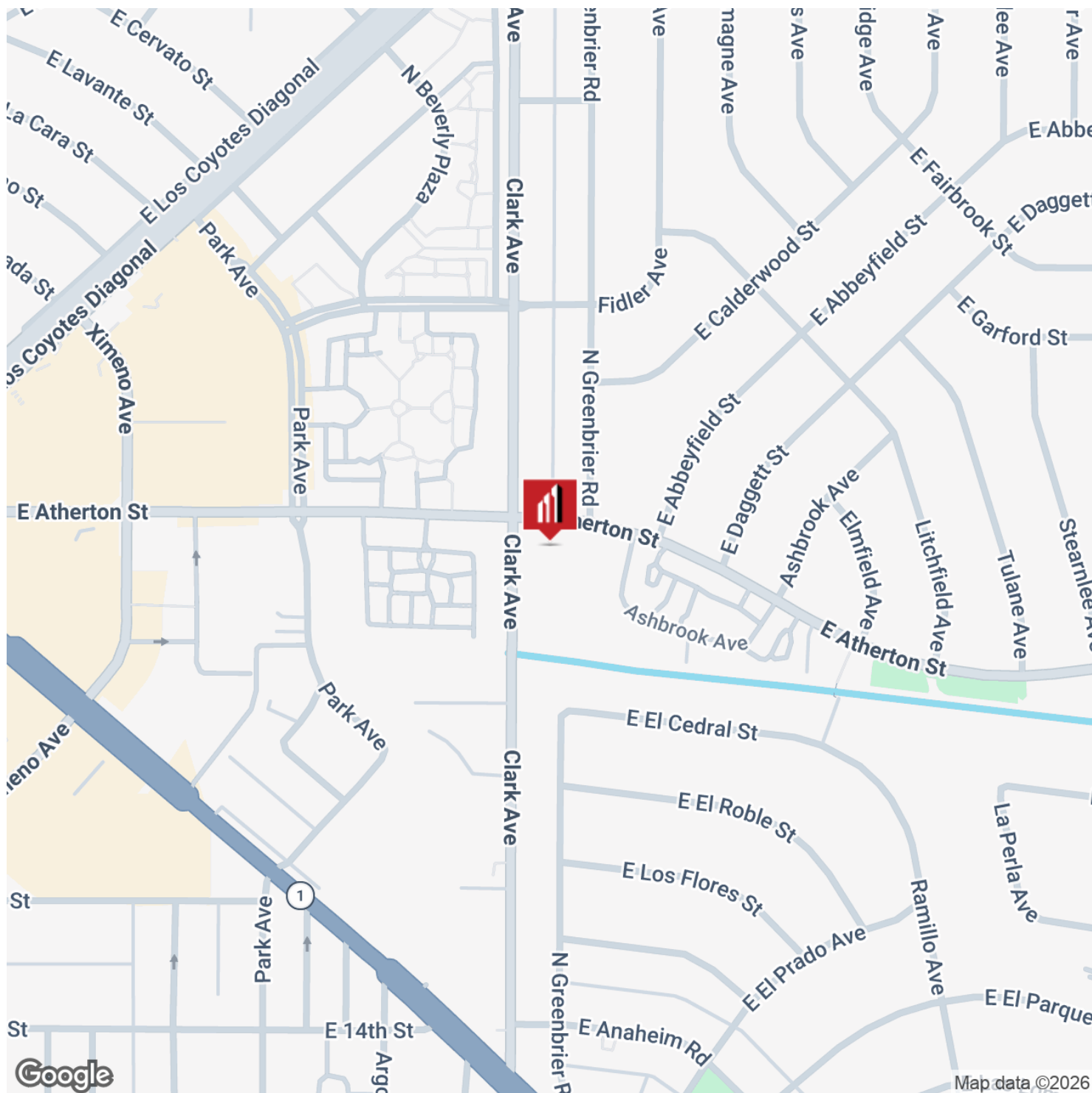
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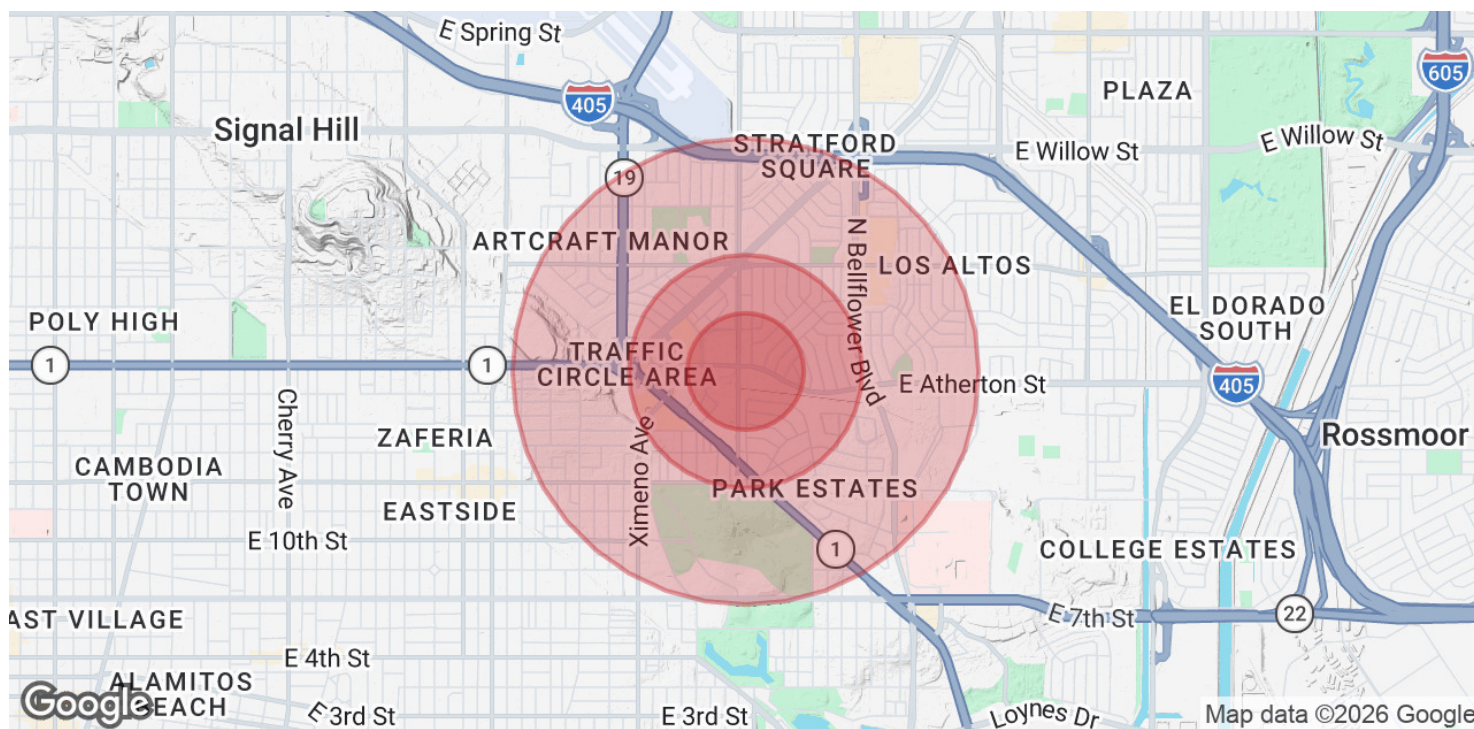
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,951	9,575	27,952
Average Age	31.8	35.1	36.7
Average Age (Male)	32.3	35.0	36.1
Average Age (Female)	31.1	35.2	36.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,158	3,771	11,178
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$123,935	\$130,961	\$129,699
Average House Value	\$777,489	\$892,897	\$914,498

2023 American Community Survey (ACS)

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