

# FOR LEASE 855

## PINE AVENUE

LONG BEACH, CA



For more information contact:

**SHEVA HOSSEINZADEH**

Principal

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**COLDWELL BANKER COMMERCIAL**

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

[www.cbcblair.com](http://www.cbcblair.com)





# FOR LEASE

# 855

## PINE AVENUE

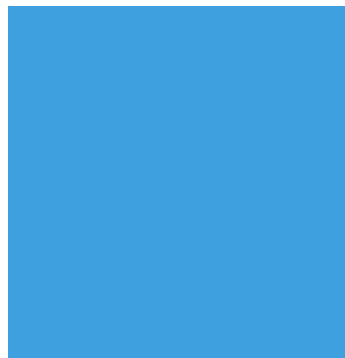
LONG BEACH, CA



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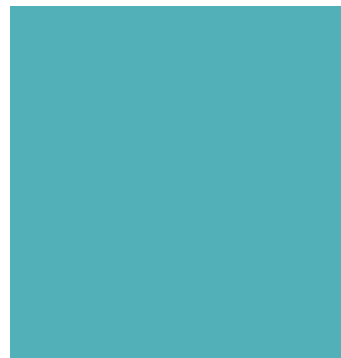
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PROPERTY HIGHLIGHTS



**02**

PHOTOS, AERIALS & MAPS



**03**

FLOOR PLANS, AERIAL &  
PARCEL MAPS



**04**

NEARBY AMENITIES



## BUILDING DESCRIPTION

<b>Address:</b>	855 Pine Avenue Long Beach, CA 90813 855 Pine: 1,020 SF
<b>Asking Rate:</b>	\$3.00/SF Modified Gross
<b>Property Type</b>	Retail
<b>Year Built:</b>	1924
<b>Walk Score</b>	96 (Walker's Paradise)
<b>Transit Score</b>	77 (Excellent Transit)



## PROPERTY HIGHLIGHTS

855 Pine Ave is an amazing retail/office space located along Pine Ave and 9th Street. The space has a private office, high ceilings, open area in the back, storage, and restroom. The space also comes with a mezzanine area which is perfect for additional storage. The space is unique with exposed brick and concrete floors. This is the first time that this unit has come available in 10 years. The space is stunning and ready for immediate occupancy.

### Landlord Requirements:

At this time water, trash and gas is included. If/when they install submeters, the tenant would pay their share of water, gas and trash. Ownership requires 1 m/occ 2/m liability insurance plus plate glass insurance. No Window AC or Satellite Dish allowed. 10% late after the 3rd and \$50 nsf. Tenant pays for all repairs.

01

PROPERTY HIGHLIGHTS

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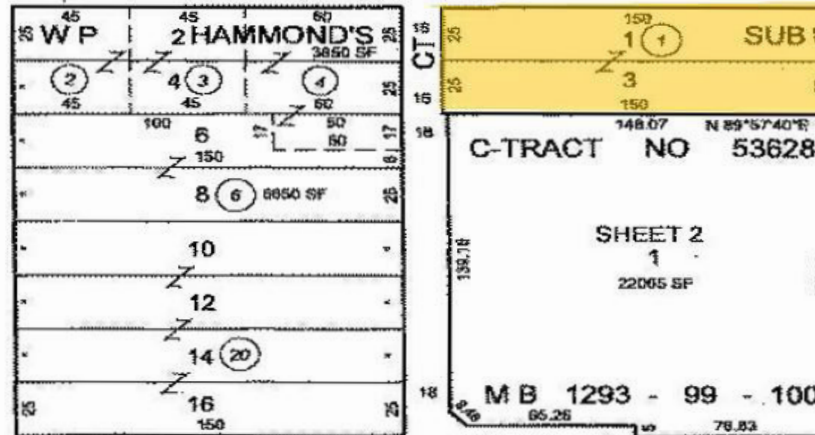
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## 9TH STREET

