

Offering Memorandum

154 ELM AVENUE

LONG BEACH, CA 90802

16

416

MASSAGE THERAPY

theChiropractor.com

Massage Therapy

40

\$60

30

\$110

1 hour

CHIROPRACTIC
MASSAGE THERAPY

OPEN

PRICE
REDUCED

INVESTMENT OR OWNER/USER OPPORTUNITY

Investment Summary & Highlights

Asking Price:	\$1,995,000.00 (\$266.00 PSF)
Building Sq Ft:	7,500 SF
Land Sq Ft:	3,720 SF (0.09 ACRES)
APN:	7281-019-008
Net Operating Income	\$114,340.27
Cap Rate:	5.73%

Other Features: Value Add: Commercial (Office/Retail) on the first floor and Residential on the second floor.

Downtown Long Beach, CA, offers numerous benefits:

Beach Access: Close to waterfront for beach and water activities.

Entertainment and Culture: Home to venues like the Long Beach Convention Center and Aquarium of the Pacific.

Dining and Nightlife: Diverse range of restaurants, bars, and cafes.

Walkability and Transportation: Highly walkable with good public transport connections.

Economic Opportunities: Growing business district and proximity to the Port of Long Beach.

Events and Festivals: Hosts numerous annual events and festivals.

Parks and Green Spaces: Includes parks like Shoreline Aquatic Park.

Historic and Modern Charm: Mix of historic buildings and modern developments.

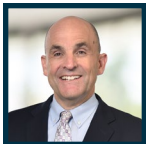
Diverse Community: Inclusive and welcoming community.

Climate: Enjoys a Mediterranean climate, pleasant year-round.

These factors make Downtown Long Beach a vibrant and appealing place to live, work, and visit.



