



FOR SALE



**Kidder
Mathews**

South Gate Owner-User Office Opportunity

±33,036 SF OFFICE BUILDING | 8253 LONG BEACH BLVD, SOUTH GATE, CA 90280

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PROPERTY OVERVIEW

PROPERTY OVERVIEW

Address	8253 Long Beach Blvd, South Gate, CA 90280
Price	\$1,200,000
Price / SF	\$395
Total SF	3,036 SF
Land SF	5,831 SF
APN	6202-025-001
Zoning	C3
Year Built	1928
Parking	7 single stall parking spaces

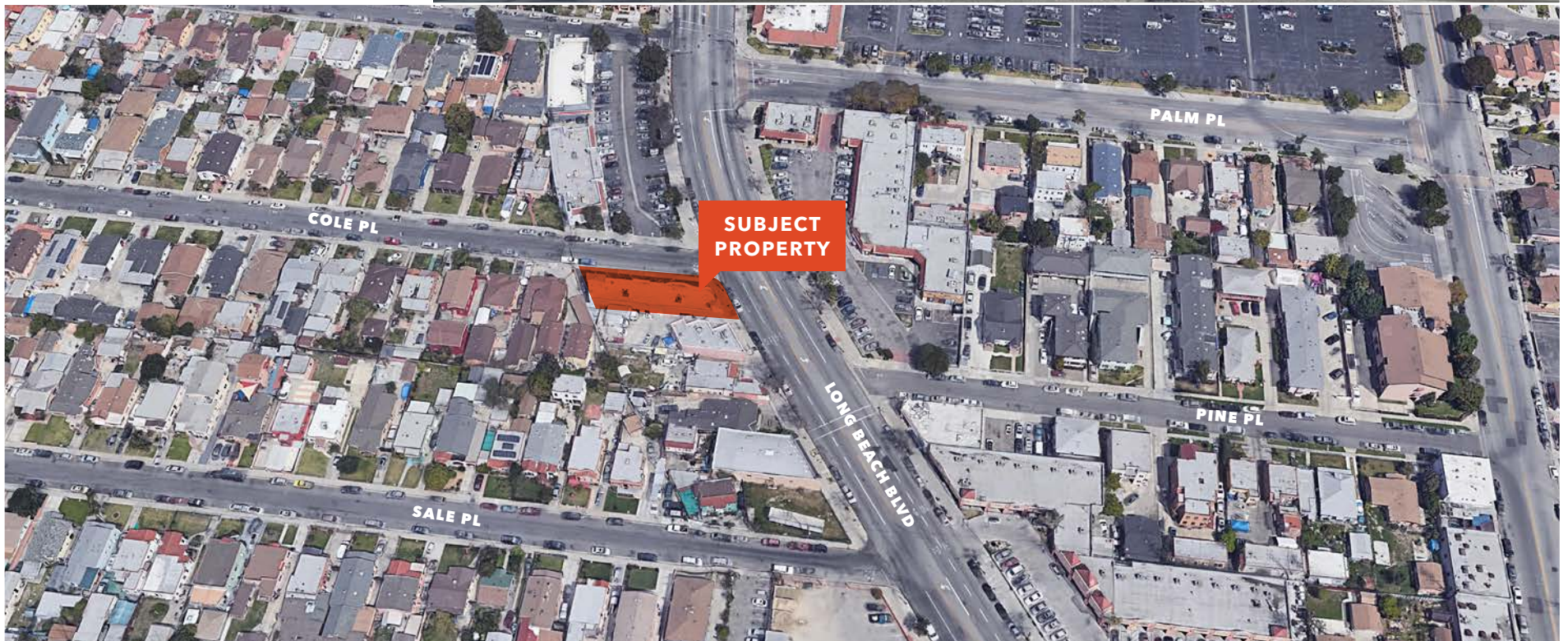


PROPERTY HIGHLIGHTS

RARE owner-user opportunity

