

FOR SALE: 5,717 SF MIXED-USE BUILDING ON HIGH TRAFFIC CORRIDOR

1944 EAST 4TH STREET LONG BEACH, CA 90802

For more information contact:

SHEVA HOSSEINZADEH

Principal
Coldwell Banker Commercial BLAIR
T: 562.548.7410
O: 562.400.5949
DRE #01922147
Email : Sheva@cbcblair.com

JUAN HUIZAR, CCIM

President
Sage Real Estate Group
T: (562) 307-0838
DRE # 01417642
Email: Juan@sageregroup.com



SCAN TO WATCH



1944 E. 4TH STREET

L O N G B E A C H C A L I F O R N I A 9 0 8 0 2



SALE PRICE: \$2,875,000
PER SF: \$494/PSF
BUILDING SF: 5,817 SF
LOT SIZE SF: 3,596 SF
ZONING: LBCNR
PARKING: Street Parking
APN: 7275-017-008
YEAR BUILT: 1928

HIGHLIGHTS

- Located in the high traffic corridor of 4th Street
- In the heart of Retro Row
- Great tenant mix with two restaurants on the ground floor and residential units located above
- Strong annual income with value-add opportunities to increase residential rents
- Well known and popular Salud Juice Bar and Café is located on the ground floor
- Great investment opportunity

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR and Sage Real Estate Group are pleased to present the property located at 1944 East 4th Street Long Beach, California. The property is a multi-tenant mixed use property with retail on the ground floor and residential located directly above with approximately 5,817 SF on approximately 3,596 SF of land. The retail tenants include the popular Salud Juice Bar & Café and Fatimas Grill. The upstairs includes 4 residential tenants. The property is in the high traffic corridor of 4th Street in what is dubbed "Retro Row. This corridor is vibrant and has a creative spirit of the Long Beach culture. Stretching between Cherry and Junipero, the district is home to an exciting group of 40+ independent merchants. Kitchy and hip and always hospitable, 4th Street features vintage & contemporary clothing, furniture & accessories, art, antiques & collectibles, books, roller skates & skateboards as well as locally owned restaurants, coffee shops and wine bars. Adding to the retro vibe of the street is the restored 1920's Art Theatre, which hosts a mix of first run and art films, live concerts & comedy, and other unique events. 4th Street is one of the few designated bike-friendly business districts in the city and has been featured in the pages of the New York Times as well as New York, Sunset, and Los Angeles magazines.

ZONING

CNR - Neighborhood Commercial Zoning Districts. The Neighborhood Commercial Zoning District includes neighborhood-serving centers and corridors that provide small scale, low-intensity uses to meet the daily retail and service needs of surrounding residents. Uses and the scale of development shall be compatible with surrounding residential neighborhoods and shall be designed to promote pedestrian and bicycle access. Scale is determined by the size of adjoining residential uses, the commercial lot size, and the commercial street width. Special scale restrictions apply in these districts. The Neighborhood Commercial and Residential (CNR) District is a mixed-use district permitting small scale commercial uses and/or moderate density residential development at R-3-T densities.

1944 EAST 4TH STREET

LONG BEACH, CA 90802

BUSINESS DISTRICT

The immediate area surrounding the property is retail, residential, and service-oriented type businesses. 4th Street is one of the most dynamic corridors in Long Beach with new businesses opening and creating a social atmosphere. This property is located directly in the Heart of the Retro Row. Solud Juice Bar & Cafe and Fatimas Grill are located on the ground floor.



1944 E. 4TH STREET **Salud Juice Bar & Cafe**



1944 E. 4TH STREET Fatimas Grill



1944 E. 4TH STREET Residential Units



1944 E. 4TH STREET

Residential Units



1944 E. 4TH STREET

Residential Units



1944 E. 4TH STREET

RENT ROLL

ACTUAL

Rent Roll	SF	Rent	Term	End
Salud Juice Bar & Café	2,000	\$ 6,200.00	1-Aug-22	6/30/2027
Fatimas Grill	800	\$ 2,300.00	1-Jun-22	5/31/2027
Apartment 1	1 Bed - 1 Bath	\$ 1,750.00	1-Aug-23	Month-To-Month
Apartment 2	2 Bed - 1 Bath	\$ 1,680.00	1-Aug-15	Month-To-Month
Apartment 3	2 Bed - 1 Bath	\$ -	Owner Occupied	
Apartment 4	1 Bed - 1 Bath	\$ 1,650.00	23-Sep-19	Month-To-Month
Total		\$ 13,580		

PRO-FORMA

Rent Roll	SF	Rent	Term	End
Salud Juice Bar & Café	2,000	\$ 6,200.00	1-Aug-22	6/30/2027
Fatimas Grill	800	\$ 2,300.00	1-Jun-22	5/31/2027
Apartment 1	1 Bed - 1 Bath	\$ 2,350.00	One Year	One Year
Apartment 2	2 Bed - 1 Bath	\$ 2,500.00	One Year	One Year
Apartment 3	2 Bed - 1 Bath	\$ 2,500.00	One Year	One Year
Apartment 4	1 Bed - 1 Bath	\$ 2,350.00	One Year	One Year
Total		\$ 18,200		

1944 E. 4TH STREET

Profit & Loss

Property Address: **1944 East 4th Street**
Profit & Loss
Units **6**

INCOME

Pro-Forma Rents

\$218,400.00

TOTAL INCOME

\$218,400.00

EXPENSES

Insurance

\$2,860

Property Taxes (Based on Sale)

\$36,875

Management Software

\$13,104

Water/Trash/Exterior Lights

\$4,200

Pest Control

\$1,200

TOTAL EXPENSES

\$58,239

NET OPERATING INCOME

\$160,161.00

ESTIMATED TERMS

- Purchase Price : \$2,875,000
- 25% Estimated Down payment
- Rates Starting in the mid 9's
- 5/6, 7/6, 10/6 Arm's & 30 Year Fixed Options
- Prepayment Penalty Negotiable
- Minimum FICO required 650
- No Personal Income Qualifications Required

INTEGRITY CREDIT CORP.

COMMERCIAL MORTGAGE

BILL CHRISTENSEN

(209)456-7825

BILL@CHOOSEICC.COM

NMLS #1097410 | DRE #0137795



1944 EAST 4TH STREET LONG BEACH, CA 90802

For more information, please contact:



JUAN HUIZAR, CCIM

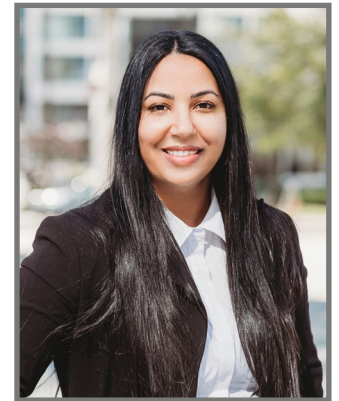
President

Sage Real Estate Group

T: (562) 307-0838

DRE # 01417642

Email: Juan@sageregroup.com



SHEVA HOSSEINZADEH

Principal

Coldwell Banker Commercial BLAIR

T: 562.548.7410

O: 562.400.5949

DRE #01922147

Email : Sheva@cbcblair.com

