

SURPLUS PROPERTY SALE & DEVELOPMENT OPPORTUNITIES

UPTOWN - ATLANTIC AVENUE CORRIDOR LONG BEACH, CALIFORNIA

DEVELOP BUILD ACTIVATE



CITY OF
LONG
BEACH

EXCLUSIVELY MARKETED BY

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THE OPPORTUNITY

The City of Long Beach is offering a portfolio of City-owned surplus properties located along the Atlantic Avenue Corridor between 55th and 60th Streets for sale. These sites represent a unique opportunity for developers, investors, and owner-users to acquire strategically positioned parcels throughout established corridors and urban neighborhoods.

The City's objective is to responsibly monetize surplus assets while supporting long-term economic activity and area revitalization. The portfolio includes a mix of improved and unimproved properties, strategically located between LA and OC, offering flexibility for a wide range of development strategies, from ground-up construction to adaptive reuse.

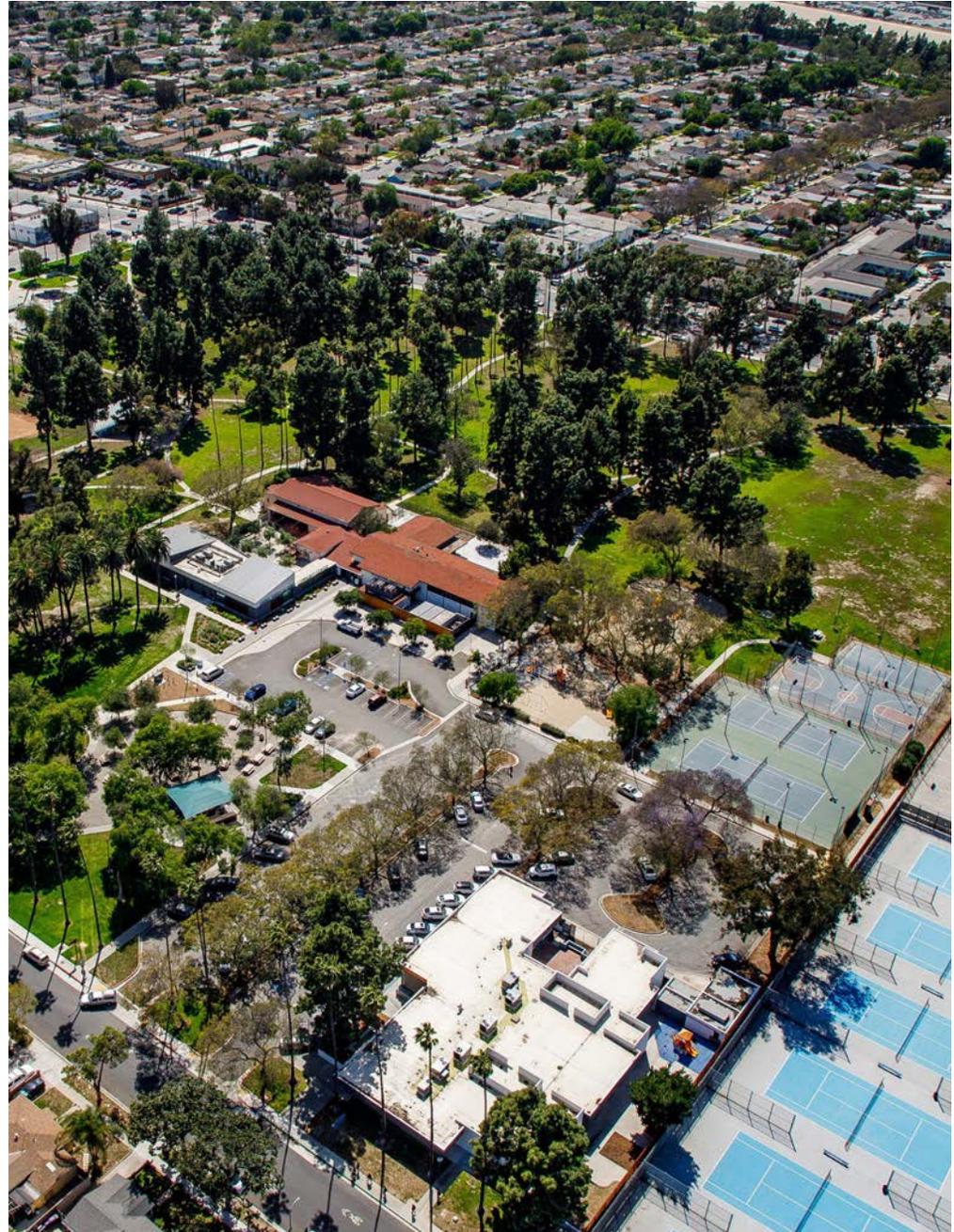
The properties may be sold individually, in small groupings, or as part of a larger portfolio, allowing buyers to pursue projects that align with their specific investment goals and development expertise while also delivering activation that furthers City goals for the area.

