

FOR SALE: OWNER-USER OFFICE BUILDING

3965 CLARK AVENUE

///// LONG BEACH / CALIFORNIA /////

NEWMARK
PACIFIC

PROPERTY INFO

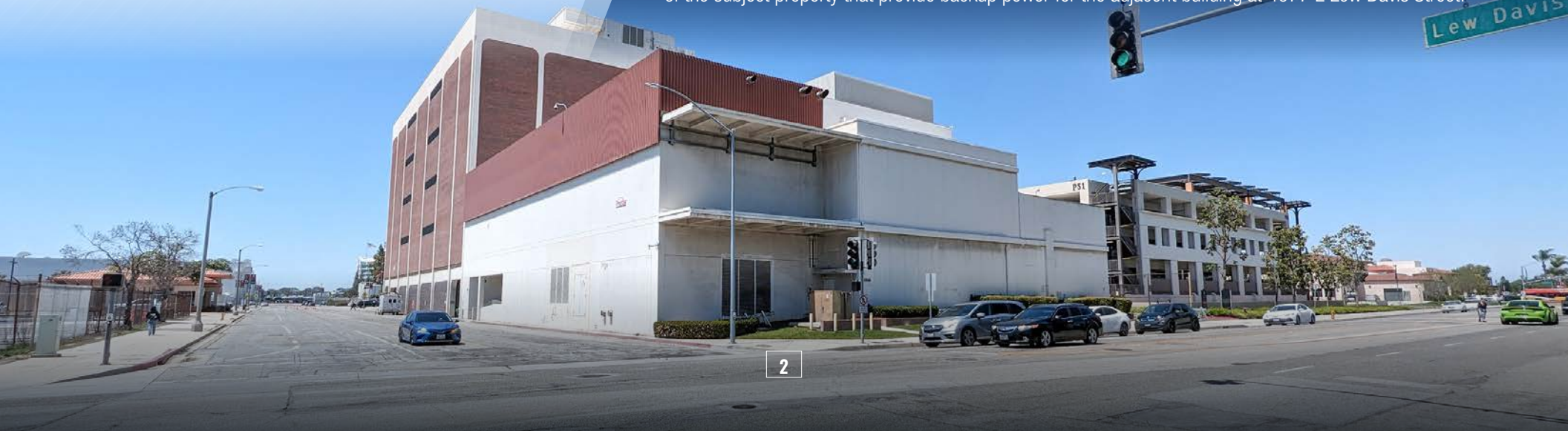
SALE PRICE	\$2,900,000
PRICE/SF BUILDING	\$82
PRICE/SF LAND	\$154
BUILDING SIZE	±35,260 SF*
LAND SIZE	±18,790 SF**
YEAR BUILT	1955
ZONING	I (Institutional Zone)

* **Building SF** of 35,260 is an estimate based on floor plans provide, the outer measurements of each floor is 150 ft x 125 ft which equates to 18,750 SF per floor, and a total building size of approximately 37,500. Subject change pending new building measurements and floor plans.

