

\$1,500,000 - 623 E Broadway, Long Beach

MLS® #PW25236421

\$1,500,000

0 Bedroom, 1.00 Bathroom,
Residential Income on 0 Acres

Downtown (DT), Long Beach,

623 E Broadway St presents an excellent opportunity to acquire a 12-unit multifamily property in the heart of Downtown Long Beach, just steps from the East Village Arts District, Alamitos Beach, and the Long Beach Convention Center.

The property features 12 studio units totaling approximately 5,020 square feet on a 3,308 square foot lot. Priced at just \$125,000 per unit and \$299 per square foot, this asset offers a highly attractive cost of entry in one of Long Beach's strongest rental markets.

With a 6.92% current CAP rate and 8.50 GRM, the property provides strong in-place income, while market rents support a 11.74% pro forma CAP rate and 5.94 GRM, offering clear potential for increased returns.

Located in a highly walkable area surrounded by shops, restaurants, and major transit lines, 623 E Broadway St combines steady cash flow with exceptional long-term upside in a prime urban corridor.

Built in 1923

Essential Information

MLS® #	PW25236421
Price	\$1,500,000
Bathrooms	1.00
Acres	0.08
Year Built	1923
Type	Residential Income



Sub-Type	Mixed Use
Status	Closed
Listing Agent	Woody Stahl
Listing Office	Lyon Stahl Investment Real Est

Community Information

Address	623 E Broadway
Area	4 - Downtown Area, Alamitos Beach
Subdivision	Downtown (DT)
City	Long Beach
County	Los Angeles
Zip Code	90802

Amenities

Pool	None
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Exterior

Lot Description	ElevenToFifteenUnitsAcre
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Interior

# of Stories	2
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Additional Information

Date Listed	October 9th, 2025
Days on Market	42
Short Sale	N
RE / Bank Owned	N

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