

2301 LONG BEACH BLVD

LONG BEACH, CA 90806

FOR LEASE



LEASING BROCHURE

MATTHEWS™

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LONG BEACH, CA 90806

LEASING BROCHURE

EXCLUSIVELY LISTED BY

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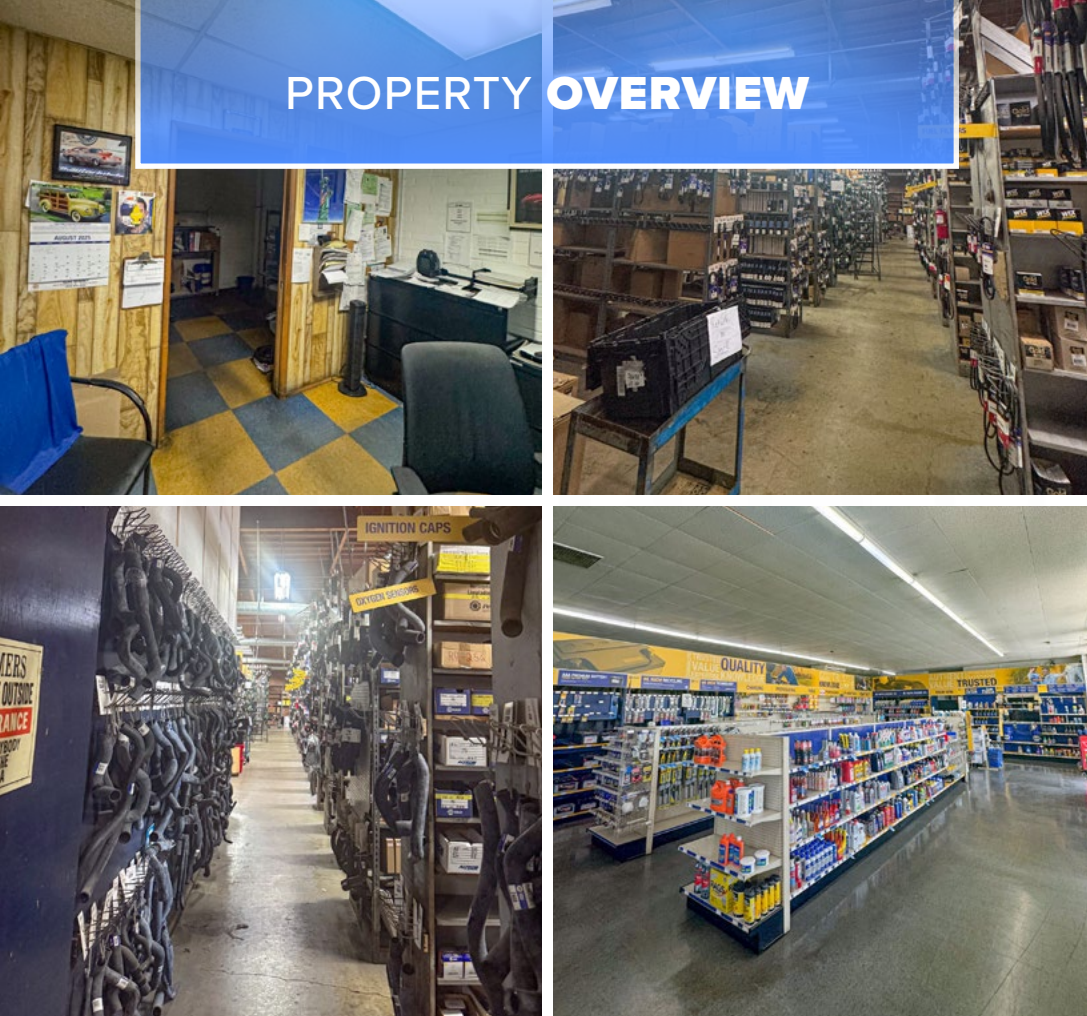
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PROPERTY OVERVIEW



BUILDING SIZE: $\pm 12,615$ SF

LAND SIZE: ± 0.51 AC

BUILDING DETAILS



\$1.25/SF NNN
ASKING RENT



0.51
BUILDING/LOT RATIO



$\pm 12,615$ SF
RBA



1958
YEAR BUILT



13'
BUILDING HEIGHT



SINGLE
TENANCY



10'
CLEAR HEIGHT



18
PARKING

LAND DETAILS



$\pm 22,278$ SF
LAND SF



SP-1-CDR
ZONING



± 0.51 AC
LAND ACRES



Walgreens

MemorialCare
Miller Children's & Women's
Hospital Long Beach



✈ Long Beach Airport
±5 Miles Away

±285,000 VPD

🎓 Jackson Robinson Academy
±729 Students

BEST BUY

19

Subject Property

Food4Less

COSTCO WHOLESALE
PETSMART WELLS FARGO

Ralphs
jamba
AutoZone

Public Storage

🎓 Long Beach City College
±38,600 Students

CVS pharmacy

Rally's

±43,000 VPD

±37,500 VPD

🎓 Whittier Elementary
±859 Students

Food4Less
RITE AID

Chick-fil-A CVS pharmacy

🎓 Long Beach Polytech High School
±4,000 Students

Recreation Park
Golf Course

±153,000 VPD

Drake Park

🎓 George Washington Middle School
±941 Students

AutoZone

🎓 Jefferson Leadership Academy
±997 Students

GROCERYOUTLET
bargain market

ROSS
DRESS FOR LESS

Golden Park

El Super

dd's DISCOUNTS

🎓 Woodrow Wilson High School
±3,500 Students

Smart & Final

CINEMARK

LONG BEACH HYATT
Convention & Entertainment Center



DRIVE TIME MAP

SUBJECT PROPERTY

Drive Time

- 5 Minutes
- 10 Minutes
- 15 Minutes

MARKET OVERVIEW

LONG BEACH, CA

259,374

Total Population Within
a Three Mile Radius of
the Subject Property

\$85.2K

Average Household Income
Within a Three Mile Radius
of the Subject Property

96,511

Total Households Within a Three
Mile Radius of the Subject Property

OVERVIEW

Long Beach is a coastal city recognized for its strong economy and well-connected infrastructure. Its growth is anchored by the **Port of Long Beach, one of the busiest in the world and a key gateway for U.S.-Asia trade**. The city also thrives on industries such as aerospace, healthcare, and education, with **California State University, Long Beach** serving as a major center for learning and innovation. Together, these sectors shape Long Beach into a hub of commerce and opportunity in Southern California.

Transportation plays a central role in the city's appeal and functionality. Major freeways like **the 405, 710, and 605 link Long Beach to the wider region, while the Metro A Line connects it directly to downtown Los Angeles**. Long Beach Airport provides a convenient option for domestic air travel, making the city accessible for both business and leisure. This combination of **global trade, strong industries, and efficient transit** reinforces Long Beach's role as a key coastal center.



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Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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