

FOR LEASE

ROSE PARK
RETAIL & OFFICE BUILDING

2338

ANAHEIM STREET

LONG BEACH, CA



For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395



BUILDING DESCRIPTION

Address: 2338 Anaheim Street
Long Beach, CA 90804

Available Size: 250 - 1,244 SF

Asking Rate: \$2.00 - \$2.50 PSF

Lease Type: \$0.35 - NNN

Zoning: LBCNP

APN: 7139-003-047

Building Size: 60,345 SF

Year Built: 1983

Parking Available 36 Spaces

PROPERTY HIGHLIGHTS

- Retail and Office space available for Lease
- Some of the office spaces are equipped with sinks for prep use
- Parking is available in the adjacent parking lot
- Located in the highly desirable Zaferia District

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present an exceptional leasing opportunity at 2338 E. Anaheim Street, Long Beach, CA 90804, a mixed-use property featuring retail on the ground floor and office spaces behind the retail and on the second floor. With flexible layouts, excellent street visibility, and several offices equipped with sinks for prep use, the property offers office spaces ranging from approximately 250 SF to 1,244 SF and retail space of approximately 250 SF to 900 SF. An adjacent dedicated parking lot provides ample parking for tenants and customers. Situated in the vibrant Zaferia District, the property benefits from heavy daily traffic, nearby transit via the Metro A Line (Blue Line), and convenient access to the 405, 605, and 22 freeways. The area offers a dynamic mix of restaurants, breweries, fitness studios, and local services, with significant revitalization underway through new residential developments. With its prime location, versatile layout, and on-site parking, 2338 E. Anaheim Street, Long Beach, CA 90804 is ideal for retail, dining, office use, ghost kitchens, and other neighborhood-serving businesses.

ZONING

Community Commercial Zoning Districts - The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods. These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. The Community Pedestrian-Oriented (CCP) District permits retail and service uses with a development character intended to encourage pedestrian activity with buildings built to the street property line and parking is to the side or the rear

2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

AVAILABLE SUITES

FLOOR	SUITE	SF	RATE	NNN FEE	TYPE	COMMENTS
1	100B	900	\$2.50 PSF	\$0.35	Retail	Open Floor Plan
	101C	250	\$2.50 PSF	\$0.35	Retail	Open Floor Plan
	102	812	\$2.00 PSF	\$0.35	Office	Reception, Two(2) Offices, Mop Sink
	103	797	\$2.00 PSF	\$0.35	Office	Open Area, Two(2) Offices, Mop Sink
	105	1,244	\$2.00 PSF	\$0.35	Office	Reception, Three(3) Offices, Mop Sink
	106	774	\$2.00 PSF	\$0.35	Office	Open Area, Small Commercial Sink, Mop Sink, Storage Closet
	203C	812	\$2.00 PSF	\$0.35	Office/Ghost Kitchen	Open Area, Three-Compartments Sink, Mop Sink, and a Prep Sink. Suitable for light food prep or Ghost Kitchen Use.
2	201A	1,075	\$2.00 PSF	\$0.35	Office/Ghost Kitchen	Open Area, Three-Compartments Sink, Mop Sink, and Prep Sink. Suitable for light food prep or Ghost Kitchen Use.
	201C	783	\$2.00 PSF	\$0.35	Office	Open Area, Mop Sink, and Back Storage Closet

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcbclair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

