

# One Page Sale Listing Report

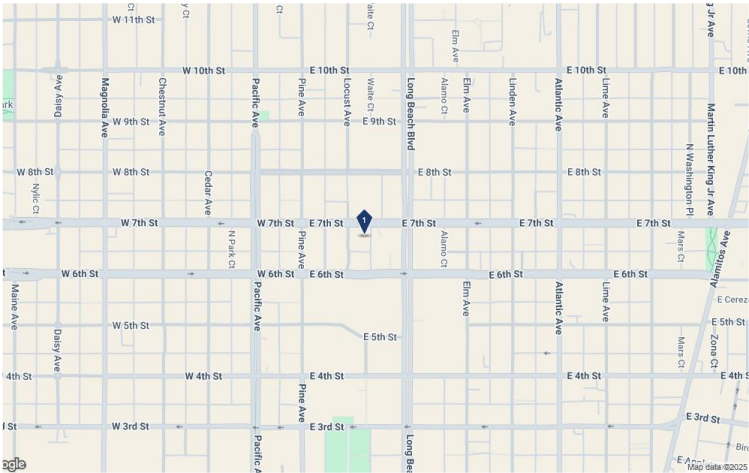
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For Sale: 636 Locust Ave

Long Beach, CA 90802 (Los Angeles County) - Long Beach: Downtown Submarket

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Retail



## For Sale Summary

|                 |                           |             |                |
|-----------------|---------------------------|-------------|----------------|
| Asking Price    | \$3,100,000 (\$201.94/SF) | Land        | 0.52 AC        |
| Status          | Active                    | Built       | 1936           |
| Sale Type       | Investment or Owner User  | On Market   | 180 Days       |
| Investment Type | Opportunistic             | Last Update | August 8, 2025 |

## Sale Notes

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 636 N Locust Avenue, a 15,600 SF single tenant auto repair/flex asset situated on 0.52 acres of land (22,461 SF), ideally located on the SE signalized corner of Locust Avenue & 7th Street, two parcels west of Long Beach Boulevard in Long Beach, CA

## Property Summary

|                |                                                            |          |                |
|----------------|------------------------------------------------------------|----------|----------------|
| GLA            | 15,351 SF                                                  | Tenancy  | Single         |
| Built          | 1936                                                       | Frontage | 214' on 7th St |
| Parking Spaces | 0.72/1,000 SF; Covered Spaces Available; 11 Surface Spaces |          |                |

## Property Detail

|              |                     |        |              |
|--------------|---------------------|--------|--------------|
| Land Area    | 0.52 AC (22,651 SF) | Zoning | PD30         |
| Building FAR | 0.68                | Parcel | 7273-026-004 |

## Amenities

Pylon Sign, Signalized Intersection