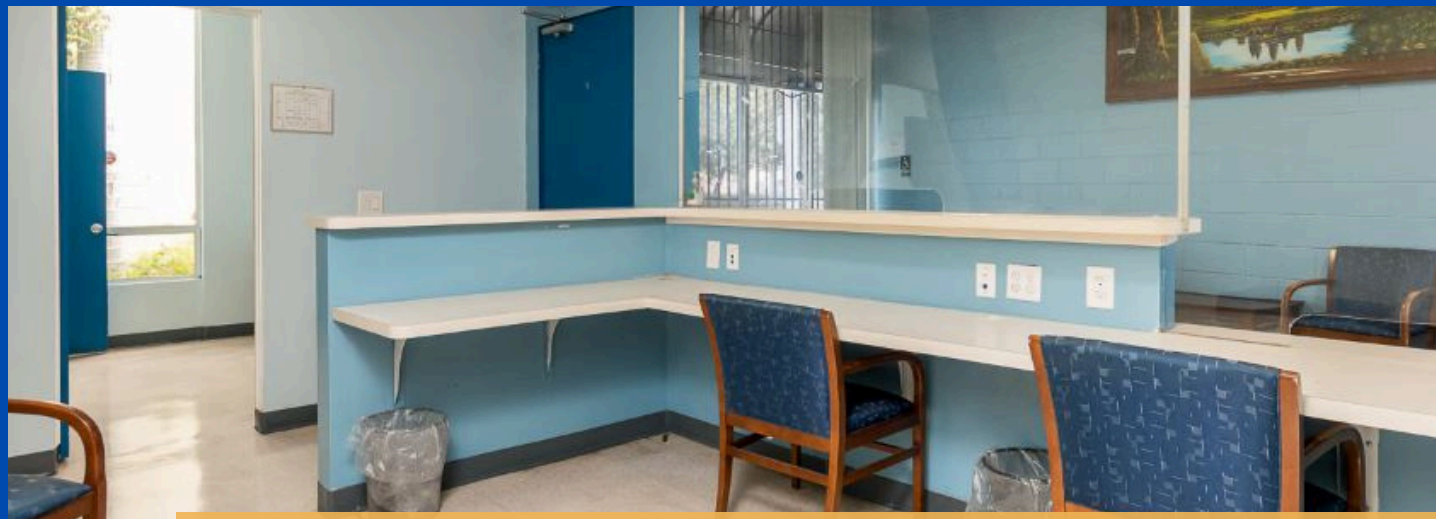
Investment or Owner User Medical Building FOR SALE

GLENDALE COMMERCIAL INC.
Real Estate Services





For More Information Contact The Listing Broker



Carmen Arom, MBA
Broker Associate
DRE Lic # 00950259
(818) 370-9671
CarmenArom@gmail.com

1533 Alamitos Ave
Long Beach, CA 90813
Asking Price: $799,900

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PROPERTY INFORMATION



INVESTMENT HIGHLIGHTS

- Highly Visible Corner Property
- Perfect property for Medical practitioners, Attorneys, Engineering Firms, and a variety of other uses.

