

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

MLS® #PW25182296

\$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
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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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