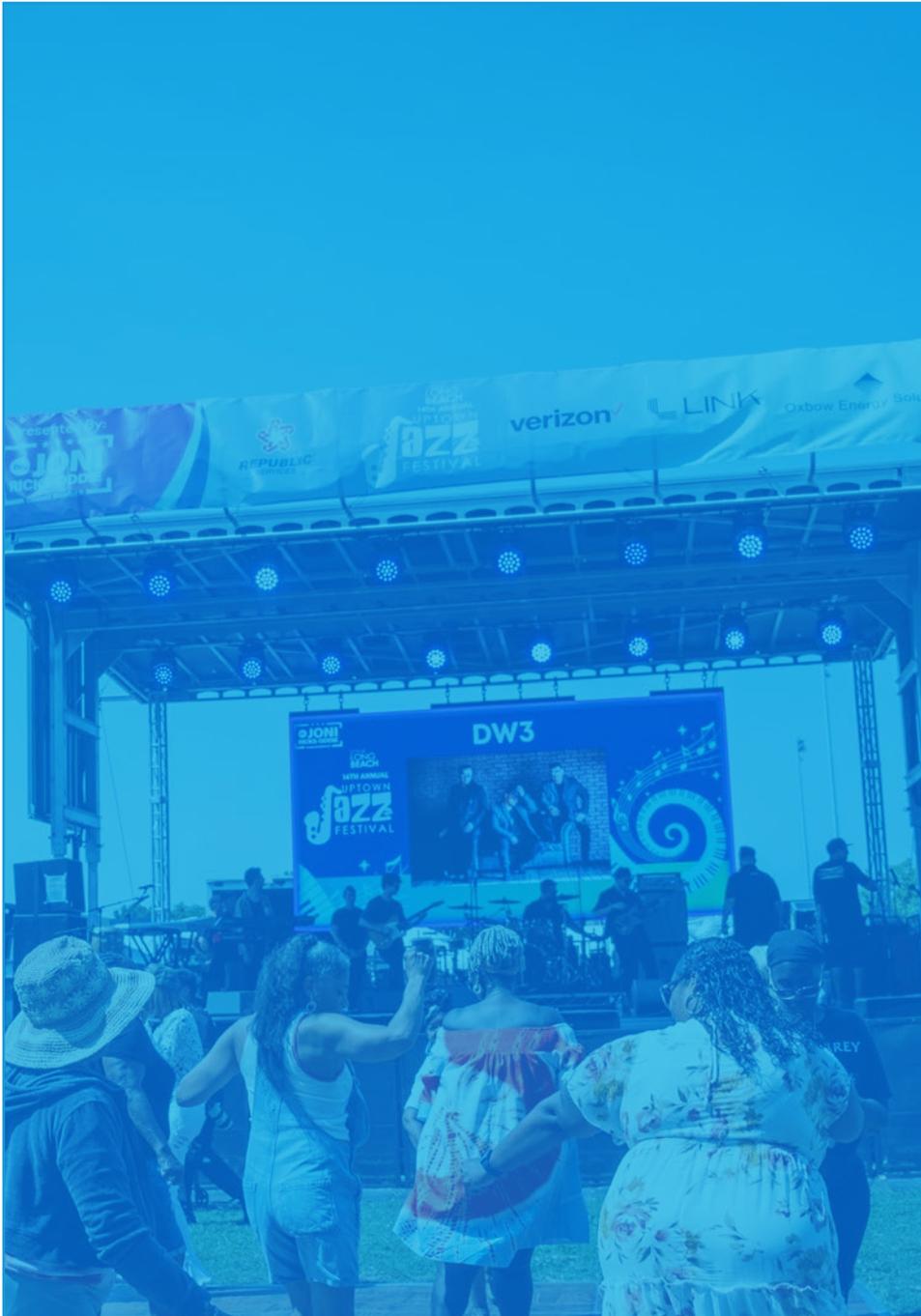
OVERALL GOALS

- *Activation*
- *Neighborhood Services Uses*
- *Residential Development*
- *Mix of Day and Evening Uses Contributing to a Thriving Corridor*

