

# **\$1,945,000 - 1700 Pacific Avenue, Long Beach**

MLS® #PW25182296

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## **\$1,945,000**

3 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

Poly High (PH), Long Beach,

We are pleased to present a 10 unit investment opportunity located at 1700 Pacific Ave in Long Beach.

All major systems have been redone, including new electric (main and sub panels), ABS plumbing systems, new vinyl windows, and the roof is in great condition as well.

At a current 6.01% Cap Rate, and 10.41 GRM with upside to a 7.71% Cap Rate and 8.82 GRM, this is priced attractively & below the area average. In addition to all of the major improvements to the property, the tenants benefit from a rear roof deck, onsite laundry room (hookups with no machines), as well as onsite parking.

There is ample retail and dining options nearby, and being located just off Pacific Coast Hwy, the central location allows for easy commute to downtown, the beach, and easy access to 710/405 Freeways. The property is also steps away from numerous new construction apartment buildings, retail centers, the \$176 million reconstruction of Washington Middle School's five-acre campus & the \$450 million Poly High School campus renovation.

In addition to the 29% upside in Net Operating Income, there is even more opportunity with the potential to convert the existing garage and rear parking area + roof deck into ADUs. One can reasonably get an additional 4+ units



onsite for additional income and equity growth.

Built in 1964

**Essential Information**

|                |                           |
|----------------|---------------------------|
| MLS® #         | PW25182296                |
| Price          | \$1,945,000               |
| Bedrooms       | 3                         |
| Bathrooms      | 2.00                      |
| Acres          | 0.14                      |
| Year Built     | 1964                      |
| Type           | Residential Income        |
| Sub-Type       | Apartment                 |
| Status         | Closed                    |
| Listing Agent  | Shane Young               |
| Listing Office | Younglewin Advisors, Inc. |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1700 Pacific Avenue |
| Area        | 9 - Poly High       |
| Subdivision | Poly High (PH)      |
| City        | Long Beach          |
| County      | Los Angeles         |
| Zip Code    | 90813               |

**Amenities**

|                |          |
|----------------|----------|
| Parking Spaces | 9        |
| Parking        | Assigned |
| # of Garages   | 5        |
| Garages        | Assigned |
| Pool           | None     |

**Exterior**

|                 |   |
|-----------------|---|
| Lot Description | Near Park, Near Public Transit, Value In Land |
|-----------------|---|

**Interior**

|              |     |
|--------------|-----|
| # of Stories | 2   |
| Stories      | Two |

**Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 12th, 2025 |
| Days on Market  | 83                |
| Zoning          | LBR4R             |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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