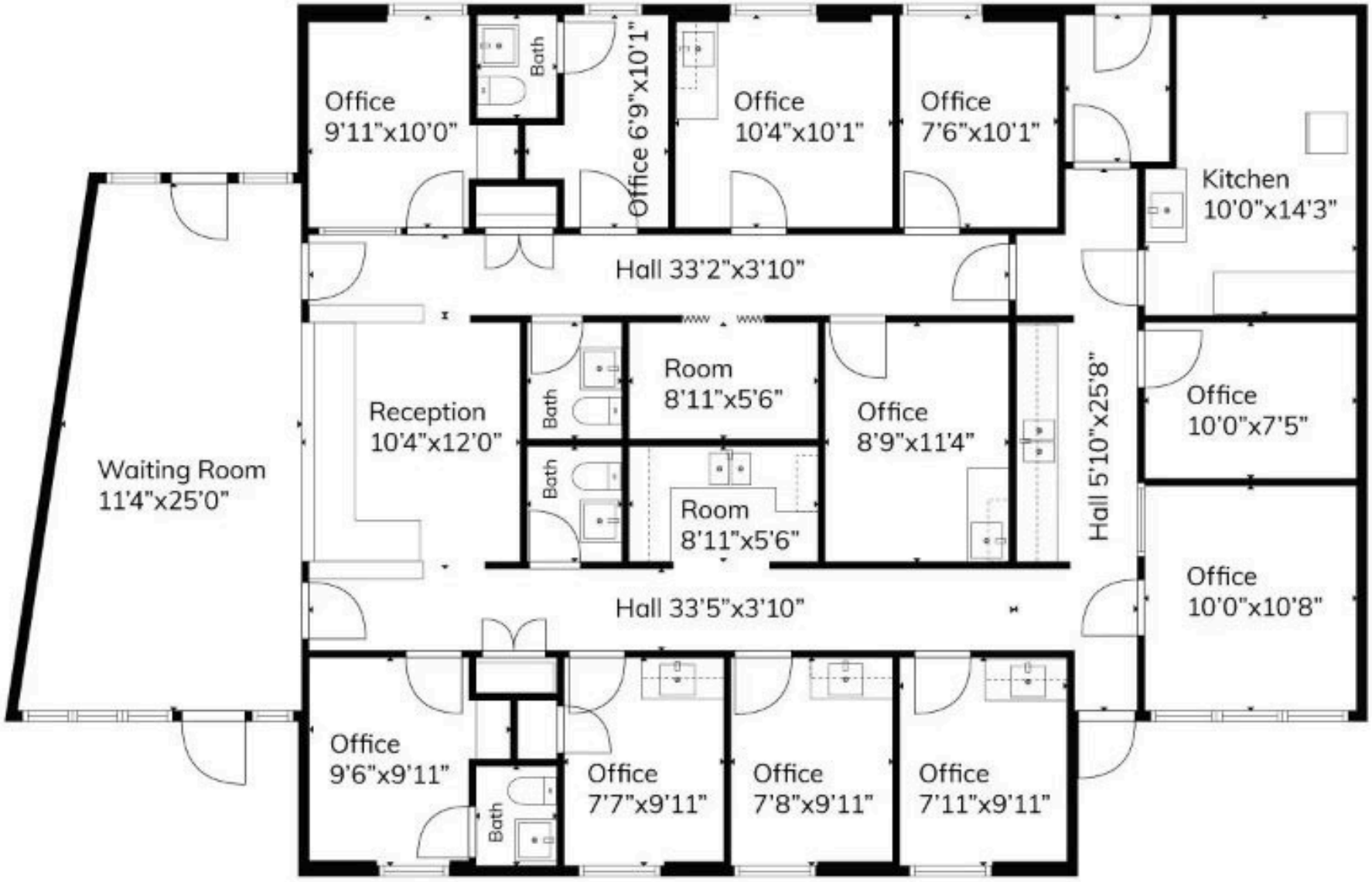
Medical clinic with 10 (ten) patient rooms with sinks, private bathrooms, lab area, kitchen area, patient waiting area, reception desk, storage room, storage cabinets ready for immediate occupancy for a medical practice/ clinic. Please see the floor plan in photo file.

PROPERTY FACTS

Sale Type	Investment or Owner User	Property Type	Office
Property Subtype	Medical	Building Size	2,243 SF
Building Class	C	Year Built	1961
Price	$799,900	Price Per SF	$356.62
Tenancy	Single	Building Height	1 Story
Typical Floor Size	2,243 SF	Building FAR	0.64
Lot Size	0.08 AC		
Zoning	LBR34 - Use Code: Medical Building/Clinic according to information in the Property Profile.		

Building Floor Plan

1533 Alamitos Avenue Long Beach



Sizes and dimensions are approximate, actual may vary and might differ from real world values.