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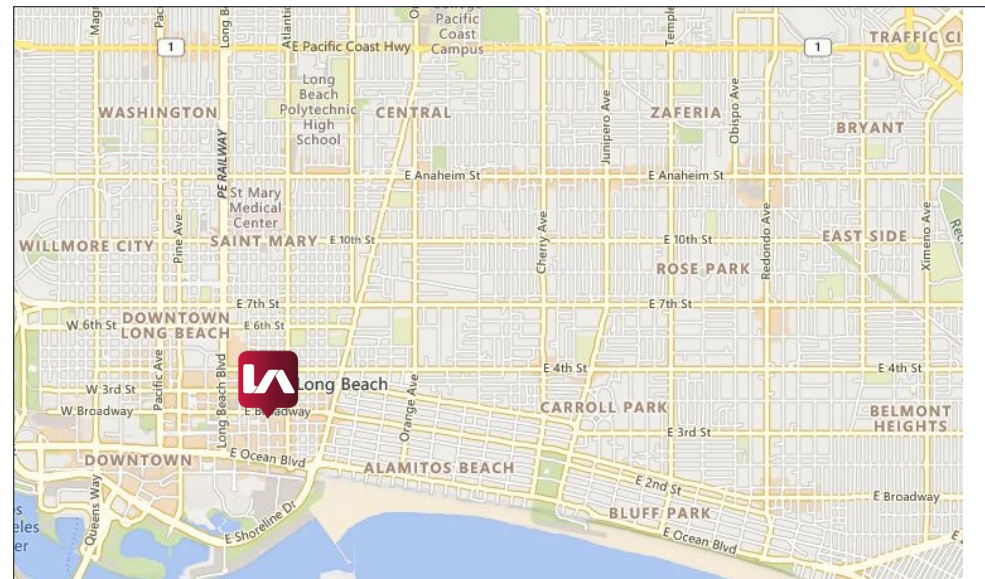
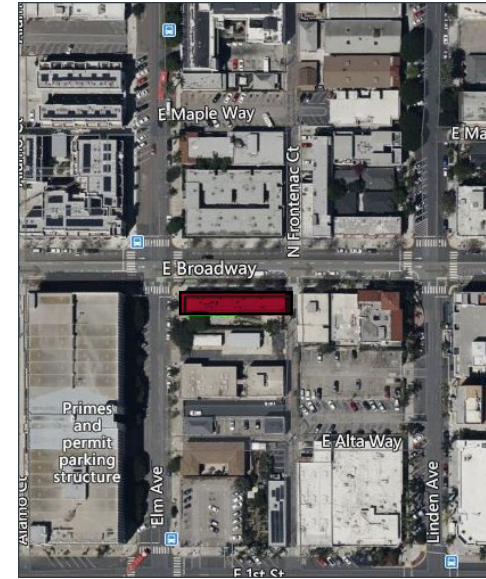
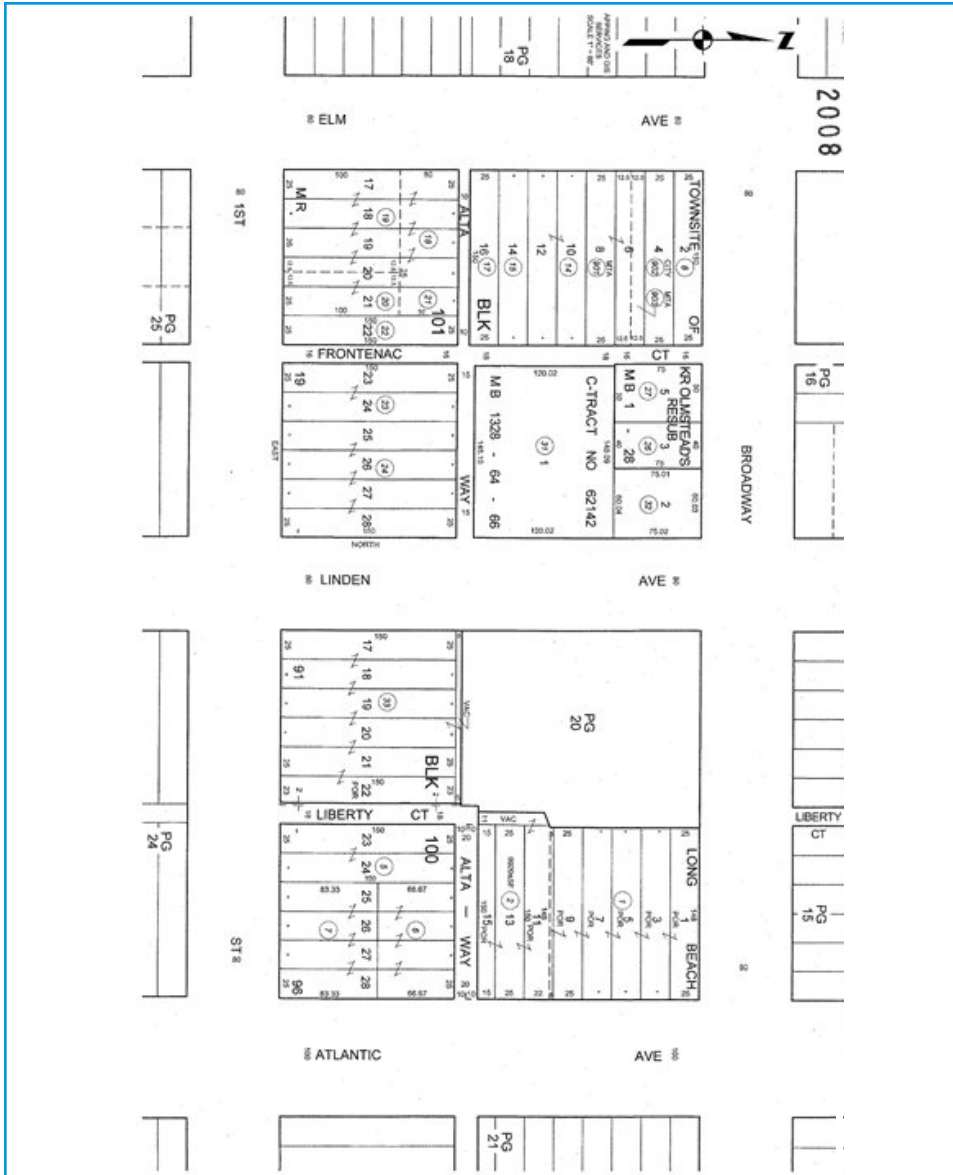


Ron Mgrublian
 Principal | DRE# 01902882
 P: +1(562)354-2537
 E: rmgrublian@leelalb.com