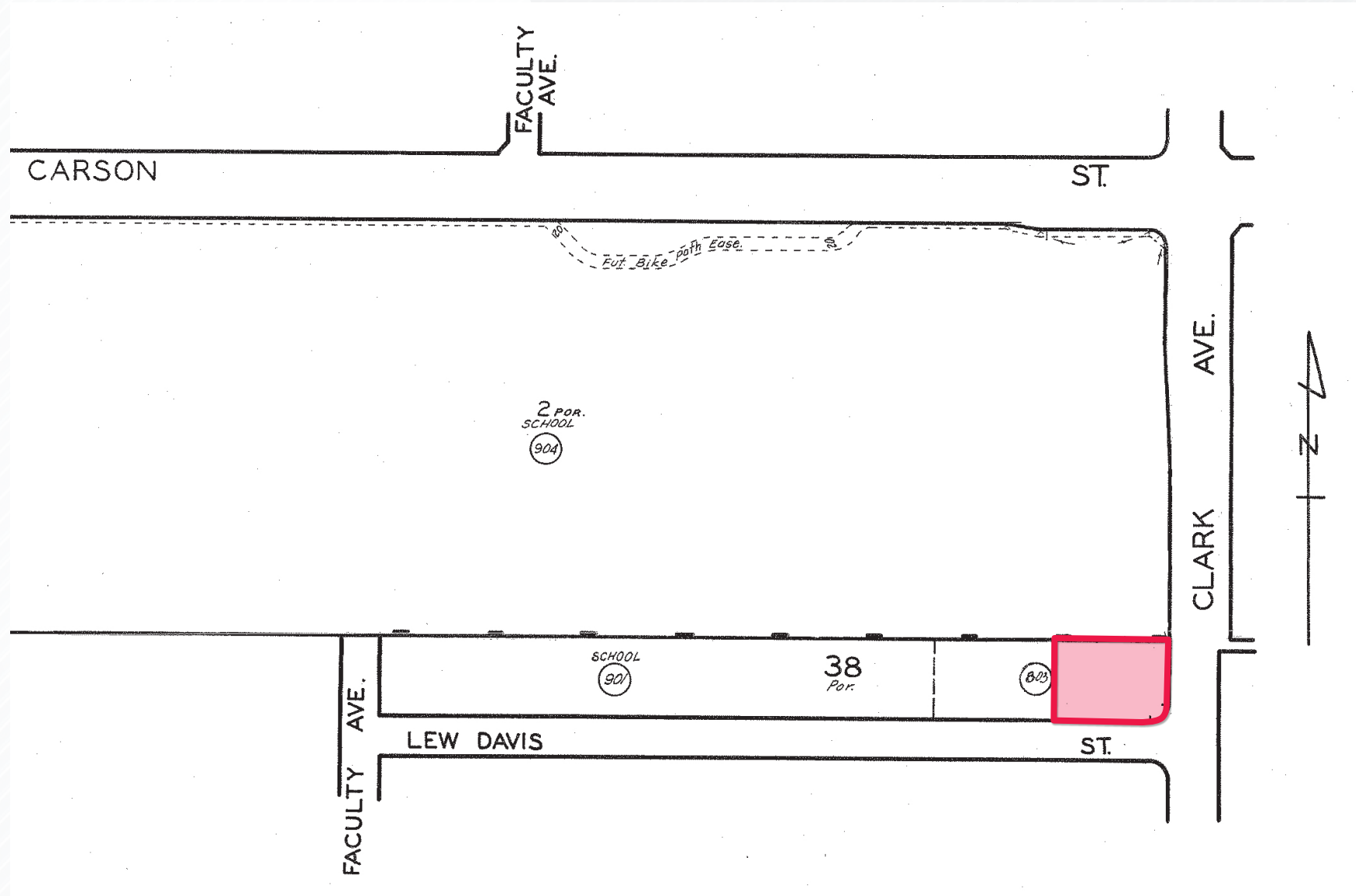
** **Land SF** of 18,750 is an estimate based on measurement from GIS map and subject to change pending survey.