Photos









Photos



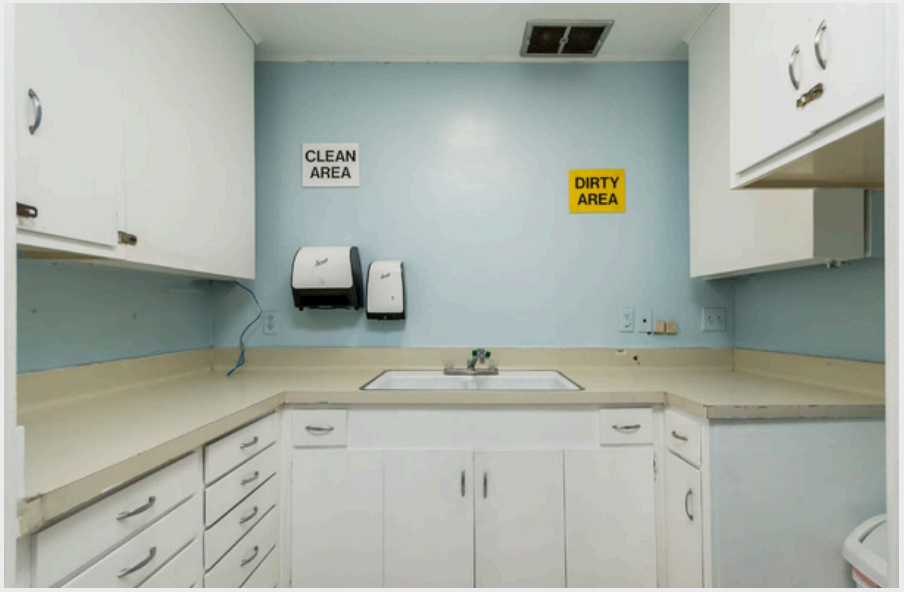


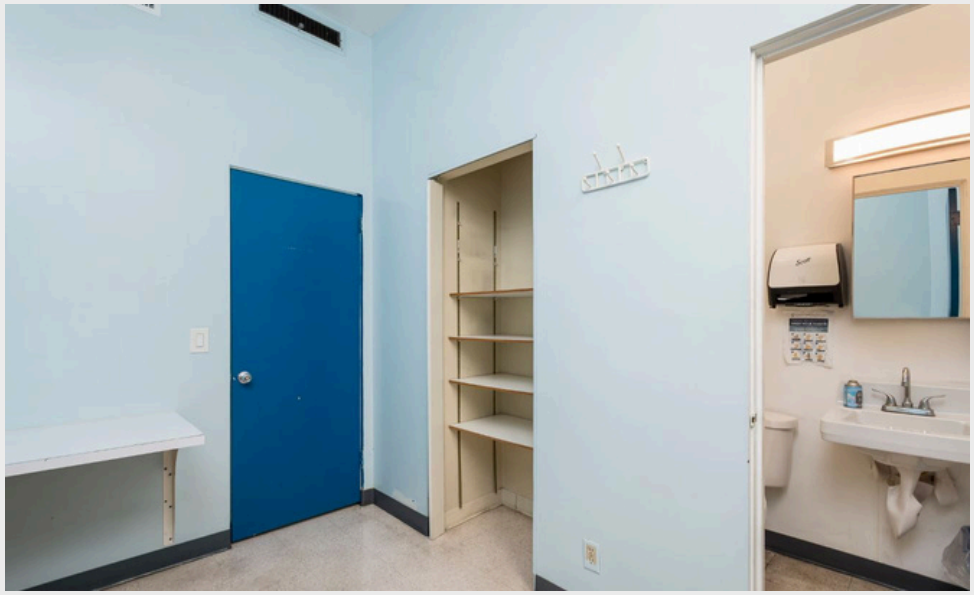




Photos





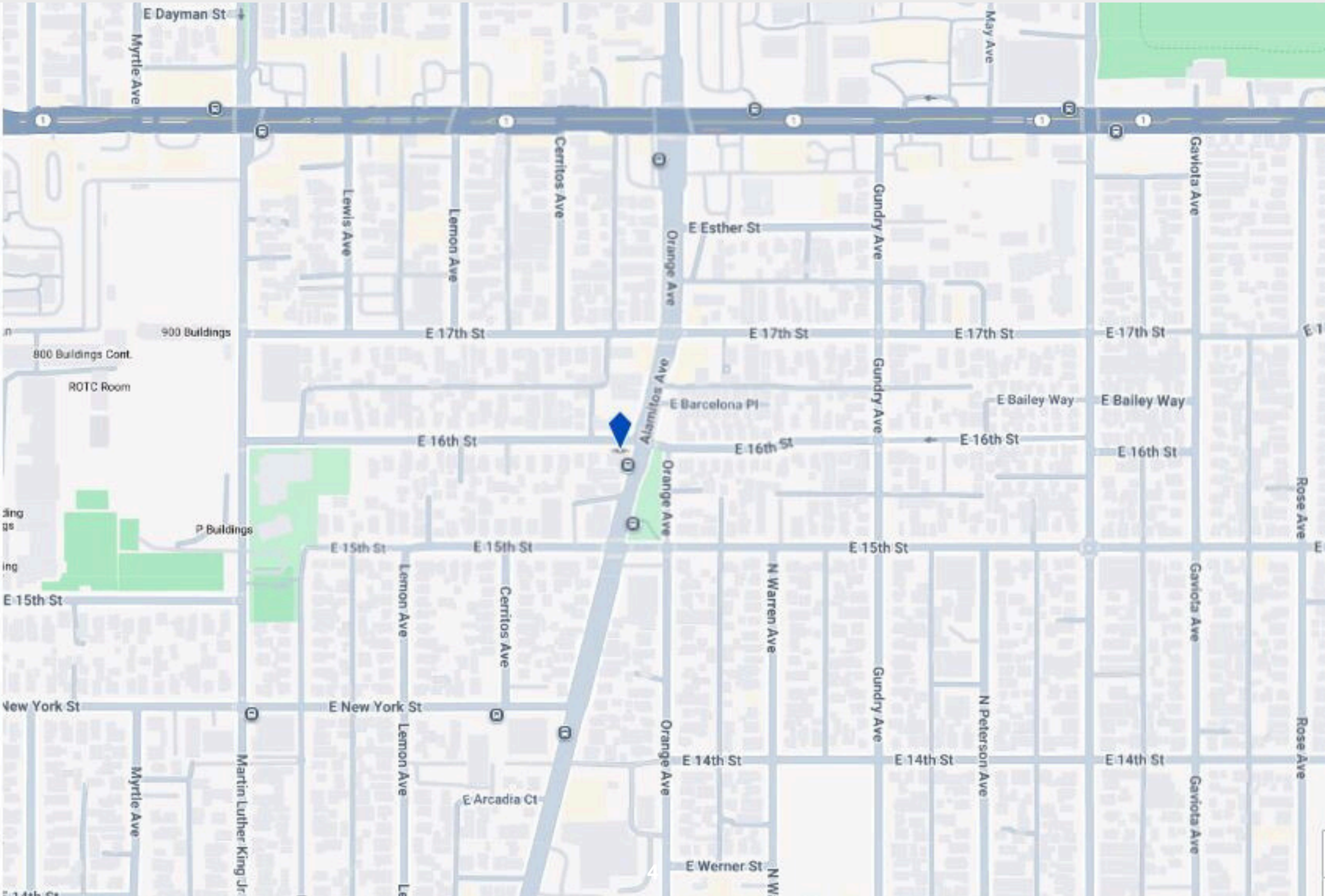




ARIAL VIEW


E 16th St
E 16th St
E 16th St
E 16th St
E 16th St
E 16th St
Alamitos Ave
Alamitos Ave
Alamitos Ave
Alamitos Ave
STOP
STOP
Orange Ave
Orange Ave
Orange Ave
Orange Ave

Map


E Dayman St
Myrtle Ave
May Ave
Lewis Ave
Lemon Ave
Cerritos Ave
Orange Ave
E Esther St
Gundry Ave
Gaviota Ave
900 Buildings
800 Buildings Cont.
ROTC Room
E 17th St
E Barcelona Pl
E Bailey Way
E 16th St
Alamitos Ave
P Buildings
E 15th St
Rose Ave
N Warren Ave
N Peterson Ave
E New York St
E 14th St
E Arcadia Ct
Martin Luther King Jr
E Werner St

Transportation

TRANSIT/SUBWAY

Pacific Coast Highway Station	18 min walk
Anaheim Station	20 min walk
5Th Street Station	4 min drive
1St Street Station	5 min drive
Pacific Station	5 min drive

COMMUTER RAIL

Norwalk/Santa Fe Springs	27 min drive
Buena Park	29 min drive
Commerce	27 min drive
Montebello/Commerce	29 min drive
Fullerton	33 min drive

AIRPORT

Long Beach (Daugherty Field)	7 min drive
Los Angeles International	30 min drive

Area Overview

Long Beach, CA, is a large coastal city in Los Angeles County, about 20 miles south of downtown Los Angeles, with a diverse population of over 470,000 people. The city is a hub for trade, culture, and recreation, featuring a major international port, a vibrant downtown waterfront with attractions like the Aquarium of the Pacific and the historic Queen Mary, a long sandy coastline, and a rich array of neighborhoods like Belmont Shore and Cambodia Town. It offers a blend of urban sophistication and beach-town charm, with a growing economy and a more affordable cost of living compared to other parts of the Greater Los Angeles Area.



Historical Culture

