



RESIDENTIAL CARE/ASSISTED LIVING PROPERTY FOR SALE

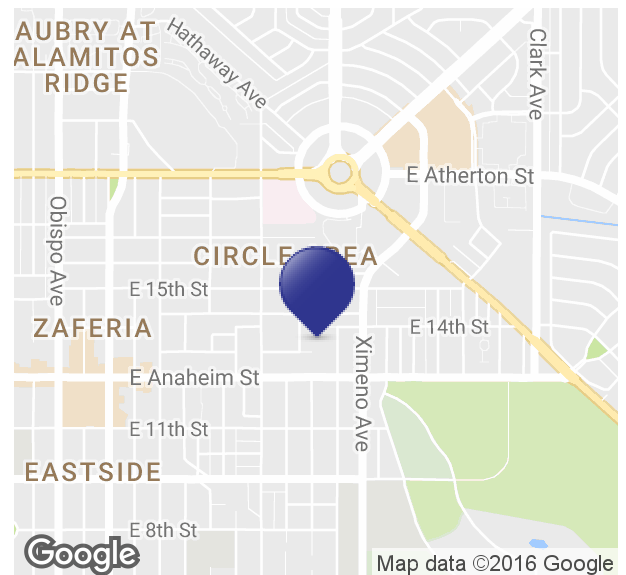
4151 E FOUNTAIN STREET, LONG BEACH, CA 90804



PROPERTY HIGHLIGHTS

- 16,485 Sq. Ft. Building located on a 1.42 Acre Lot
- Zoned LBR2N - CUP: Residential Care Facility
- 44 Bed Facility, up to 18 resident rooms
- Cafeteria and kitchen
- Secure and locked outdoor recreation area
- Ample parking for staff and visitors
- Located at end of cul-de-sac
- Less than a mile from Community Hospital of Long Beach

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



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PROPERTY OVERVIEW

The property is approximately 1.42 acres or 61,855 square of land with 16,485 square feet of building built in 1955. The building has been extensively up dated since that period. The building was configured as a nursing or convalescent hospital.

Most recently the property housed a locked residential facility for youth. This institutional use is allowed as part of a Conditional Use Permit issued by the City of Long Beach.

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

The current improvements to the 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

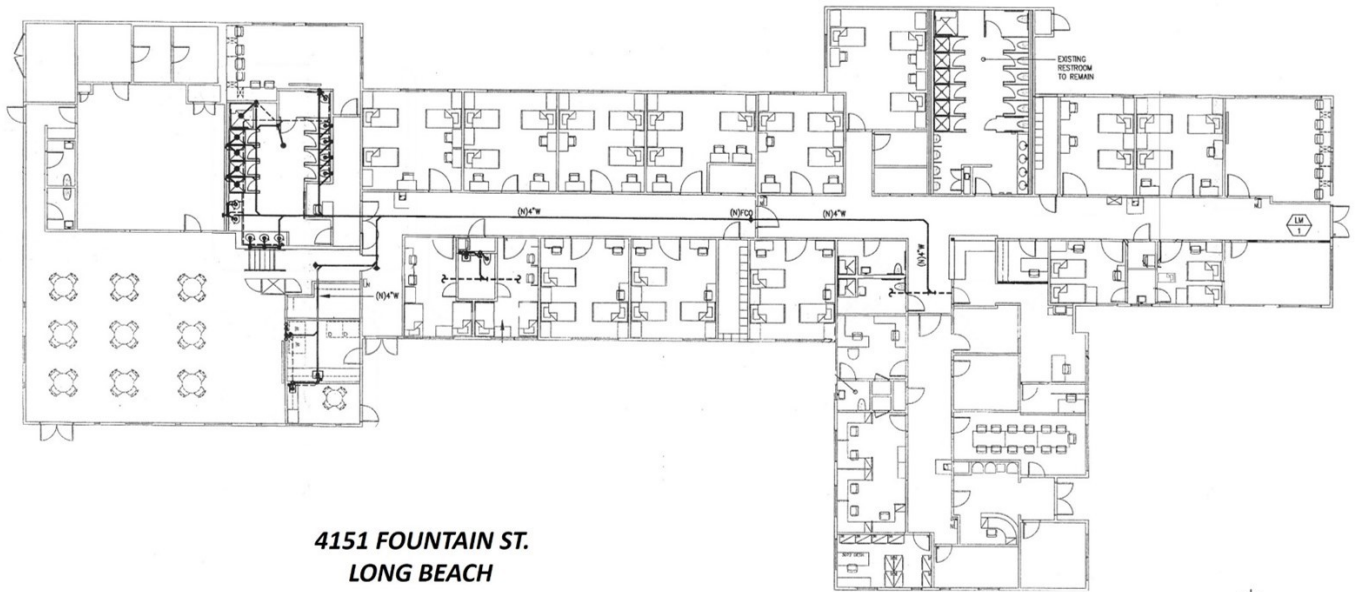
The property is 1 mile from Community Hospital of Long Beach located at 1760 Termino Avenue. Community Hospital offers a fully service emergency room, and is an acute care hospital with an emphasis on psychiatric care.