INVESTMENT HIGHLIGHTS

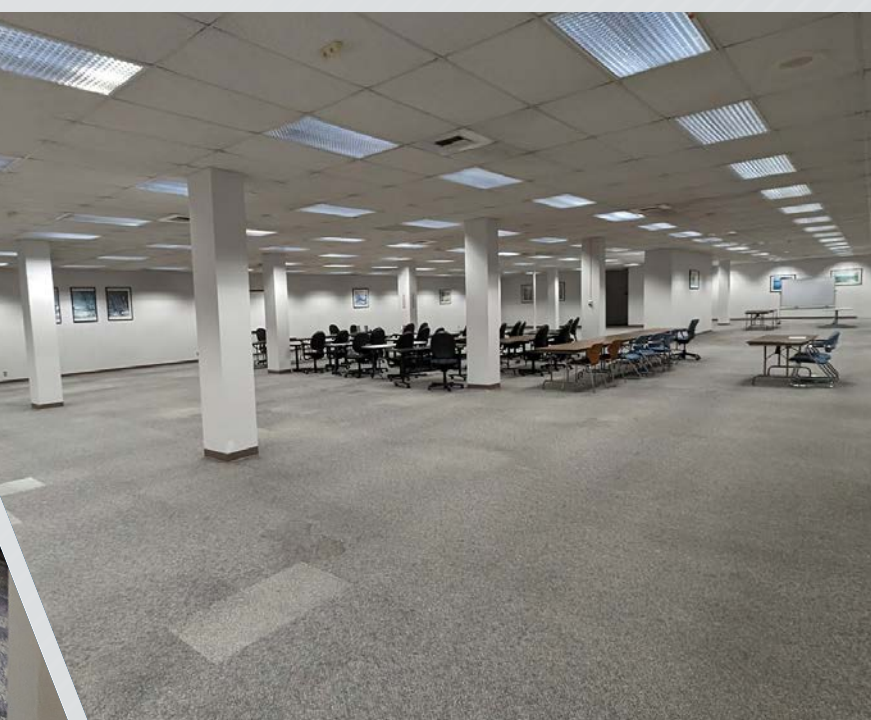
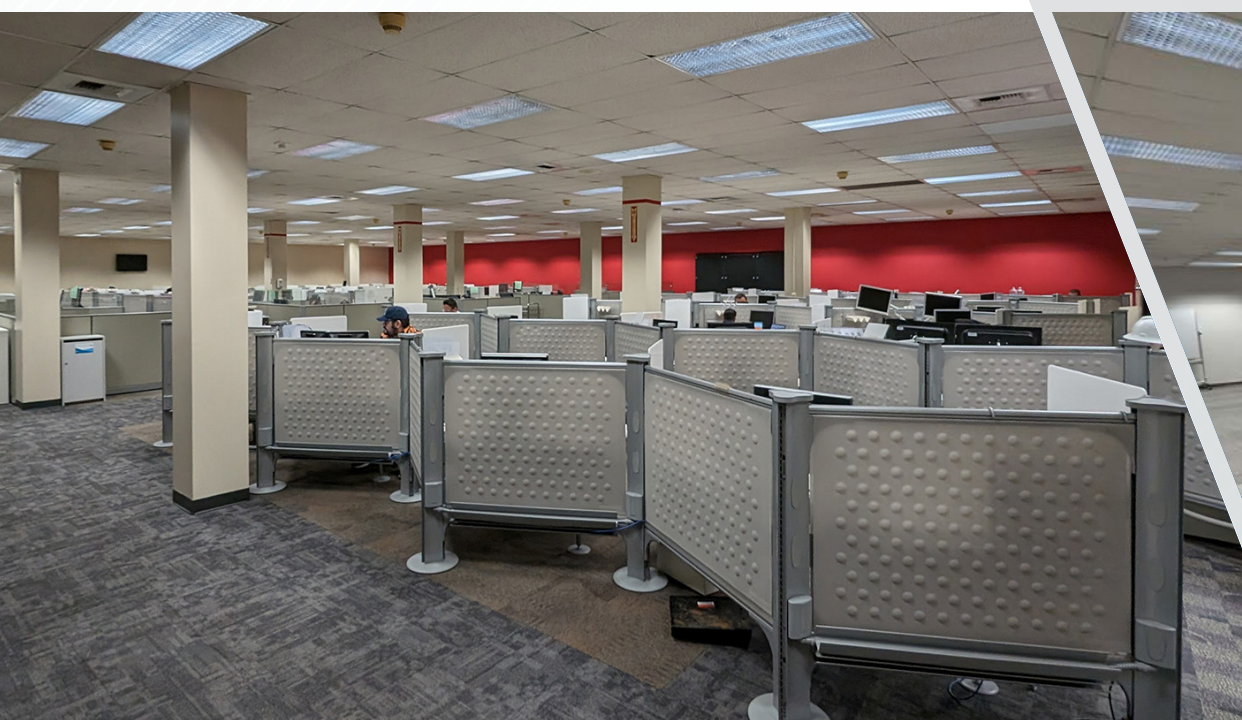
- Two-story office building delivered vacant at close of escrow, owner-user opportunity
- Located at the northeast corner of Clark Avenue and E Lew Davis Street
- No parking on site
- Directly adjacent to Long Beach City College and Veteran's Stadium
- Nearby to Long Beach Airport which currently has plans to renovate and expand their main terminal
- Surrounding area is one of the major commercial office/industrial districts of the city, consisting of office and warehouse complexes that home to major companies such as Boeing, Mercedes Benz and Gulfstream Aerospace.
- Sale is subject to parcel being demised from the adjacent Frontier Communications data center building
- At close of escrow, two easements will be created at the property: one along the northern property line for telecommunication lines, and a second for the reciprocal generators located in the southeast corner of the subject property that provide backup power for the adjacent building at 4077 E Lew Davis Street.



