



FOR SALE OR LEASE
HIGHLY VISIBLE CORNER LOCATION
1834 HARBOR AVENUE | LONG BEACH, CA 90810

Exclusively Marketed By:

Paul Z. Matysek, CCIM

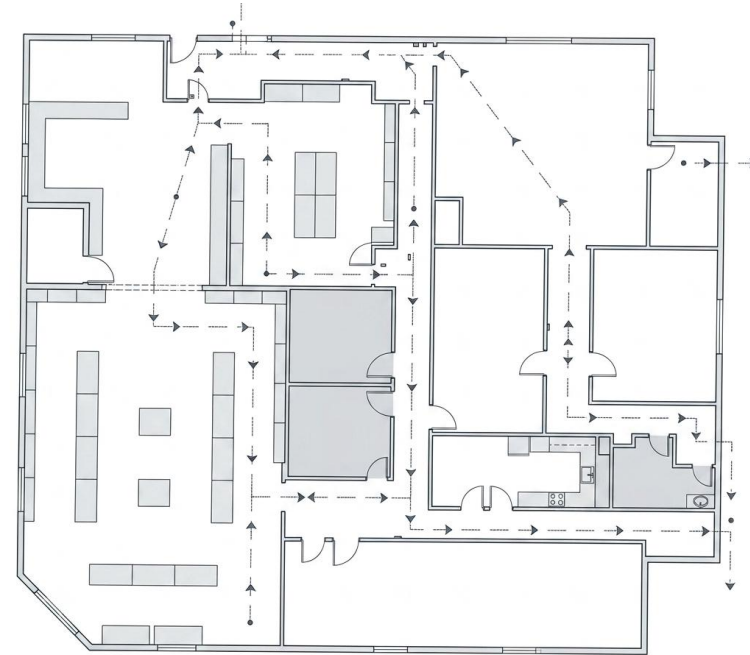
310.405.0902

paul@matysekinvestment.com

Broker License # 01757671



MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS



PROPERTY SUMMARY

- \$5,000,000 for sale and \$2.15/sf/mo for lease
- Highly Visible Corner Location: Strategically positioned near the signalized intersection of Harbor Avenue and Pacific Coast Highway (SR-1) with excellent frontage and accessibility.
- Strong Traffic Counts: Exposure to approximately 75,000–85,000 combined vehicles per day, providing outstanding visibility for customers and commuters.
- Established Commercial & Industrial Market: Surrounded by national retailers, automotive businesses, industrial facilities, and service-oriented commercial uses.
- Flexible Commercial Opportunity: Suitable for owner-users, investors, or a variety of commercial uses, subject to zoning and municipal approvals.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,426	139,782	339,615
Average Household Income	\$94,780	\$103,960	\$112,840
Employment Population	18,426	139,782	339,615