



COLDWELL BANKER
COMMERCIAL

BLAIR



2400-2414 EAST 7TH STREET
LONG BEACH, CALIFORNIA 90814

Iconic Commercial Property for Sale in Rose Park

Sheva Hosseinzadeh

Principal
T: 562.400.5949
Sheva@cbcbclair.com
BRE #01922147

Vachel McKeever

Associate Vice President
T: 562.900.2938
VMcKeever@cbcbclair.com
BRE #02074710

PROPERTY INFORMATION

SALE PRICE:	\$1,500,000 (\$520/PSF)
BUILDING SF:	2,884 SF
TOTAL LOT SIZE SF:	9,967 SF
ZONING:	CNR ZONE
PARKING:	20 SPACES
APN:	7262-029-013 7262-029-014
YEAR BUILT:	1921

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire an iconic standalone restaurant
- Prime visibility along a major Long Beach thoroughfare
- On-site parking lot with 20 parking stalls
- Type 47 ABC liquor license available
- Strong potential for owner-user or investor repositioning

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is proud to present a rare opportunity to acquire a true Long Beach landmark in Rose Park.

2400 E. 7th Street – Formerly “The Prospector”

Since the 1960s, the widely known and beloved steakhouse Haskell’s Prospector, more commonly referred to as The Prospector, has been a Long Beach landmark. This approximately 2,884 SF freestanding building sits on about 3,210 SF of land and is ideally suited for a restaurant, bar, or adaptive reuse concept. The property includes the opportunity to acquire a valuable Type 47 ABC liquor license, providing immediate operational potential for food and beverage users. The offering includes the rights to the Prospector name and associated branding.

2414 E. 7th Street – Dedicated Parking Lot

This approximately 6,757 SF parcel is adjacent to the restaurant/ bar and features 20 on-site parking spaces, including two ADA-compliant stalls. This parking lot is a major asset, providing accessibility and convenience to customers and staff.

This offering presents a unique chance to reimagine an iconic property while benefiting from its established presence in one of Long Beach’s most vibrant Rose Park corridors.

ZONING

Neighborhood Commercial Zoning Districts:

The Neighborhood Commercial Zoning District provides small scale, neighborhood compatible uses. Scale is determined by the size of adjoining residential uses, the commercial lot size and the commercial street width. Special scale restrictions apply in these districts. These properties are zoned CNR- Neighborhood Commercial and Residential District which is a mixed-use district permitting small scale commercial uses and/or moderate density residential development at R-3-T densities.



LOCAL AMENITIES

Retro Row

0.4 Miles

- » Lola's Mexican Cuisine
- » The Social List
- » Little Coyote Pizza
- » The Pike Restaurant & Bar
- » Fatima's Grill
- » Number Nine
- » Aji Peruvian Cuisine
- » Alder & Sage
- » The Bamboo Club
- » Tarantella on 4th

Downtown Long Beach

2.1 Miles

- » 123 Pho
- » Agaves Kitchen & Tequila
- » Ammatoli
- » Arize Bistro
- » The Potholder
- » Buono's Pizzeria
- » Cafe Sevilla
- » Dog Haus Biergarten
- » East Village Cafe
- » Hamburger Mary's
- » Marathon Burger
- » King's Fish House

The Pike Outlets

2.7 Miles

- » Auld Dubliner
- » Bubba Gump Shrimp Co.
- » California Pizza Kitchen
- » Chili's Grill & Bar
- » Famous Dave's Bar-B-Que
- » Gladstone's Long Beach
- » Nike Factory Store
- » H&M
- » Converse
- » Gap Factory Store
- » G by Guess
- » Islands Fine Burgers & Drinks
- » Kalaveras
- » Paris Baguette
- » P.F. Chang's China Bistro
- » Waba Grill
- » Cinemark
- » Laugh Factory
- » Eos Fitness



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WALKS. studio

1072 ELKGROVE AVE, #4
VENICE, CA 90291

WALKS-STUDIO.COM
P.949.633.0977



CA LICENSE NAME: CORY WALKER
DISCIPLINE: ARCHITECT
CA LICENSE NO: C-37193
RENEWAL DATE: 11-30-2025

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Buyer to verify all entitlements, approvals, and specifications independently prior to purchase

This architectural floor plan illustrates a restaurant layout with various functional zones and egress paths. The plan is color-coded: pink for the main dining area, green for the kitchen, and light blue for the patio. Egress paths are marked with red dashed lines and labeled A, B, and C. Key features include:

- RESTAURANT (A-2):** 1,454.6 SF, 97 OC.
- RESTAURANT PATIO (A-2):** 537.6 SF, 36 OC.
- COMMERCIAL KITCHEN (A-2):** 707.3 SF, 4 OC.
- RESTROOMS:** UNDER DEFERRED SUBMITTAL, NOT A PART.
- DOORS:** 32 OC, 10'-5" R, 3'-0" P.
- EGRESS PATHS:** A, B, C.
- PLANTER:** FLUSH W TOP OF SLAB.
- ADA:** Accessible route indicated.