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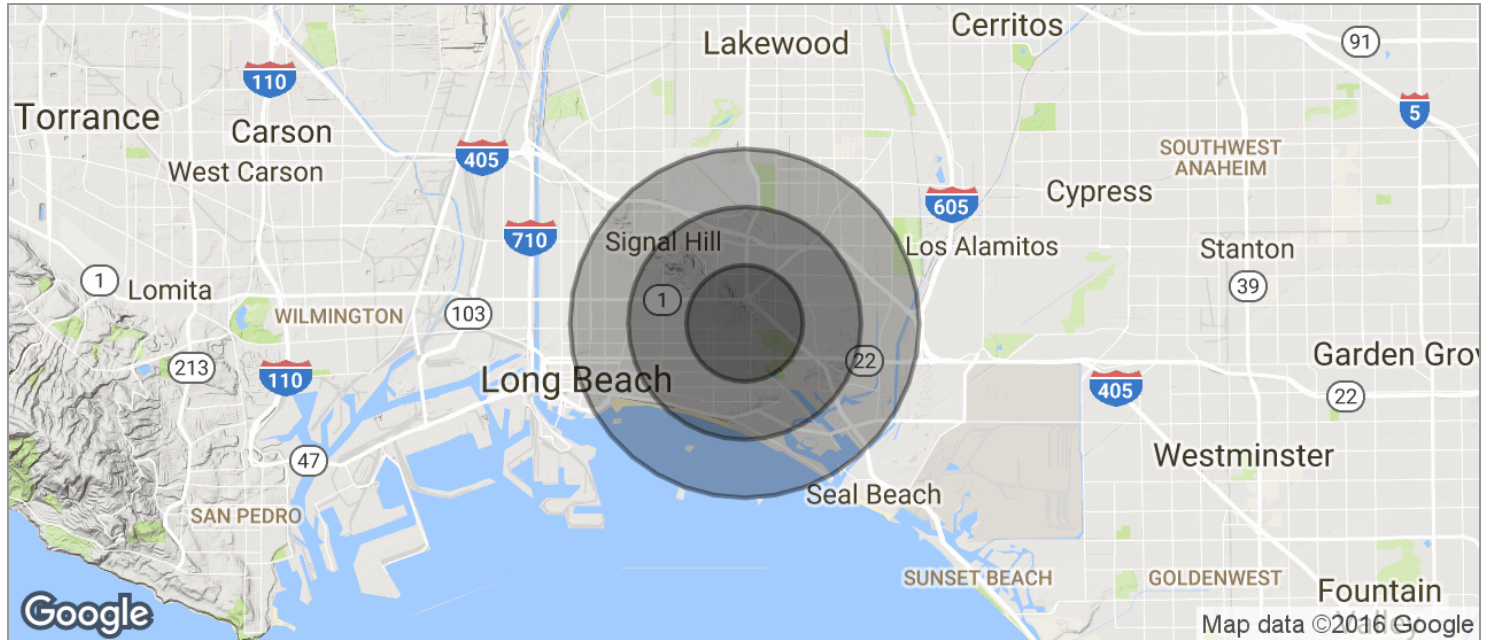
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	40,646	126,469	226,555
MEDIAN AGE	31.8	33.2	33.2
MEDIAN AGE (MALE)	32.5	33.1	33.0
MEDIAN AGE (FEMALE)	31.5	33.7	33.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	16,587	49,743	85,970
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$66,961	\$75,400	\$73,647
AVERAGE HOUSE VALUE	\$566,032	\$577,145	\$560,973

* Demographic data derived from 2010 US Census

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