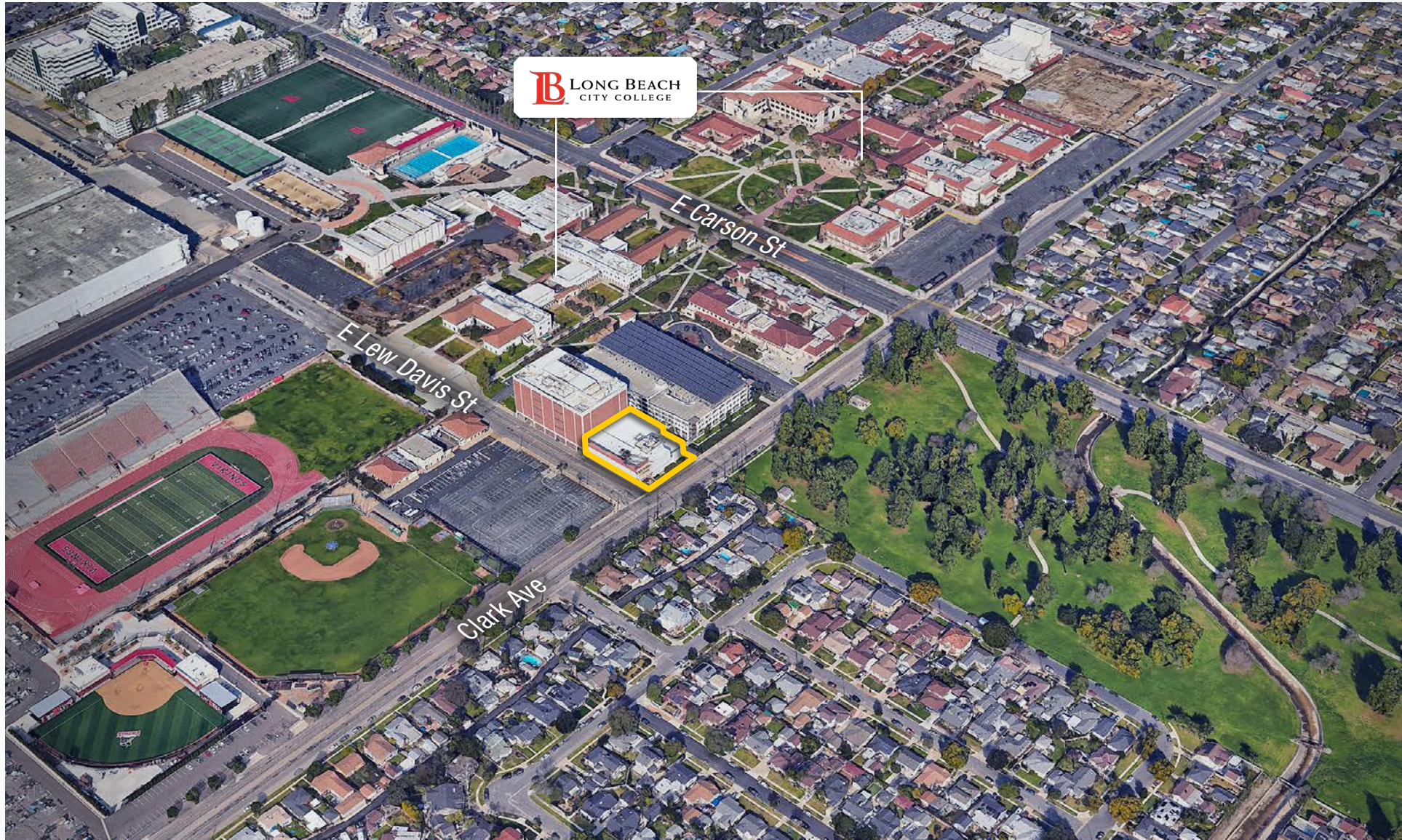
PARCEL MAP







AERIAL VIEW



AREA NEIGHBORS

LB CALIFORNIA STATE UNIVERSITY
LONG BEACH


Dignity Health.
St. Mary Medical Center


MemorialCare.
Long Beach Medical Center


long beach
airport


United Pacific


FoodPharma™
Functional Food Manufacturing


Heliogen


Turbo air
REFRIGERATOR MANUFACTURER


Mercedes-Benz
VEHICLE PREPARATION CENTER

VETERANS MEMORIAL STADIUM

3965
CLARK AVENUE


LONG BEACH
CITY COLLEGE


BOEING

TURELK


MORF3D
AEROSPACE


ROCKETLAB


MH
STRUCTURAL ENGINEERS

REGIONAL VIEW



3965
CLARK AVENUE



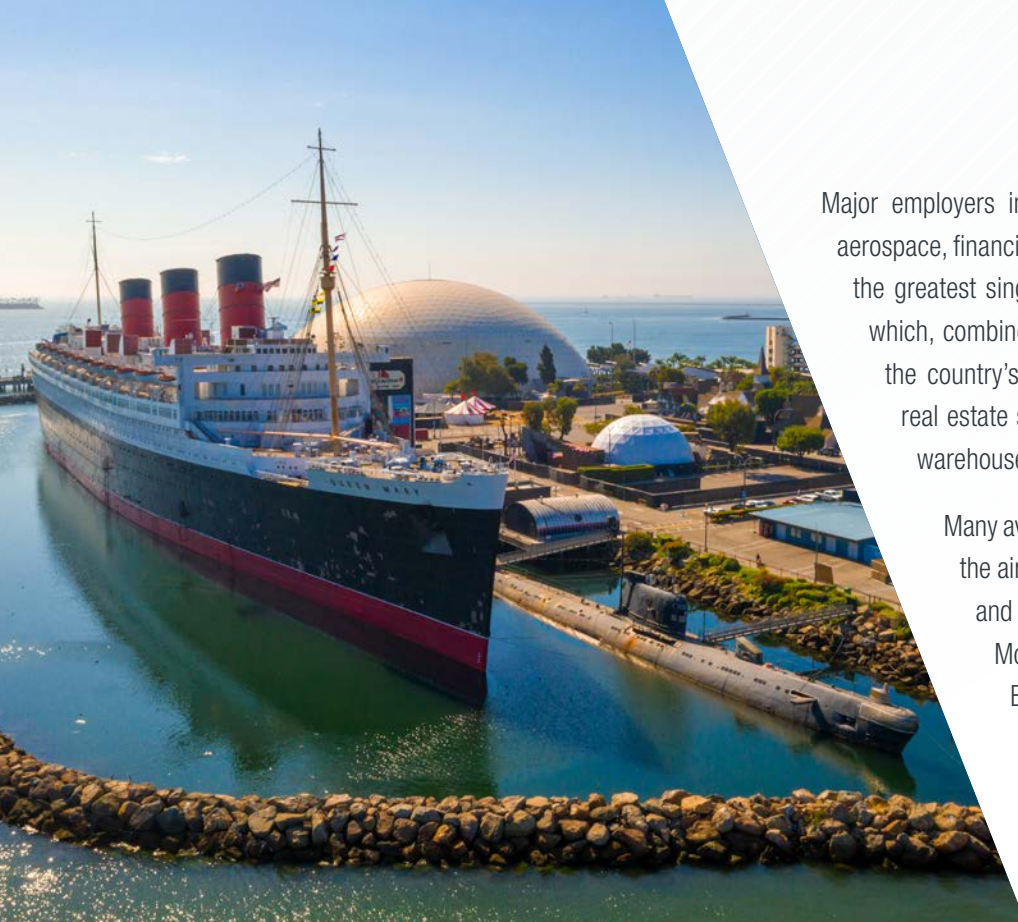
AREA OVERVIEW | LONG BEACH

Long Beach, the 7th largest city in California, embodies a rich tapestry of diversity, boasting a dynamic blend of cultures and communities among its residents. Its remarkable growth in recent times underscores its appeal, fueled by its affordable real estate market, conducive business atmosphere, and strategic proximity to a highly skilled and educated workforce. The economy of Long Beach thrives on a diverse array of industries, showcasing its resilience and adaptability. Anchored by a robust maritime sector, the Port of Long Beach stands as one of the busiest and most vital ports in the world, facilitating extensive trade and commerce. Additionally, the city boasts a strong presence in aerospace and manufacturing, with companies like Boeing and Gulfstream Aerospace contributing significantly to its economic vitality. Furthermore, Long Beach benefits from a burgeoning healthcare sector, led by renowned institutions such as Long Beach Memorial Medical Center. With a strategic location, favorable business climate, and a skilled workforce, Long Beach continues to foster innovation and growth across various sectors, cementing its position as a dynamic economic hub within California and beyond.

