

3431 Cherry Ave.
Long Beach, CA 90807

FOR LEASE



EXCLUSIVELY LISTED BY

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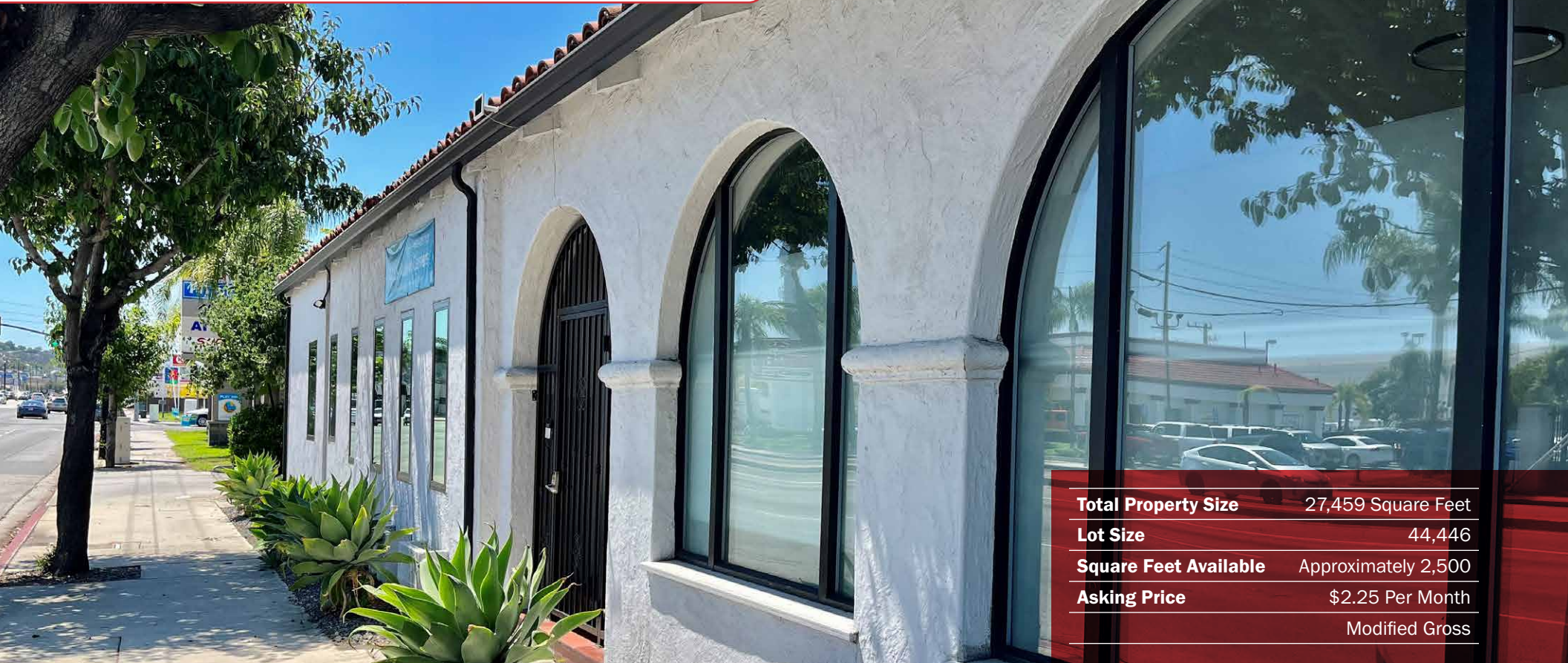
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DESCRIPTION

