



2664 ATLANTIC AVENUE

L O N G B E A C H C A L I F O R N I A 9 0 8 0 6

FOR MORE
INFORMATION:

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COLDWELL BANKER
COMMERCIAL

As of 7.21.2026

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Available:	± 1,584 SF
Lease Rate/SF:	\$3.25/SF - Modified Gross
APN:	7207-014-009 7207-014-032
Lot Size:	± 10,175 SF
Parking Spaces:	24
Zoning:	CHW
Year Built:	1947
Specific Use:	Medical

HIGHLIGHTS

- Prime medical office space close to Long Beach Memorial Medical Center
- Ample Gated Parking
- High Visibility 31,000 VPD
- Security System
- Professionally Landscaped
- FF & E Negotiable

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PROPERTY DESCRIPTION

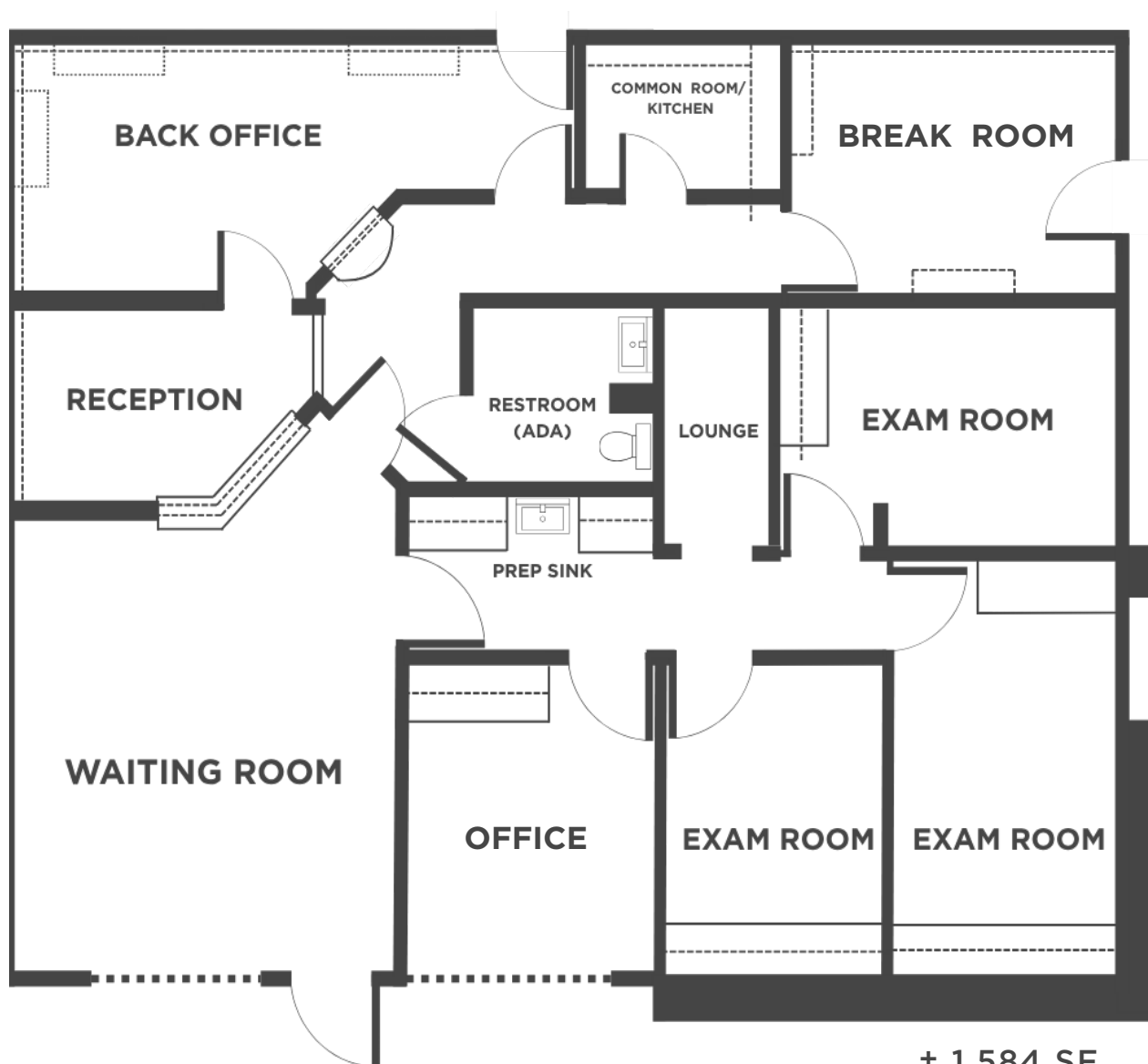
Free standing, single purpose medical office building currently built out as a plastic surgery practice (consultation and minor procedure, no surgery). Ample surface parking (16:1) is available on site in a gated lot with front and rear automated gate entry. Well maintained building with a security system that includes 3 exterior cameras and a front door entry (with intercom/camera) that opens to a beautifully appointed waiting room. There is a rear entry door for medical staff as well as a side entry door to a separate break room. The property is professionally landscaped and reflects pride of ownership.

Walking distance to Memorial Medical Center with close proximity to the 405 and 710 freeways. Excellent visibility from Atlantic Ave. where traffic counts are 31,000 VPD. The area is zoned CHW and allows for mixed scale commercial uses. Ideal location for Medical practice.



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FLOOR PLAN



± 1,584 SF

2664 ATLANTIC AVE.
LONG BEACH, CA

2664 ATLANTIC AVENUE

PHOTOS



2664 ATLANTIC AVENUE

PHOTOS



2664 ATLANTIC AVENUE

L O C A L R E T A I L M A P

PACIFIC AVE.

VETERANS
MEMORIAL PARK

JACKIE ROBINSON
ACADEMY
K-8

COLLEGE MEDICAL
CENTER



LONG BEACH BLVD.

COLUMBIA ST.



ATLANTIC AVE.

27TH STREET



SUBJECT
PROPERTY

WILLOW STREET

WILLOW & LONG
BEACH BLVD. RETAIL



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