

\$1,399,000 - 3636 Gardenia Avenue, Long Beach

MLS® #SB25049511

\$1,399,000

7 Bedroom, 6.00 Bathroom, 3,591 sqft
Residential on 0 Acres

California Heights (CH), Long Beach,

Calling all Investors! Over \$360K price improvement! 2 huge Single Family Homes in Prime California Heights! Unlock a rare opportunity in Long Beach's highly desirable California Heights Historic District. This unique property offers two detached homes on one lot, ideal for 1031 exchange buyers, house hackers, or investors seeking a rental property in a hot location.

The front house is a fully renovated in 2024 4 bed / 4 bath stunner, featuring two master suites, private entrances for select bedrooms (perfect for room rentals), dual living areas, and outdoor decks—designed with long-term or short-term rental flexibility in mind.

The back house (ADU) is brand new construction (approx. 1,300 sq. ft.) and offers 3 beds / 2 baths, vaulted ceilings, skylights, and a private driveway with alley access—separate and private from the front home.

Both units are on separate gas and electric meters, and each has its own driveway with RV parking potential. Low maintenance, fully updated, and located on a street recently featured on HGTV, this property has serious upside.

Live in one, rent the other, or rent both—this is a high-demand rental area with long-term appreciation potential. Priced well below market value on a per-square-foot basis.

Built in 1938



Essential Information

MLS® #	SB25049511
Price	\$1,399,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	3,591
Acres	0.19
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marigrace Campbell
Listing Office	West Shores Realty, Inc.

Community Information

Address	3636 Gardenia Avenue
Area	6 - Bixby, Bixby Knolls, Los Cerritos
Subdivision	California Heights (CH)
City	Long Beach
County	Los Angeles
Zip Code	90807

Amenities

Parking	Driveway, Boat, RV Access/Parking, RV Gated
Garages	Driveway, Boat, RV Access/Parking, RV Gated
View	None
Pool	None

Exterior

Lot Description	Sprinkler System, ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down, Primary Suite, Walk-In Closet(s)
Heating	Central
Cooling	Central Air, High Efficiency
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	1

Stories One

School Information

District Long Beach Unified

Additional Information

Date Listed April 9th, 2025

Days on Market 143

Zoning LBR1N

Short Sale N

RE / Bank Owned N

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