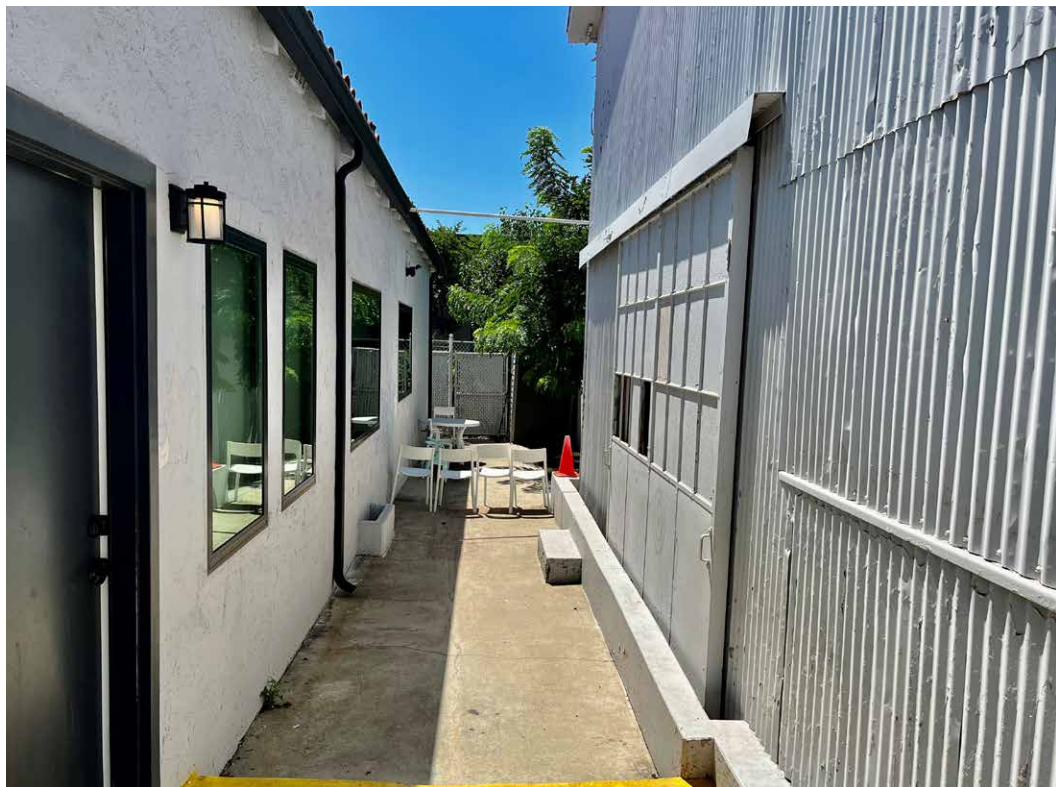


Total Property Size	27,459 Square Feet
Lot Size	44,446
Square Feet Available	Approximately 2,500
Asking Price	\$2.25 Per Month Modified Gross

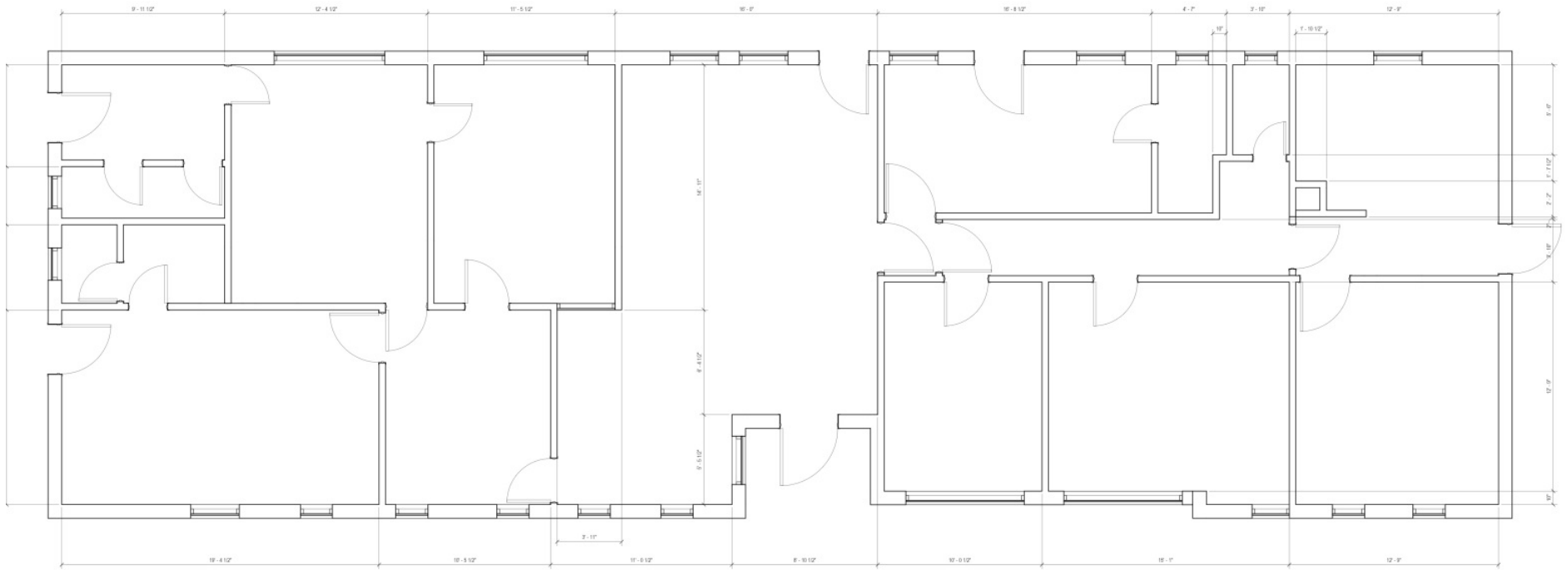
Single Tenant ground floor office located on the busy Cherry Ave. corridor and both the 405 and 710 freeways. With the possibility of signage on the property, you'll benefit from over 40,000 vehicles driving by per day seeing your brand. Enjoy the convenience of parking and a short distance to your office without the hassle of shared elevators or common area with other Tenants. In 2020, the property owners invested \$450,000 in improvements for this Spanish Style building which included: new HVAC, plumbing, windows, doors, fixtures, and all offices are equipped with CAT 6 ethernet. In addition, the property owners have installed soundproofing to help provide a quiet atmosphere for your employees and clients from any outside noise from Cherry Avenue. Lastly, a security door has been added to the entrance of the building along with the Ring System.