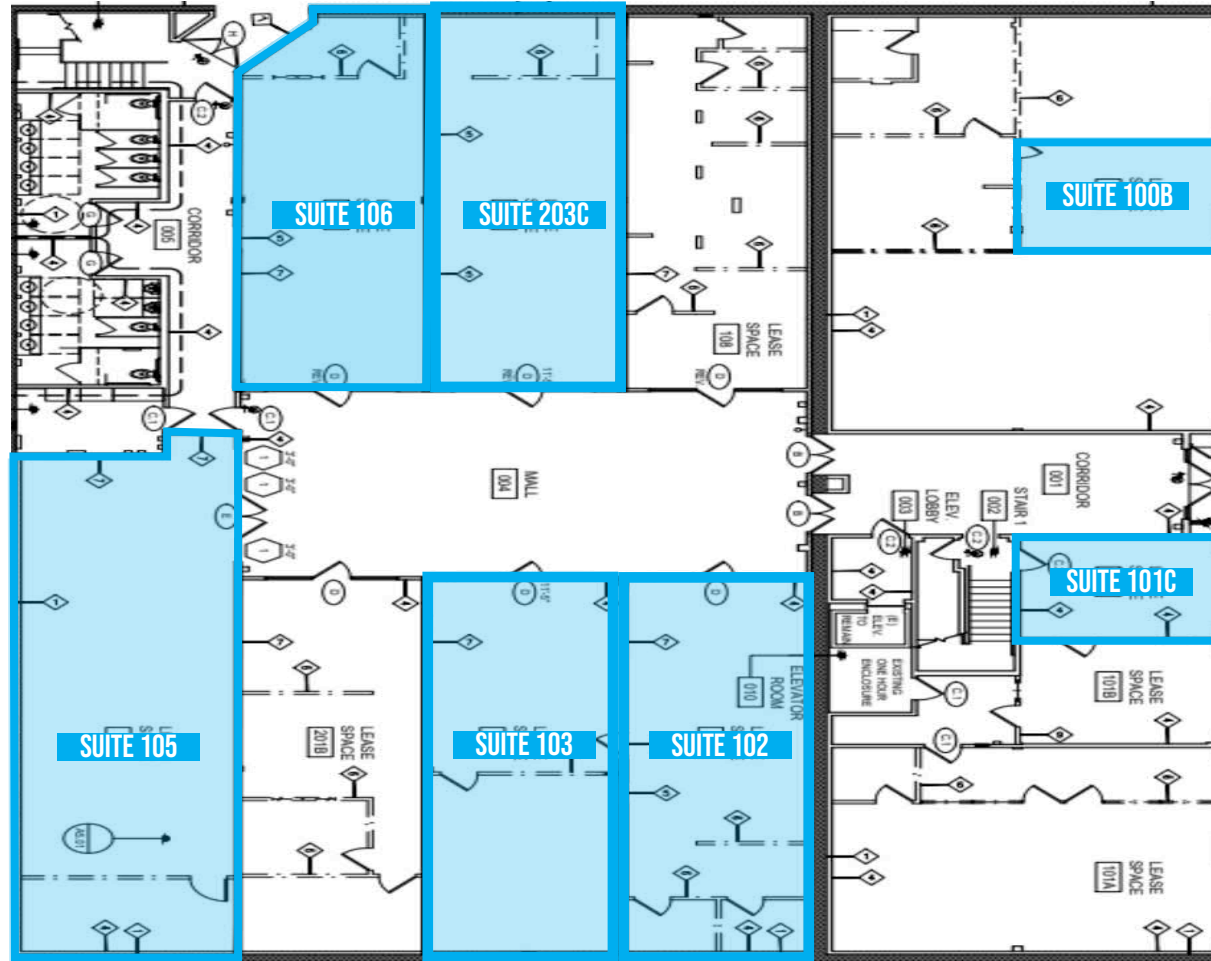
333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FIRST FLOOR PLAN