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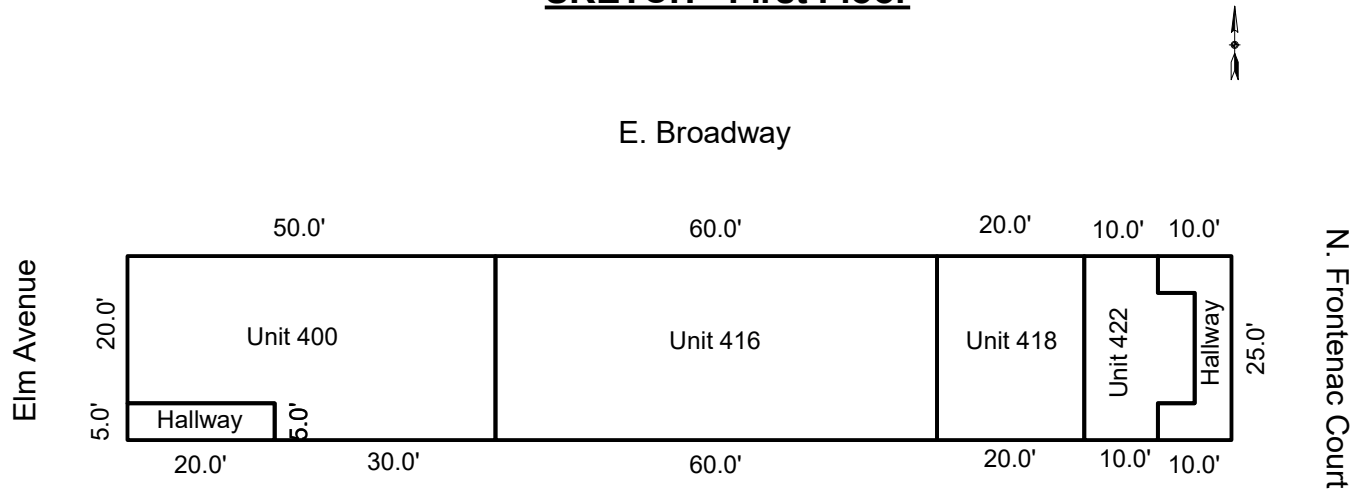
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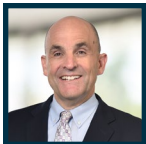
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SKETCH - First Floor



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Unit 400	1.0	1150.0	150.0	
	Unit 416	1.0	1500.0	170.0	
	Unit 418	1.0	500.0	90.0	
	Unit 422	1.0	325.0	80.0	
	Hallway	1.0	100.0	50.0	
	Hallway	1.0	175.0	80.0	3750.0

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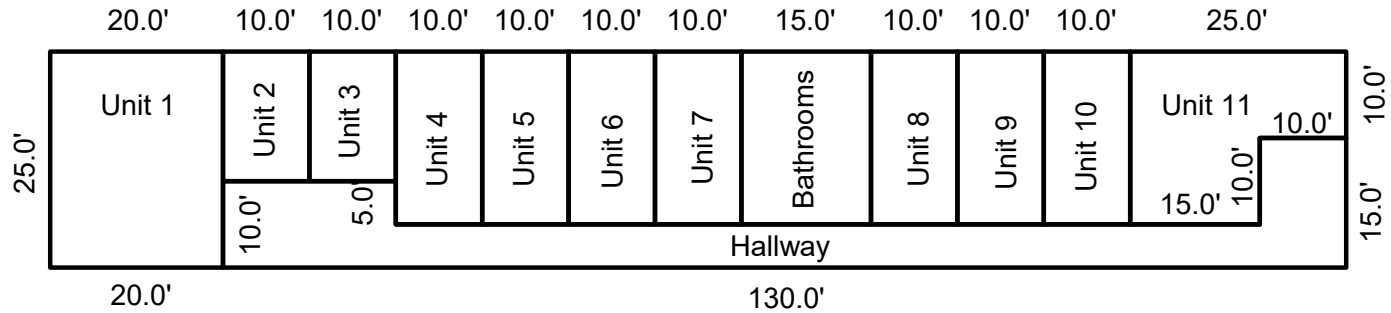
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SKETCH - Second Floor



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	Unit 1	1.0	500.0	90.0	
	Unit 2	1.0	150.0	50.0	
	Unit 3	1.0	150.0	50.0	
	Unit 4	1.0	200.0	60.0	
	Unit 5	1.0	200.0	60.0	
	Unit 6	1.0	200.0	60.0	
	Unit 7	1.0	200.0	60.0	
	Common Bathrooms	1.0	300.0	70.0	
	Unit 8	1.0	200.0	60.0	
	Unit 9	1.0	200.0	60.0	
	Unit 10	1.0	200.0	60.0	
	Unit 11	1.0	400.0	90.0	
	Hallway	1.0	850.0	300.0	3750.0

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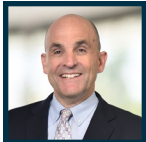
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For More Information, Please Contact:

Ron Mgrublian, MBA
Principal

LIC ID#: 01902882

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