LONG BEACH TOP EMPLOYERS



Long Beach's economy continues to evolve with current developments, including significant investments in sustainable initiatives and infrastructure projects aimed at modernizing the city's transportation systems and reducing environmental impact. The Port of Long Beach, in partnership with stakeholders, is pioneering green initiatives to reduce emissions and promote cleaner, more efficient port operations, positioning the city as a leader in sustainable maritime trade. Additionally, Long Beach is experiencing a surge in real estate development, with mixed-use projects revitalizing downtown areas and creating new opportunities for businesses and residents alike. The city's burgeoning technology sector is also seeing growth, fueled by initiatives to attract startups and foster innovation through collaborative spaces and incubator programs. Furthermore, Long Beach's commitment to social equity and inclusivity is driving initiatives to support small businesses, promote workforce development, and address disparities in access to economic opportunities, ensuring that the benefits of economic growth are shared by all residents.



Major employers in the City of Long Beach include businesses and organizations in the aviation and aerospace, financial services, health care, hospitality and tourism, oil, technology and trade sectors. Perhaps the greatest single driver of economic activity in the city and greater region is the Port of Long Beach, which, combined with its neighboring Port of Los Angeles, is responsible for processing about 39% of the country's maritime international trade. The port supports businesses in the trade, logistics and real estate sectors, including trucking firms, customs brokers and freight forwarders, shipping lines, warehouses and other enterprises.