All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

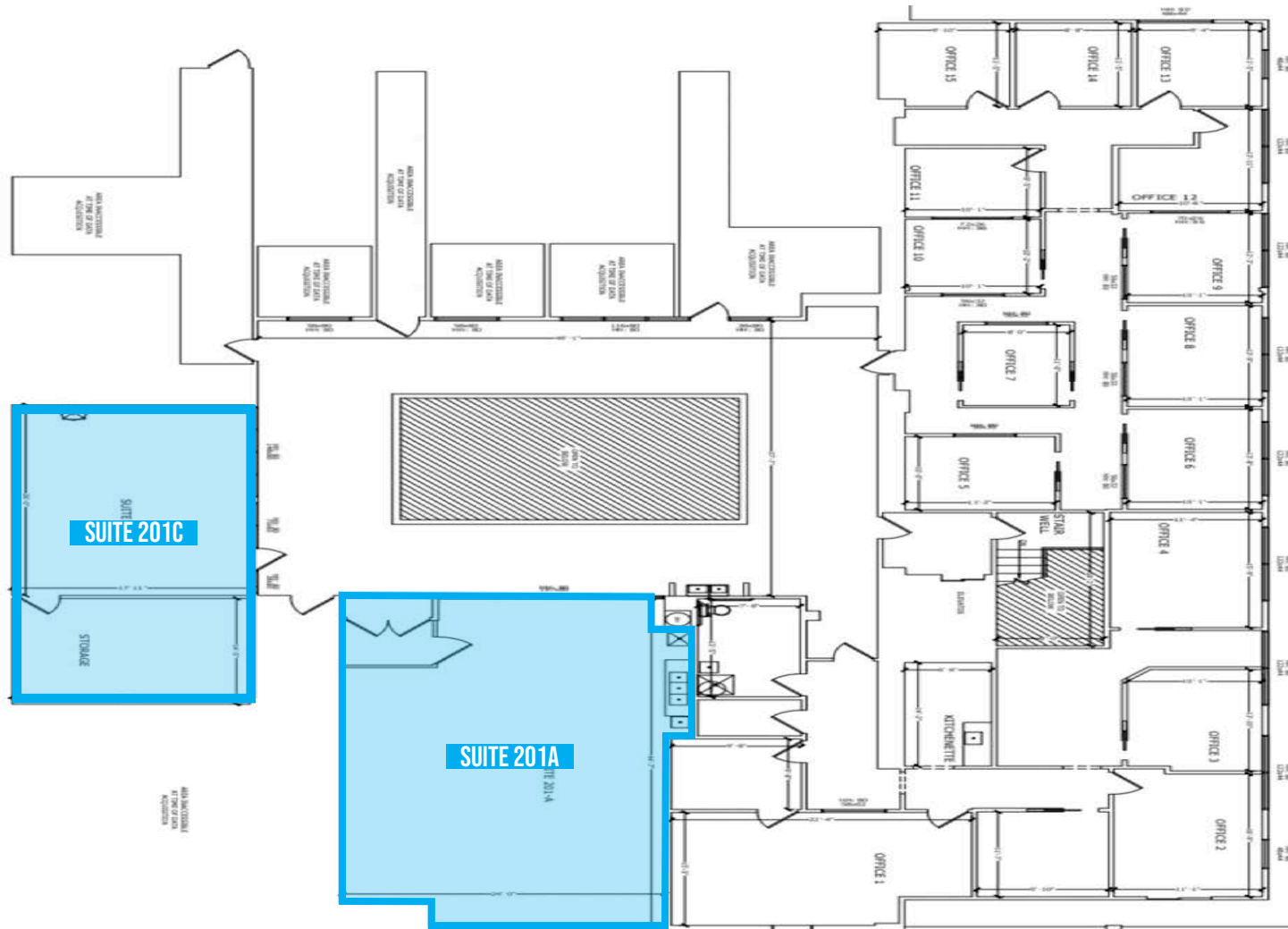
333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SECOND FLOOR PLAN



All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL SUITE #100B



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL SUITE #101C



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

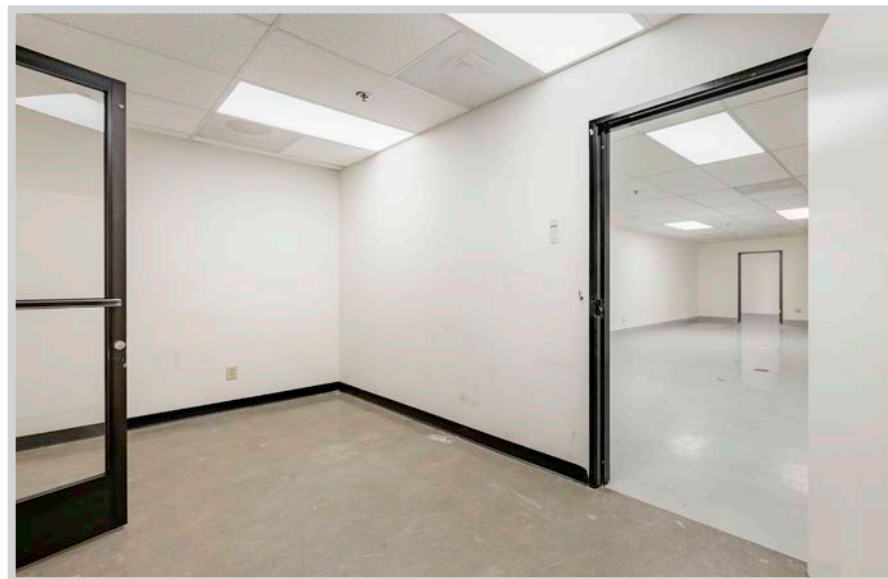
333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICES WITHOUT SINKS