Property Highlights

- Unique Spanish Style Office Building
- Conveniently located near both 405 & 710 Freeways
- Potential signage opportunity
- Recent property improvements
- High visibility facing Cherry Ave.
- Potential for 10 parking spaces



FLOOR PLAN



LONG BEACH AREA OVERVIEW



Long Beach is a diverse city that blends influence from around the world into lively destination earning it the nickname, “The International City.” Both residential and industrial, urban and suburban, historic and innovative, Long Beach is a city that is constantly changing. Long Beach combines the bustle of Los Angeles with the beach town vibe of Orange County and is geographically situated just between the two.

The City of Long Beach is neighbored by San Pedro, Carson, and Compton to the west, Lakewood and Paramount to the north, and Bellflower, Cerritos, Hawaiian Gardens, Los Alamitos, and Seal Beach to the east. Downtown Long Beach is located approximately 25 miles south of Downtown Los Angeles and borders Orange County on its eastern edge.

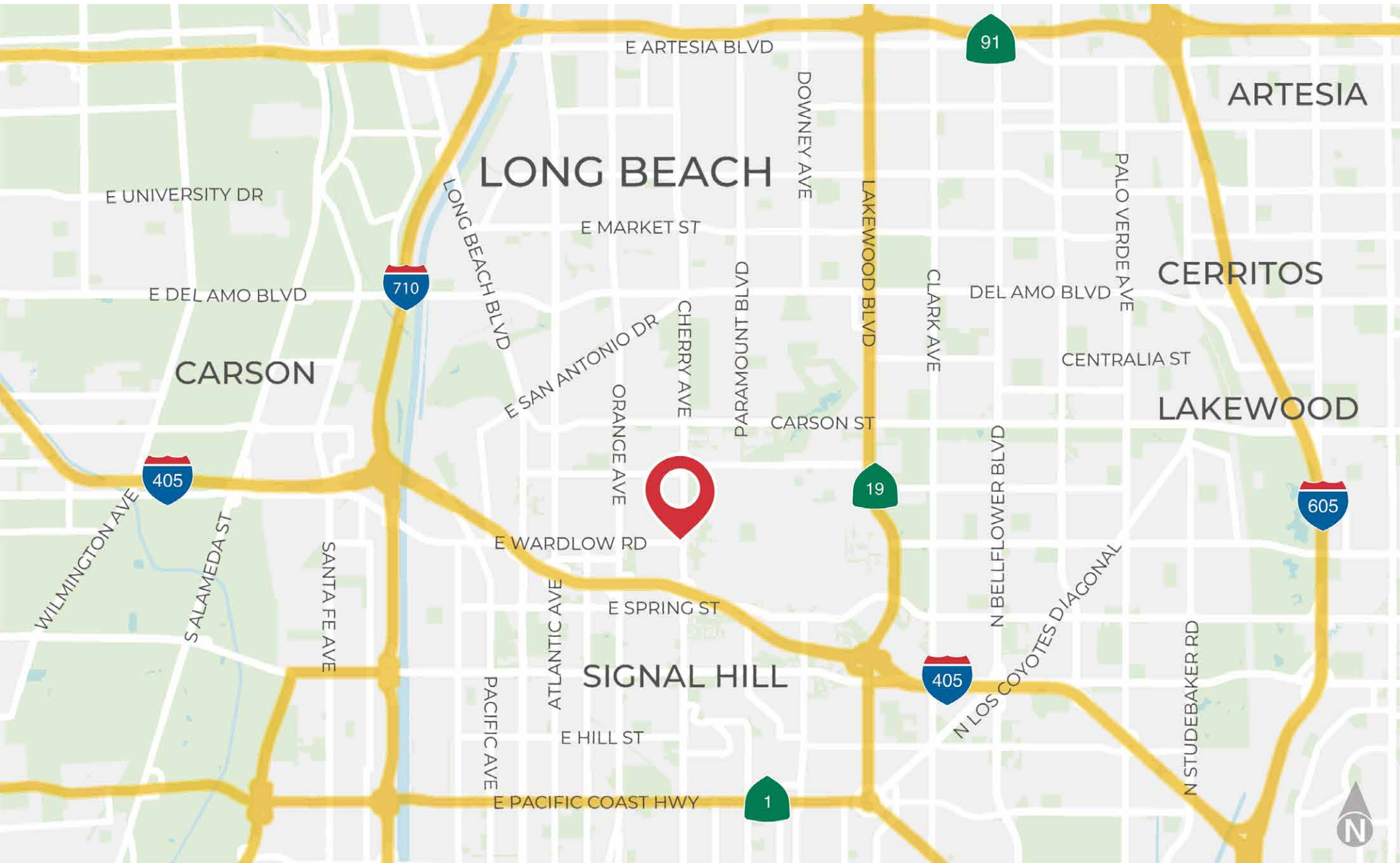
The city has access to the Greater Los Angeles Area through several principal freeways that run nearby. Long Beach is served by the Interstate 110 Harbor Freeway, the Interstate 710 Long Beach Freeway, the Interstate 605 San Gabriel Freeway, California State Route 91, and the Interstate 405 San Diego Freeway. The city is also served by the Los Angeles County Metropolitan Transportation Authority, Long Beach Transit, and the local Long Beach Bus.