PORTFOLIO HIGHLIGHTS

- Multiple sites across two City Council Districts
- Flexible disposition structure
- Mix of improved and unimproved properties
- Opportunities for both development and owner-user acquisition





UPTOWN DEVELOPMENT DAY

for Developers, Brokers and Owners/Users

Develop, Build and Activate North Long Beach

The City of Long Beach invites you to participate in the Uptown Development Day! The free event will feature a panel discussion and guided tour of the City-owned, for-sale properties along the North Atlantic Avenue corridor. We will discuss the entitlement process, visit sites and City staff will be available to answer questions. Join us to explore all the potential that North Long Beach has to offer!

Thursday, Mar. 19, 2026
10 a.m. to noon
Registration will begin at 9:30 a.m.

**Michelle Obama Neighborhood Library
 Community Room**
5870 Atlantic Ave., Long Beach, CA 90805



RSVP by 5 p.m. on Mar. 17, 2026, using the QR above.

**For additional information, contact Sean Lieppman,
 CCIM, at slieppman@leelalb.com.**

What to Expect:

- City Expectations for Development
- Guided Site Visit
- Overview of Properties
- Entitlement Process Review



COUNCIL DISTRICT 8 SITES

Address	Property Size*	Zoning**	Current Use	APN	Appraised Value
5564 Atlantic Ave	Land: 8,800 SF	MU-1-A	Vacant Lot	7127-009-902, -903	\$615,000
5616-5618 Atlantic Ave	Bldg.: 3,210 SF Land: 4,100 SF	MU-2-A	Retail Units	7127-006-915	\$650,000
5701 Atlantic Ave	Bldg.: 3,210 SF Land: 4,100 SF	MU-2-A	Vacant	7127-007-908	\$415,000
5708-5710 Atlantic Ave	Bldg.: 2,400 SF Land: 4,100 SF	MU-2-A	Vacant	7127-006-911	\$415,000
5661 Atlantic Ave	Bldg.: 3,973 SF Land: 4,100 SF	MU-2-A	Vacant	7127-007-909	\$695,275
5641-5649 Atlantic Ave	Land: 12,300 SF	MU-2-A	Vacant Lot	7127-007-910, -911, -912	\$900,000

*Lot sizes shown are prior to required dedications. A 10-foot special setback applies along Atlantic Avenue frontage. Alley-adjacent parcels are subject to alley dedication requirements. Buyers to verify development standards with the City of Long Beach.

**Subject to A-series use table in Title 22 (see page 17).

***Restrictive Covenant required for each property (see page 17).

TOTAL PRICE

\$3,690,275



COUNCIL DISTRICT 9 SITES

Address	Property Size*	Zoning**	Current Use	APN	Appraised Value
5901 Atlantic Ave	Land: 9,775 SF	RMU3-A	Vacant Lot	7125-034-905	\$685,000
5927-5941 Atlantic Ave	Land: 13,800 SF	RMU3-A	Vacant Lot	7125-034-904, -903	\$940,000
5960 Atlantic Ave	Land: 4,600 SF	RMU3-A	Vacant Lot	7124-017-903	\$315,000
5948 Atlantic Ave	Land: 4,600 SF	RMU3-A	Vacant Lot	7124-017-904	\$315,000
5936 Atlantic Ave	Land: 4,600 SF	RMU3-A	Vacant Lot	7124-017-905	\$315,000

*Lot sizes shown are prior to required dedications. A 10-foot special setback applies along Atlantic Avenue frontage. Alley-adjacent parcels are subject to alley dedication requirements. Buyers to verify development standards with the City of Long Beach.