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICES WITH SINKS



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

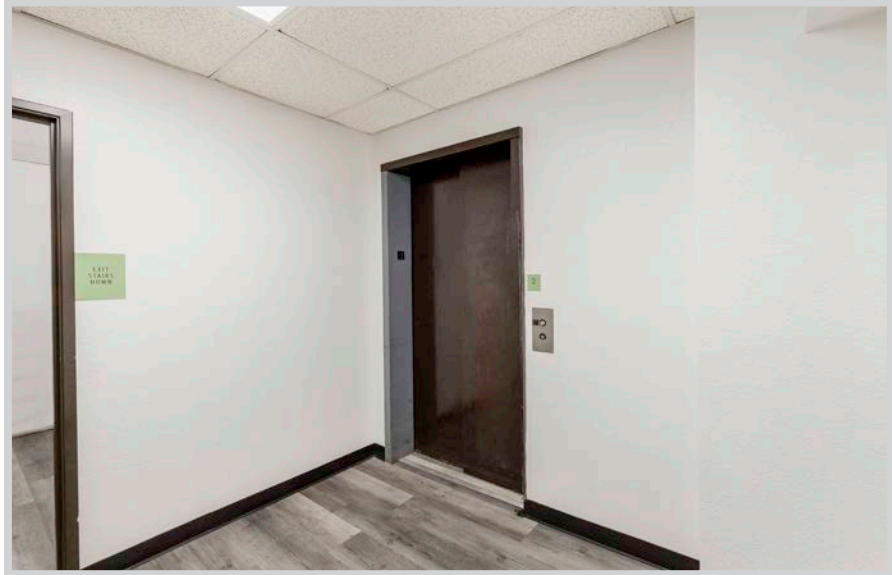
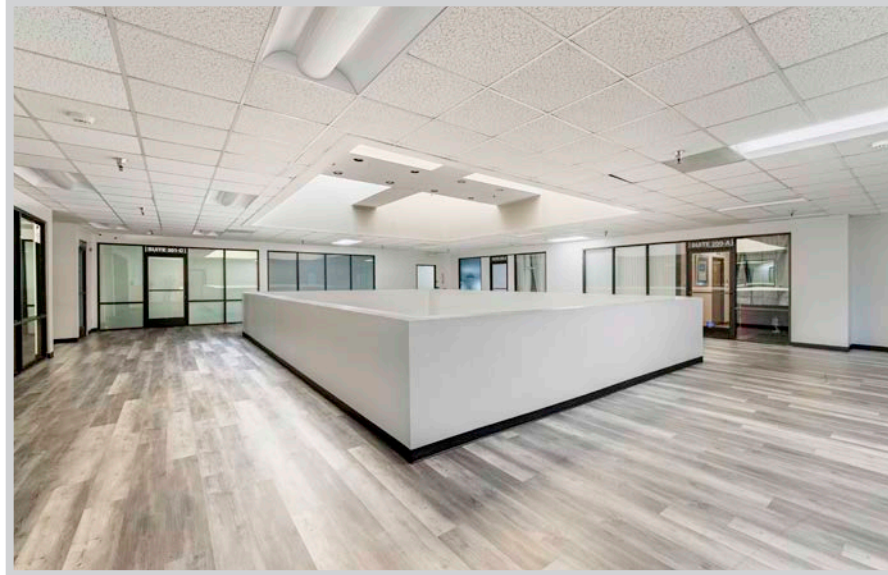
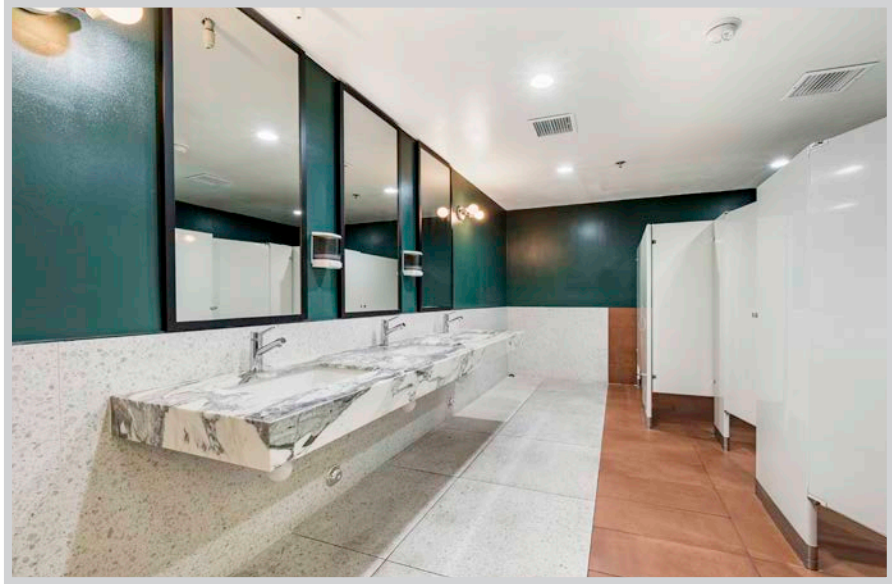
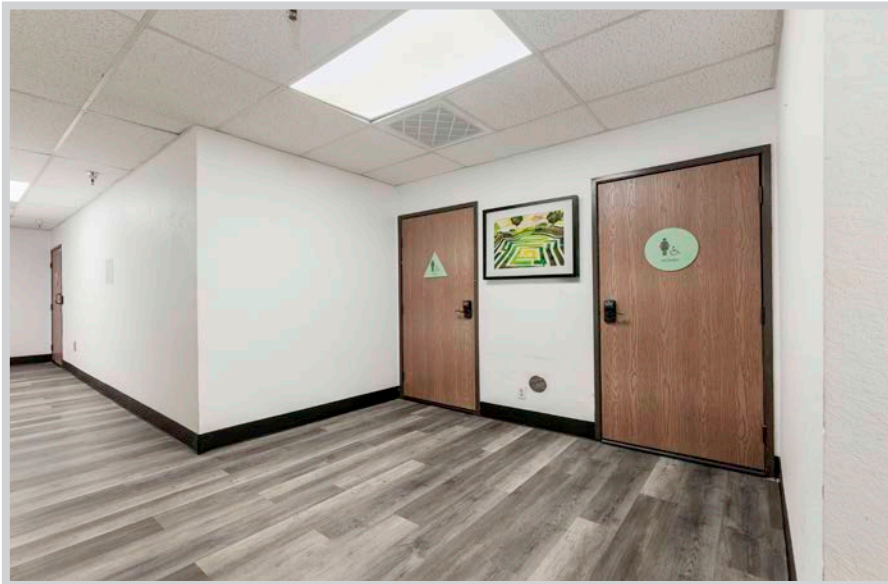
333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

COMMON AREA



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADJACENT PARKING LOT



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcblair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcblair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

