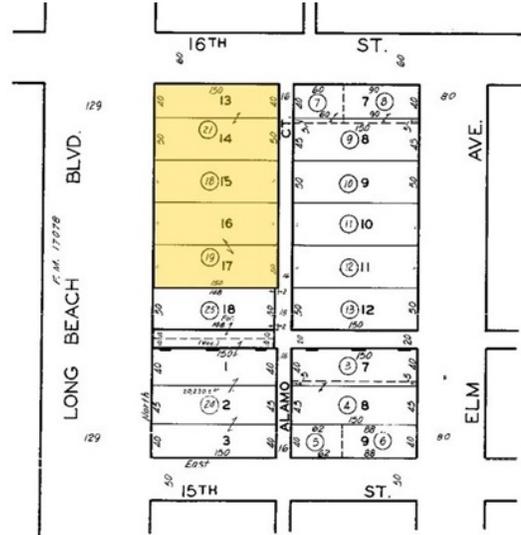


FOR SALE

1570-1598 LONG BEACH BLVD, LONG BEACH, CA 90813



COVERT TRACT
M. B. 4-47

For Additional Information, Contact:

Nathan Bahmanyar
Executive Vice President
nathan@nickhadim.com

LIC. # 01877323

310-836-2121

www.nickhadim.com

6009 Washington Blvd.,

Culver City, CA 90232



Mixed Use Development Site Long Beach Blvd & 16th Street

APX. 36,000 SF

Property Highlights:

- Great Location on a Thoroughfare
- Three Contiguous Flat Parcels
- Clean Environmental Report
- Ideal Mixed Use Development Site
- Density Allows up to 36 Multi-Family Units/Condos/Apts
- Several Projects Nearby Under Current Development
- Over 10,000 SF of Retail Space - Proposed Development
- Unlimited Floor Area Ratio With 50 Feet Height Allowance
- Next to Metro Station & Located on a Signalized Corner
- Surrounded by Jr. High, High School, Hospital, & Walmart
- Excellent Visibility & Unparalleled Car/Foot Traffic

\$2,950,000