VISIBILITY on Long Beach Blvd

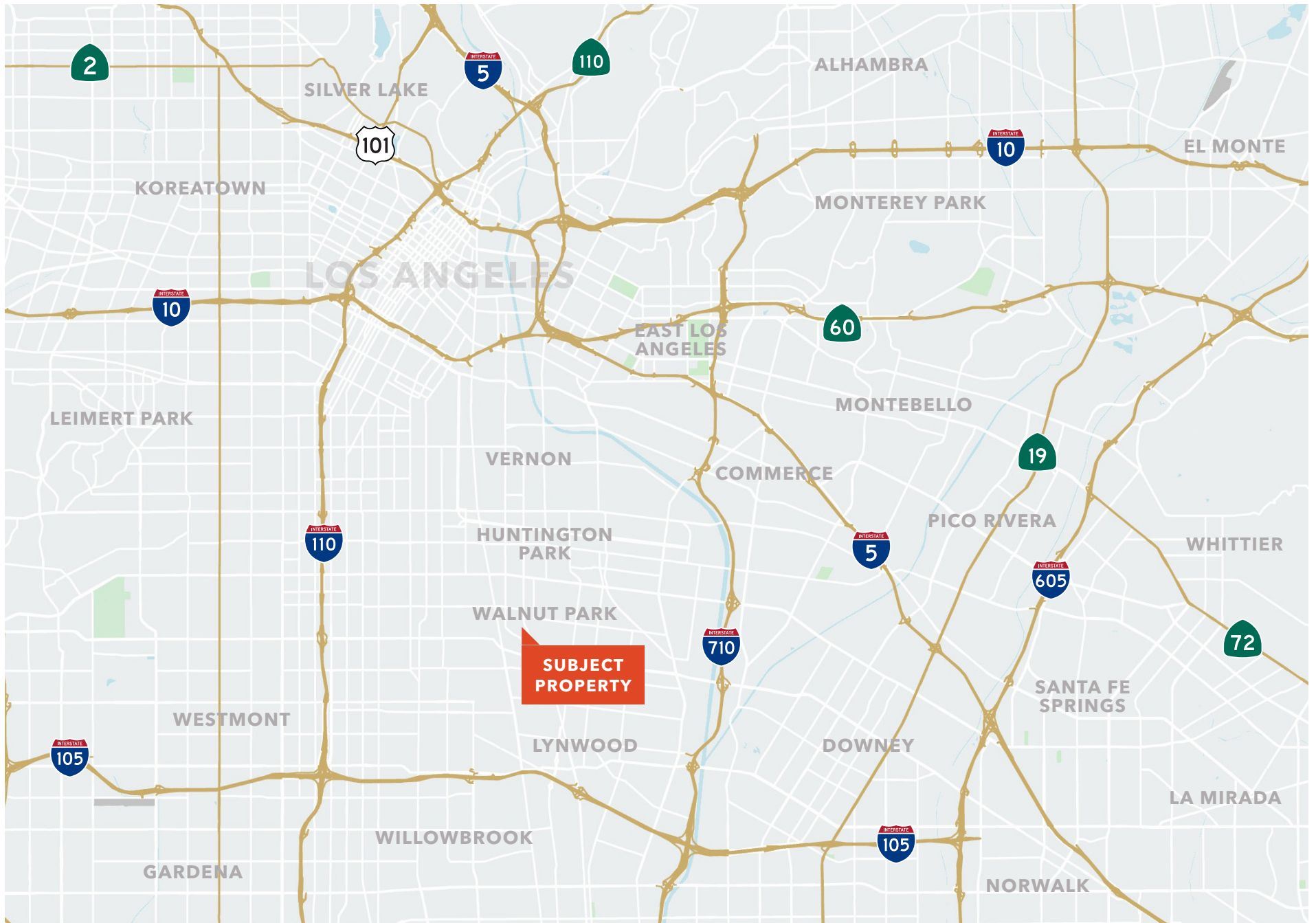
WELL-MAINTAINED



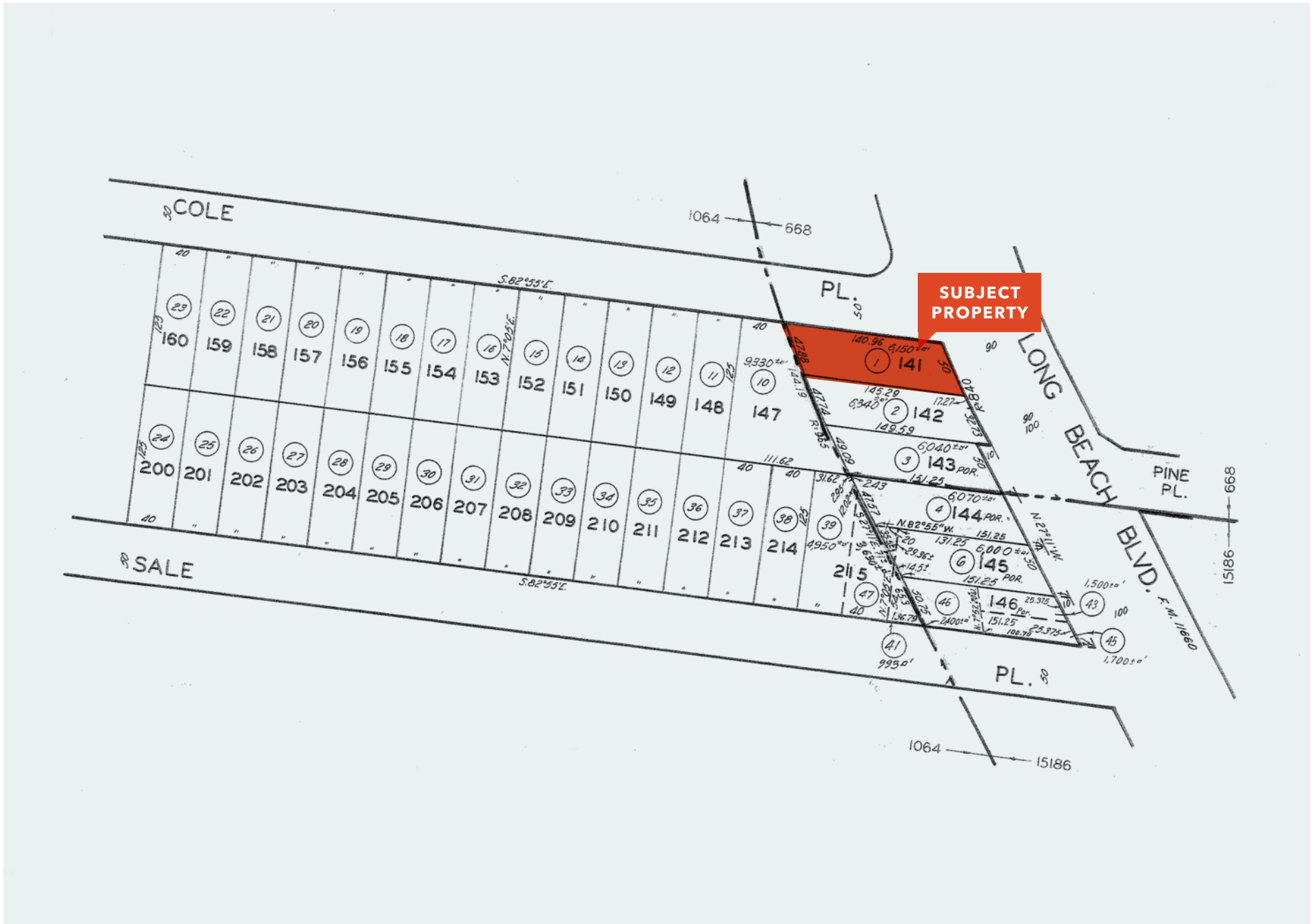
LOCAL AMENITIES



LOCAL MAP



PARCEL MAP



CENTRAL LOS ANGELES LOCATION



ACCESS TO THREE FREEWAYS



DIRECT FREEWAY ACCESS TO LAX AIRPORT