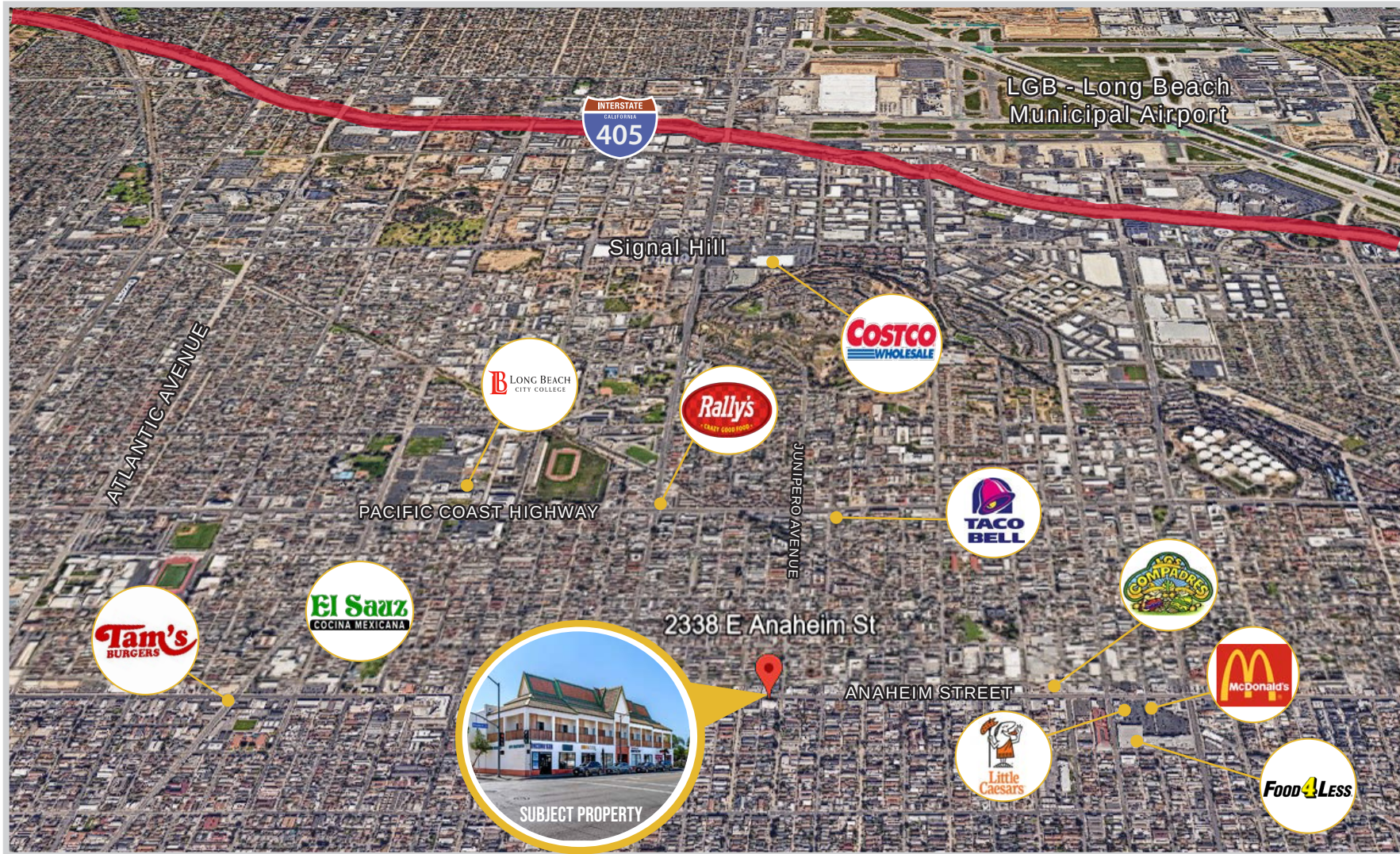
333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILERS / AMENITIES



2338
ANAHEIM STREET
LONG BEACH, CA

For more information contact:

SHEVA HOSSEINZADEH

CBC Blair | Principal

T: 562.400.5949 | O: 562.548.7410

BRE #01922147

sheva@cbcbclair.com

MARIE CASTANO

CBC Blair | Associate

T: 714.801.0840

BRE #02193186

mcastano@cbcbclair.com

COLDWELL BANKER COMMERCIAL

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

© 2025 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above is from sources we believe to be reliable. We have not verified its accuracy and make no guarantee about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.