



# FOR SALE CAMPUS/DEVELOPMENT OPPORTUNITY

4223 E ANAHEIM ST & 4151 FOUNTAIN ST, LONG BEACH, CA 90804



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# CAMPUS/DEVELOPMENT OPPORTUNITY FOR SALE

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## PROPERTY HIGHLIGHTS

- Three (3) Buildings for Sale on 2.37 Acres
  - 4151 Fountain St. 16,485 SF
  - 4223 Anaheim St 16,073 SF Classroom
  - 4,160 SF Administrative
  - 36,718 SF TOTAL SF
- Zoned LB2RN
- Ideal for religious schools, clinical trials, addiction treatment or administrative program offices for non profits.
- Possible Residential Development Site

**SALE PRICE: PROPERTY IS UNPRICED. OFFERS DUE OCTOBER 28, 2016.**



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### PROPERTY OVERVIEW

The campus is approximately 2.37 acres or 103,237 square feet of land with three buildings totaling 36,718 square feet of buildings. The buildings have been extensively updated. The building on Fountain Street was configured as a nursing or convalescent hospital with a Conditional Use Permit issued by the City of Long Beach.

The property on Anaheim Street is configured as a school and was most recently used as a 16,000 square foot charter high school with a 4,100 square foot administrative building.

The current zoning on the property is LBR2N. This zoning allows for the development of housing on the property.

The current improvements to the 4223 Anaheim Street property consists of the following:

Two story building

- 16,073 square feet of classroom space
- Elevator served
- Staff lounge
- Library
- ADA restroom

One story building

- 4,160 square foot administrative building
- Conference Room
- 7 Private offices
- 66 Parking Spaces

Fully secure gated facility





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The current improvements to the 4151 Fountain Street property consist of the following:

### Interior

- 24 rooms (Floor plan attached)
- 4 ADA compliant restrooms and shower facilities.
- Study rooms
- Staff office areas
- Fully equipped kitchen for preparation of meals
- Cafeteria dining area
- Sprinklered
- Reception

### Exterior

- 43 parking spaces
- Secure grounds
- Recreation area basketball court and lawn area
- Portable building fully air conditioned for craft or group activities



## LOCATION OVERVIEW

The properties are located on the eastside of Long Beach. Their location is near Cal State Long Beach, Community Hospital, Wilson High School and Recreation Park making it an ideal location for a school or a new residential development. This area of Long Beach boasts one of the lowest crime rates in the City.

In addition, the property is located near many neighborhood, regional and national retailers.



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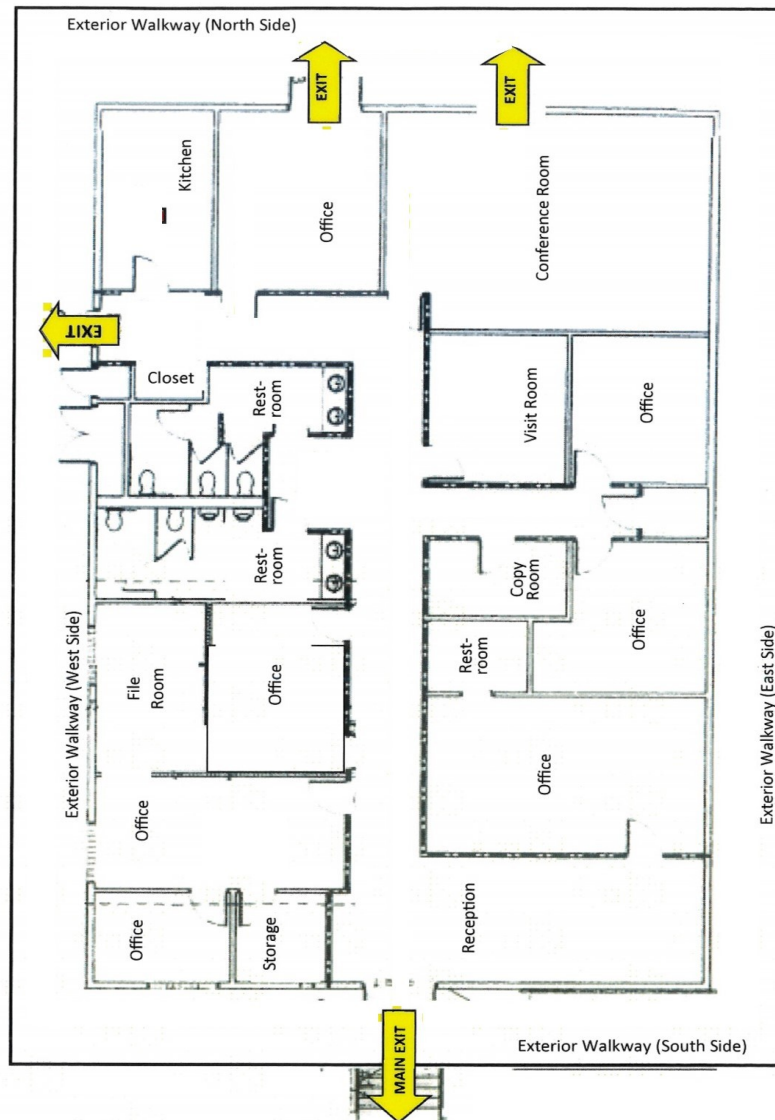
First Floor