Many aviation and aerospace companies continue to operate in and around LGB today. These include the airport's largest leaseholder, Gulfstream, which employs approximately 800 workers in the city and performs maintenance and service on several models of its jets. At Douglas Park, a former McDonnell Douglas site, Virgin Orbit is developing a system to launch rockets from a modified Boeing 747. Virgin employs just over 500 people in Long Beach, and last year expanded into a second building in the business park. Other major businesses around the airport include the training school FlightSafety International, fixed base operators Ross Aviation, Signature Flight Support and Airserv, and a variety of businesses located in two business parks owned by LGB.

PORT OF LONG BEACH AND LOS ANGELES - THE BUSIEST PORT IN NORTH AMERICA



#1

busiest port in North America

8.1

TEUs in 2020, up 6% YoY

\$1.5B

new Gerald Desmond Bridge
expands Port bandwidth

\$5B

in U.S. Customs revenue
from the Ports

\$450B

in cargo handled annually

\$1.5B

Middle Harbor redevelopment to double cargo
capacity bridge expands Port bandwidth

3.5M+

jobs generated

2.4M

TEUs up 41.2% YoY

1Q2021

best quarter on record

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FOR MORE INFORMATION,
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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement, containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark, that broker shall not look to Newmark for payment of such a commission or any other compensation.

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