Long Beach is the second largest city in the Greater Los Angeles Area, after Los Angeles. With its year-round temperate climate, Long Beach is a premiere destination for beach activities and water sports including sailing, diving, swimming, beach volleyball and more. The city also features several destinations that attract visitors from across Southern California and from around the world. Long Beach Museum of Art, Long Beach Opera, and the Long Beach Convention Center host a variety of cultural and entertainment events. The RMS Queen Mary, a 1936 art deco ocean liner is permanently docked in the city and serves as a hotel and maritime museum. In addition, the Downtown District and Downtown Core are sites of a thriving retail and commercial environment in the city.

Long Beach Unified School District serves much of the City of Long Beach. Two public institutions of higher education are also located in the city: California State University, Long Beach and Long Beach City College. California State University, Long Beach (CSULB), Long Beach State, Cal State Long Beach, LBSU, or Beach) is a public university in Long Beach, California. The 322-acre campus is the second largest of the 23-school California State University system (CSU) and one of the largest universities in the state of California by enrollment, its student body numbering 39,435 for the fall 2021 semester. With 5,830 graduate students as of fall 2021, the university enrolls one of the largest graduate student populations across the CSU system and in the state of California.

LOCATION MAP



OBLIQUE AERIAL



LONG BEACH

SITE

AVAILABLE

CHERRY AVE

E WARDLOW RD



Google Earth

RETAIL MAP



3431 Cherry Ave.

Long Beach, CA 90807



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