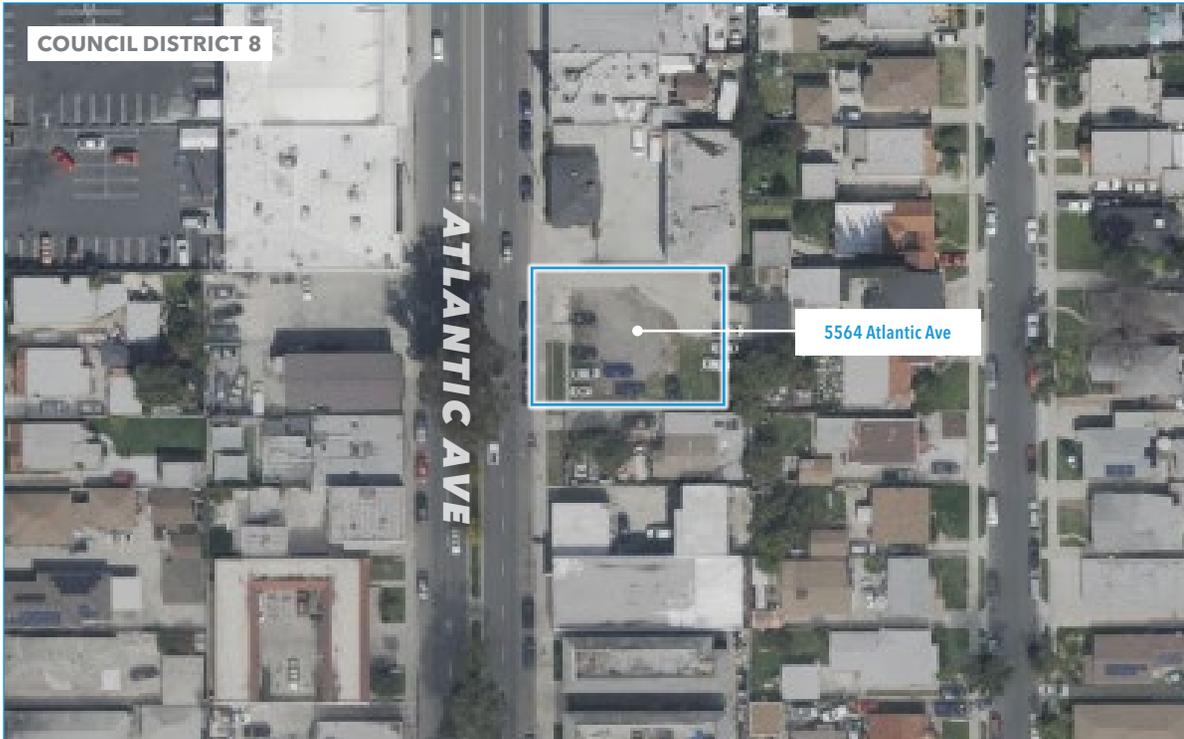
**Subject to A-series use table in Title 22 (see page 17).