7 MI

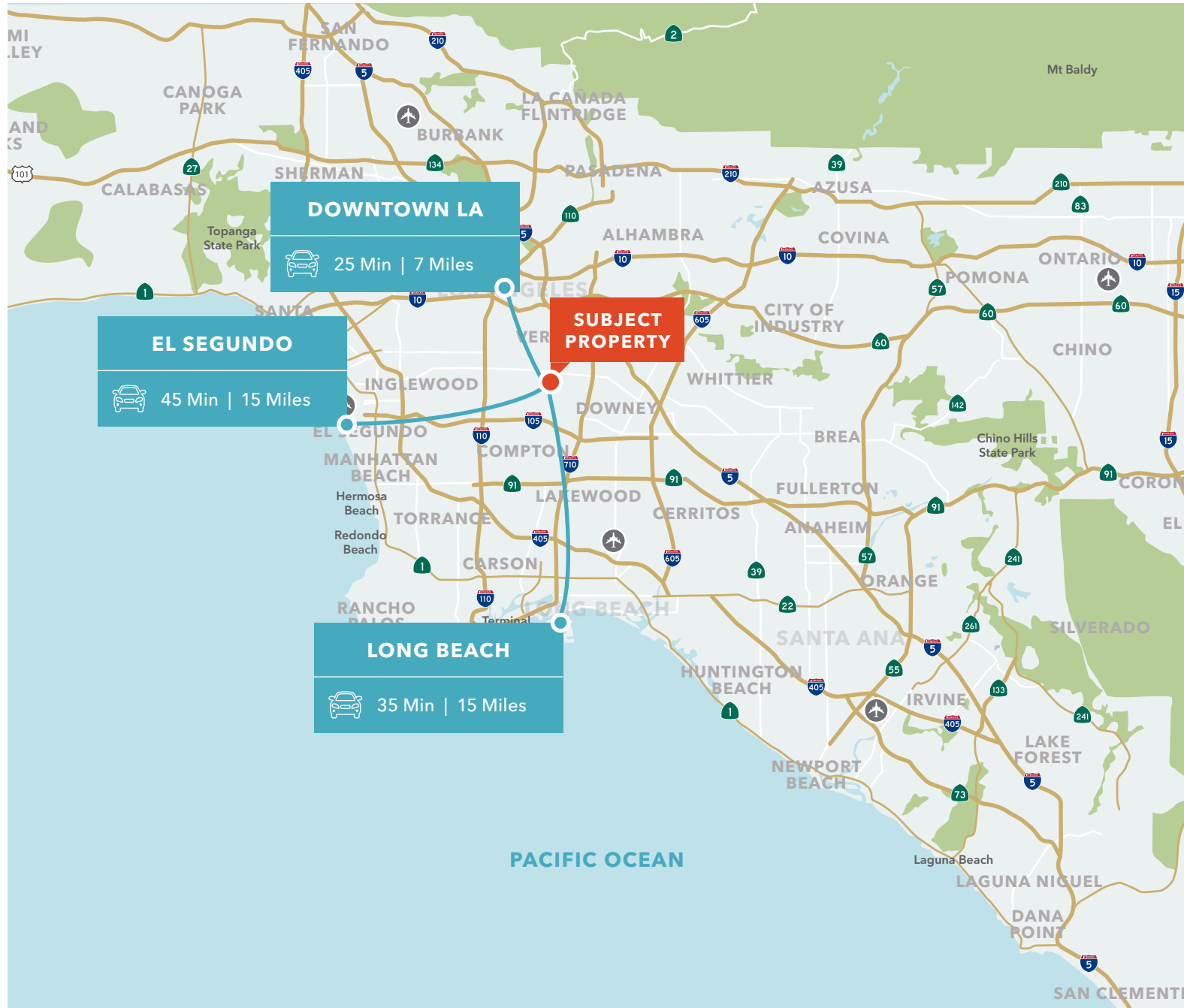
TO MAJOR EMPLOYMENT CENTERS IN DOWNTOWN LOS ANGELES

15 MI

TO MAJOR EMPLOYMENT CENTERS IN EL SEGUNDO

15 MI

TO MAJOR EMPLOYMENT CENTERS IN LONG BEACH



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