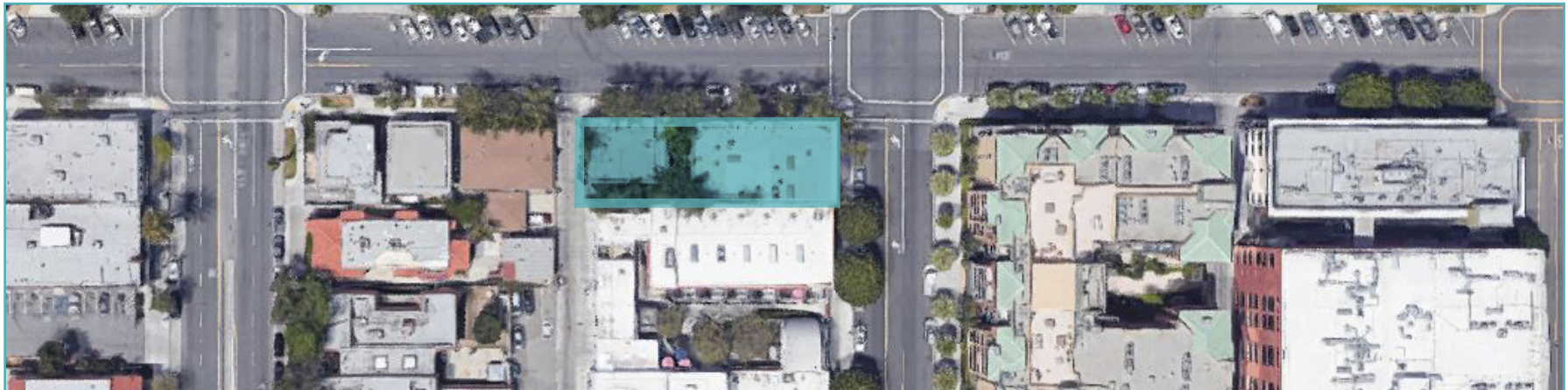
PACIFIC AVENUE



PINE AVENUE

02

FLOOR & SITE PLANS



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# 855 PINE AVE PHOTOS



03

PHOTOS, AERIALS & MAPS

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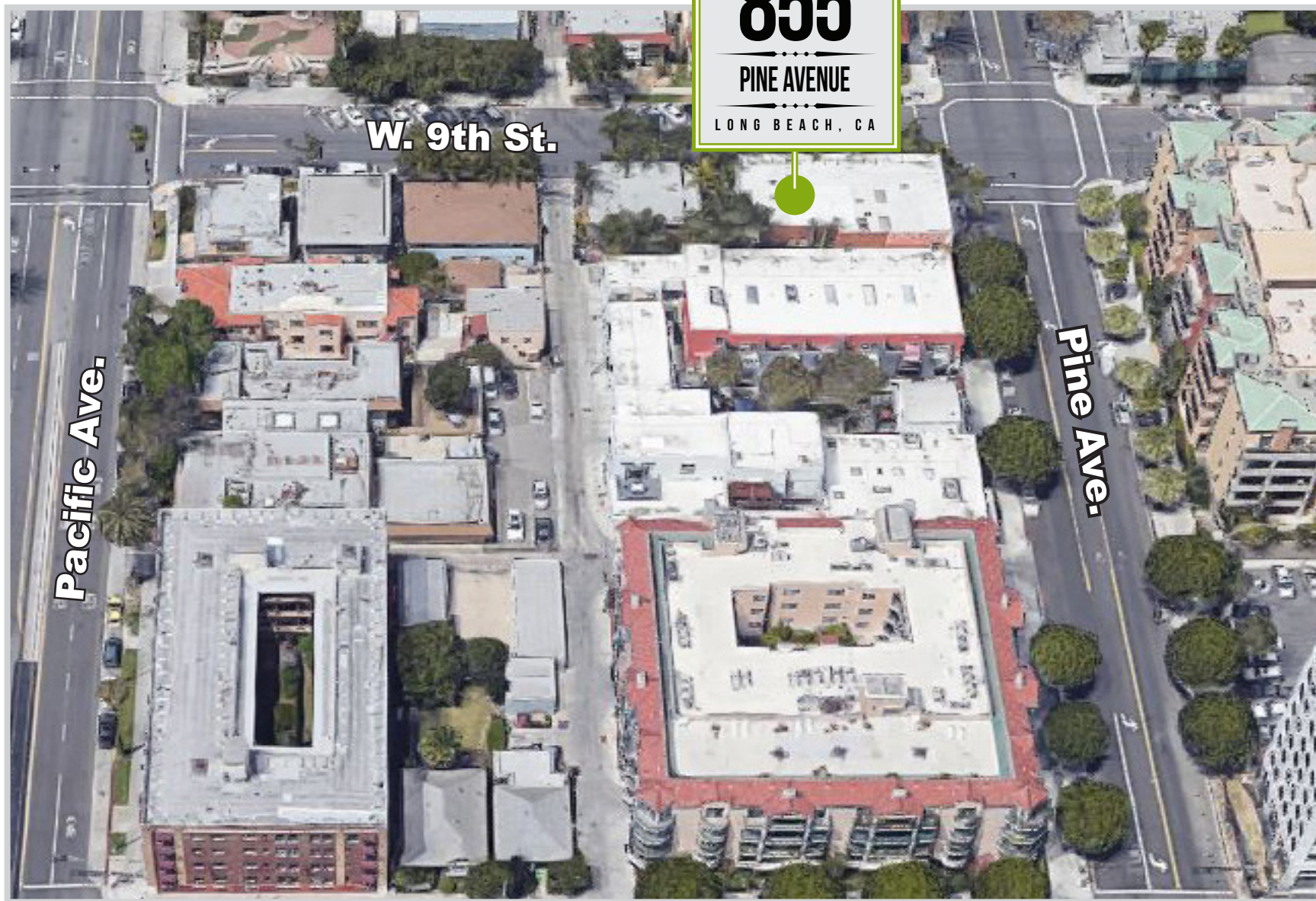
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**855**

**PINE AVENUE**

LONG BEACH, CA

**W. 9th St.**

**Pacific Ave.**

**Pine Ave.**

**03**

PHOTOS, AERIALS & MAPS

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