 DOOR #
 STAIR/DOOR WIDTH REQ'D
 STAIR/DOOR WIDTH PROVID'D (CLR)

 PATH OF EGRESS

 OCCUPANT LOAD

 RESTROOMS (0 GROSS)

 A-2 - ASSEMBLY (15 NET)
 UNCONCENTRATED TABLES & CHAIRS
 RESTAURANT INTERIOR

 A-2 - ASSEMBLY (15 NET)
 UNCONCENTRATED TABLES & CHAIRS
 RESTAURANT EXTERIOR COVERED PATIO

 A-2 - COMMERCIAL KITCHEN (15 NET)

 SUSPENDED EXIT SIGN

 SIGN VISIBLE FROM THIS DIRECTION
 DIRECTION OF TRAVEL

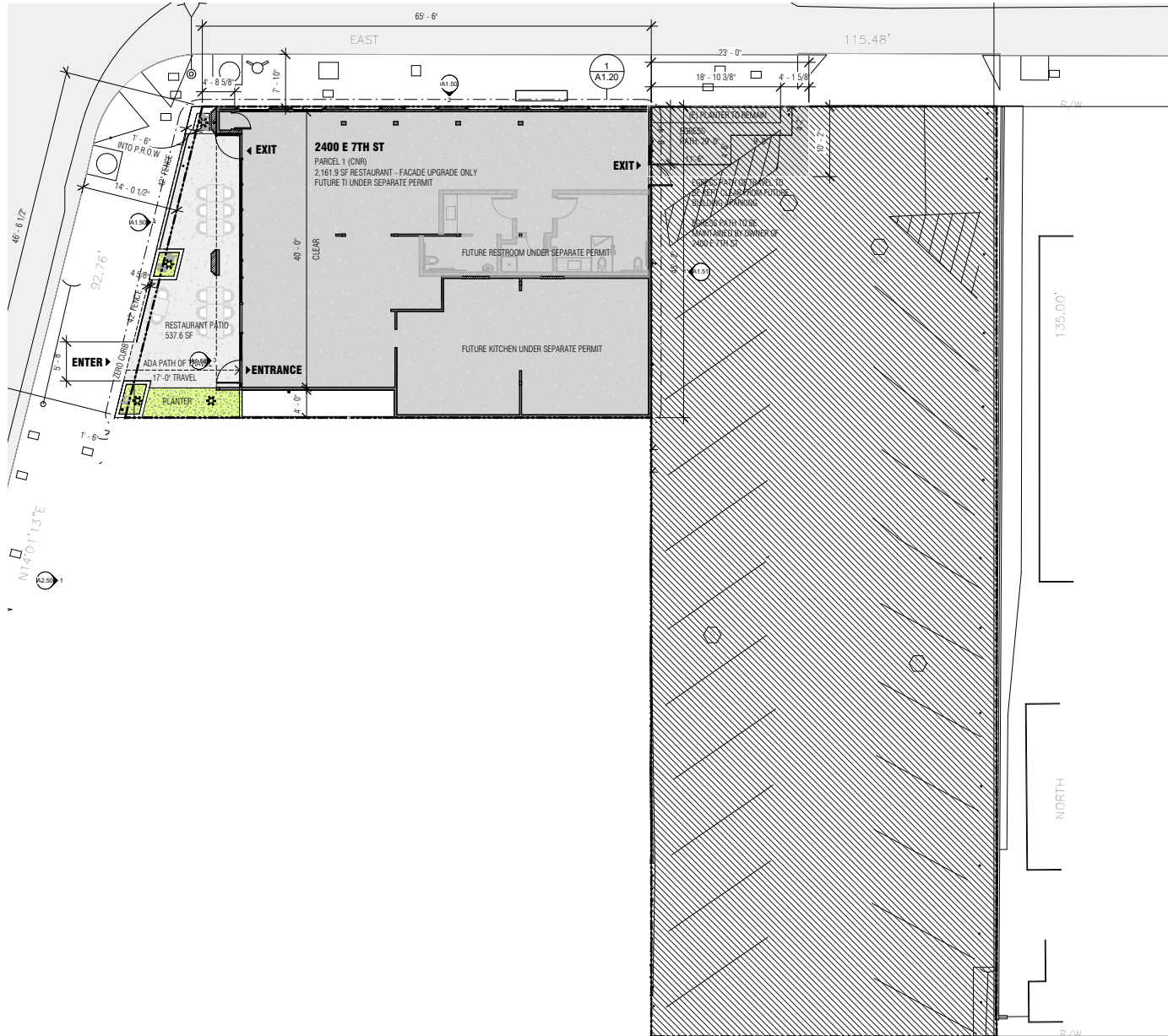
 WALL MOUNTED EXIT SIGN AT EXIT, ABOVE DOOR

 FIRE EXTINGUISHER, RECESSED IN WALL IN VISIBLE LOCATIONS



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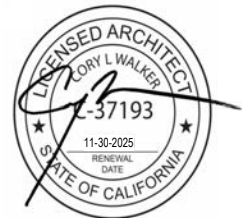
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