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**ADMINISTRATIVE BUILDING**

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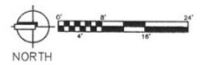
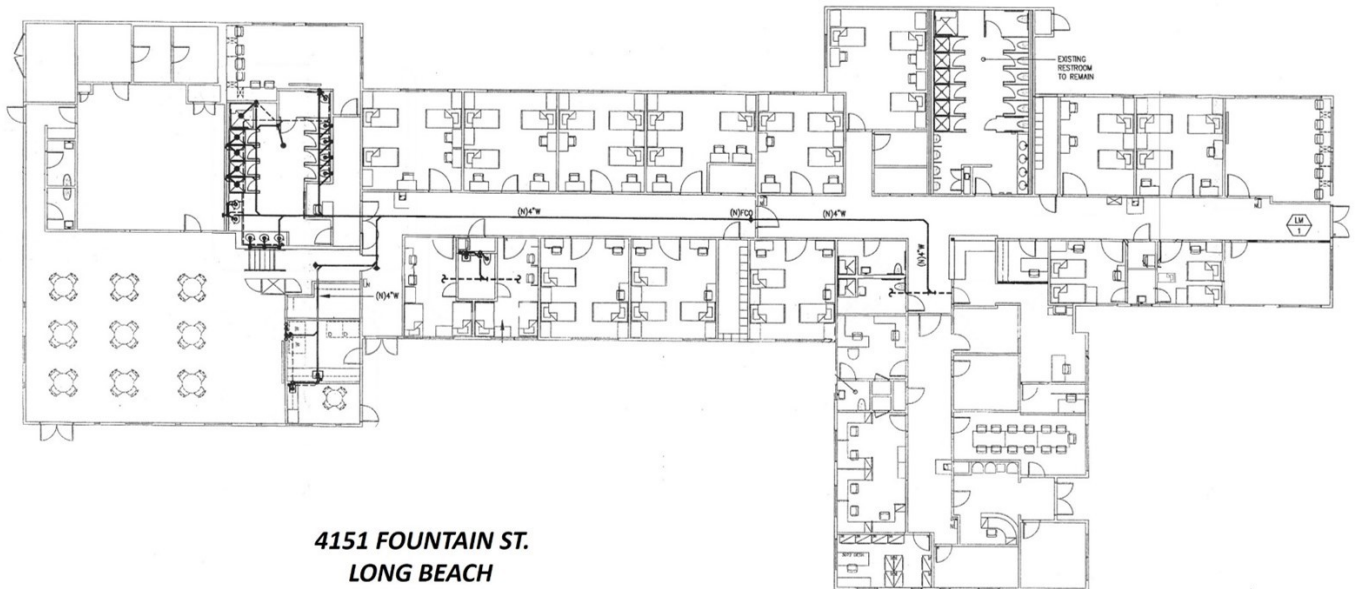
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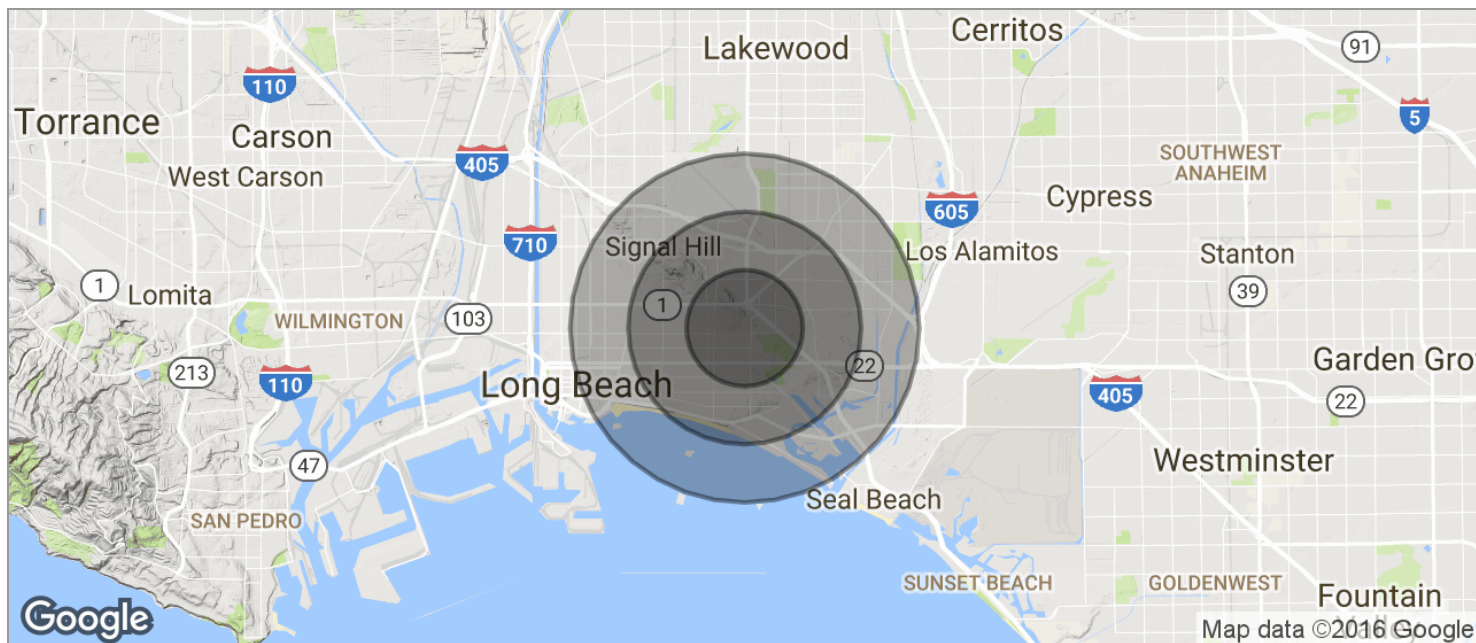
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| POPULATION          | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 40,651    | 126,633   | 225,379   |
| MEDIAN AGE          | 31.8      | 33.2      | 33.2      |
| MEDIAN AGE (MALE)   | 32.5      | 33.1      | 33.0      |
| MEDIAN AGE (FEMALE) | 31.5      | 33.7      | 33.7      |
| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
| TOTAL HOUSEHOLDS    | 16,587    | 49,809    | 85,644    |
| # OF PERSONS PER HH | 2.5       | 2.5       | 2.6       |
| AVERAGE HH INCOME   | \$66,962  | \$75,442  | \$73,833  |
| AVERAGE HOUSE VALUE | \$565,665 | \$577,278 | \$560,939 |

\* Demographic data derived from 2010 US Census

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