Long Beach's historical culture is defined by the ancient Tongva people, the Spanish Rancho era, the Bixby family's development, the resort and entertainment focus of the early 1900s with the Pike and Pacific Electric Railway, the impact of the Port and oil discovery, its role in WWII as a military and aviation center, and a late 20th-century cultural boom including the Queen Mary and the founding of Cambodia Town. These influences have shaped the city's unique blend of indigenous heritage, resort town roots, and multicultural influences.

Area Demographics

Demographics and Population

Long Beach, CA, has an estimated population of around 458,000 to 465,000 people as of recent data (2023-2024), showing a slight decline in population. The city's ethnic composition is diverse, with Hispanics being the largest group (around 40-43%), followed by White (Non-Hispanic), Black or African American, and Asian residents. Other significant demographic features include a median household income of roughly $84,000 in 2023, and an increasing median property value.



Population:

- **2023/2024 Estimate:** Approximately 458,000 to 465,000 residents.
- **Population Trend:** A slight decrease in population was noted between 2022 and 2023.

Racial and Ethnic Composition:

- **Hispanic:** The largest ethnic group, making up about 40-43% of the population.
- **White (Non-Hispanic):** The second-largest group, at around 27%.
- **Asian (Non-Hispanic):** The third-largest, at about 12-13% of the population.
- **Black or African American (Non-Hispanic):** Around 11-12% of residents.

Income and Economics:

- **Median Household Income:** In 2023, the median household income was approximately $84,000.
- **Median Property Value:** The median property value in 2023 was about $762,200.

Other Key Demographics:

- **Citizenship:** Approximately 88.1% of Long Beach residents are U.S. citizens.
- **Commute:** Most residents drive alone to work, with an average commute time of



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