



4632 E. 7TH STREET LONG BEACH, CA 90804

FULLY BUILT OUT SALON FOR SALE



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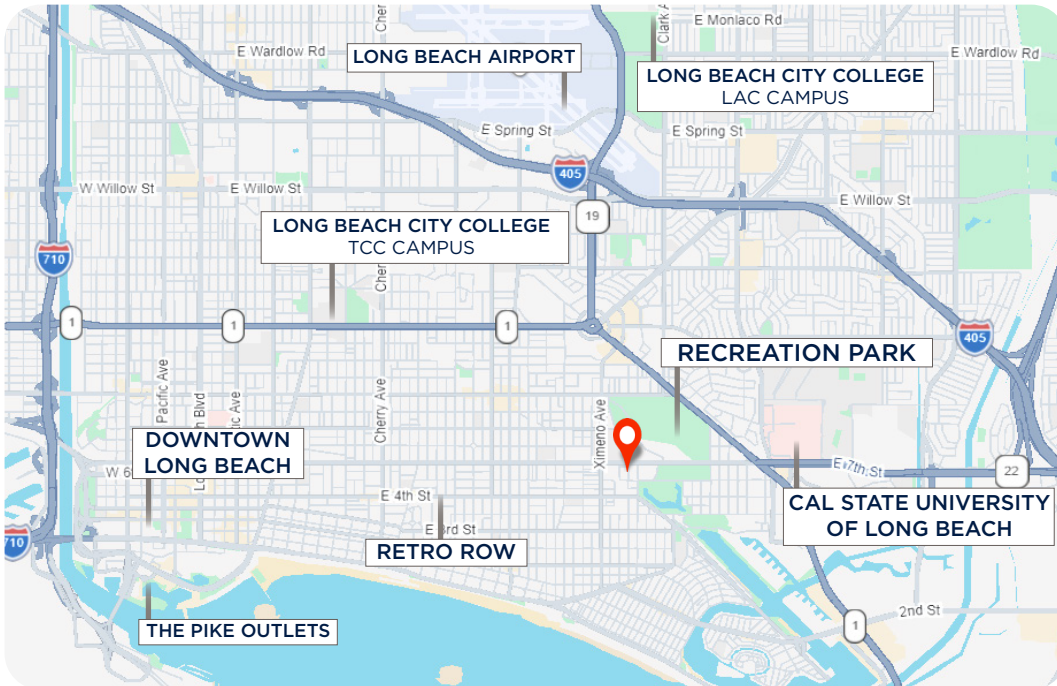
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BUILDING SIZE:	± 1,542 SF (± 742 SF BLDG + ± 800 SF GARAGE)
LOT SIZE:	± 2,242 SF
SALE PRICE:	\$945,000
PRICE PSF:	\$612.84 PSF
ZONING:	LBCCA
YEAR BUILT:	1934
APN:	7241-017-004

HIGHLIGHTS

- Fully built out hair salon
- Perfect for hair salon, pet groomer, and many other businesses
- Distinctive Art Deco design
- Large facade, perfect for signage!
- 2 Car garage + bonus storage room
- Adjacent to Wilson High School
- 7th Street location—one of the busiest thoroughfares in Long Beach





Coldwell Banker Commercial BLAIR is pleased to present 4632 E. 7th Street for sale: a distinctive owner-user opportunity situated along one of East Long Beach's well-established commercial corridors. Rich in character and local history, the property offers a unique combination of prominent street visibility, flexible commercial space, and valuable rear storage and access.

Records indicate the building dates back to 1934, when it was originally permitted as a sandwich shop. In 1959, the property was expanded for use as a café/restaurant, and over the decades it has accommodated a variety of neighborhood-serving businesses. In the 1980s, Tuggles & Co Hair Design operated from the property, followed by Anthony's Wigs, which has occupied the premises since the late 1980s. The building was subsequently enhanced with its distinctive Art Deco-influenced façade and expansive storefront windows, giving the property a recognizable presence along 7th Street.

The front retail area has been thoughtfully designed for its longstanding salon and wig boutique use and features an inviting interior with distinctive architectural details, including decorative ceiling cutouts, skylights, and abundant natural light. The existing configuration provides an attractive opportunity for another hair salon, barber shop, wig retailer, beauty supply store, esthetician, nail salon, medical aesthetics or skincare operator, massage therapist, or other beauty and personal care business seeking to minimize initial improvement costs.

Beyond its existing beauty-related improvements, the property's open and adaptable configuration may accommodate a wide variety of neighborhood-serving commercial uses, including a dog grooming salon or pet boutique, physical therapy or wellness studio, tattoo or permanent makeup studio, boutique retailer, florist, specialty gift shop, bicycle shop, bookstore or café concept, professional office, tax or accounting office, insurance or real estate agency, creative studio, showroom, or other specialty retail and service uses, subject to applicable zoning and municipal approvals.

A significant advantage of the property is the large rear area with high ceilings, storage capacity, shelving, and roll-up garage door access. Extending to a 20-foot-wide rear alley, this portion of the property provides valuable flexibility for inventory and equipment storage, workshop or production needs, deliveries, or secured parking. This functionality is particularly beneficial for an owner-user seeking both customer-facing storefront space and operational space within the same property.

Positioned along highly traveled East 7th Street, the property benefits from excellent visibility, convenient access, and close proximity to established residential neighborhoods. Its combination of historic character, distinctive architecture, natural light, storefront exposure, flexible interior space, and functional rear access creates an appealing opportunity for an owner-user looking to establish a long-term presence in East Long Beach.





FOR INQUIRES, PLEASE CONTACT



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