***Restrictive Covenant required for each property (see page 17).

TOTAL PRICE

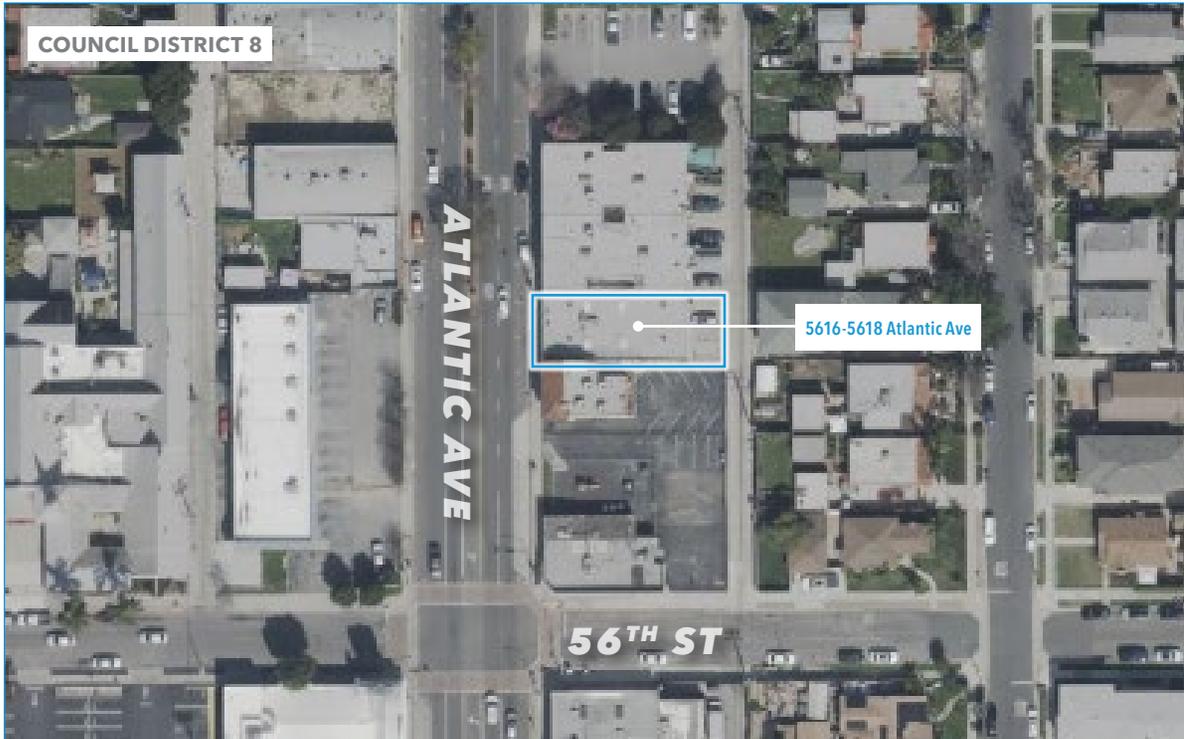
\$2,570,000

5564 ATLANTIC AVE, LONG BEACH, CA 90805



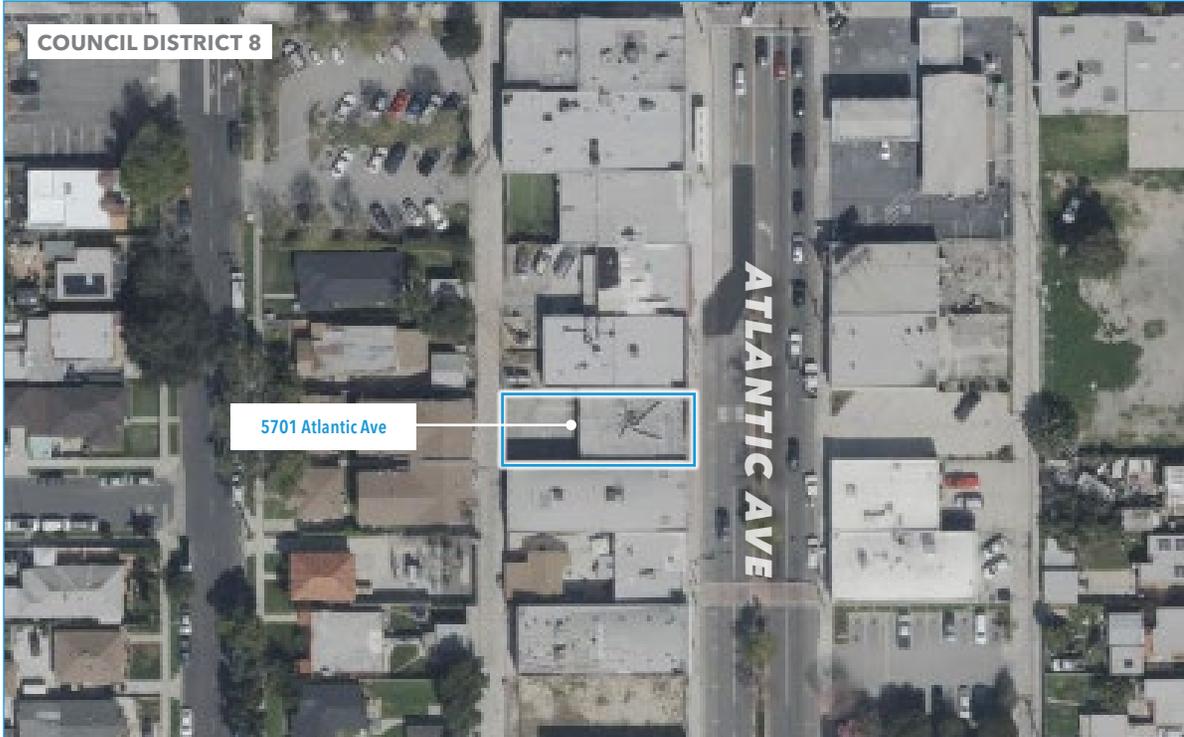
APN	7127-009-902 7127-009-903	REGULATORY CONSIDERATIONS	NOTES
Property Size	Land: 8,800 SF	Applicable: <ul style="list-style-type: none"> • Surplus Land Act Covenant • Inclusionary Housing Requirement • Lot Merger • Dedication • Restrictive Covenant Please see Page 17 for details.	
Current Use	Vacant Lot		
Zoning	MU-1-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$615,000		

5616-5618 ATLANTIC AVE, LONG BEACH, CA 90805



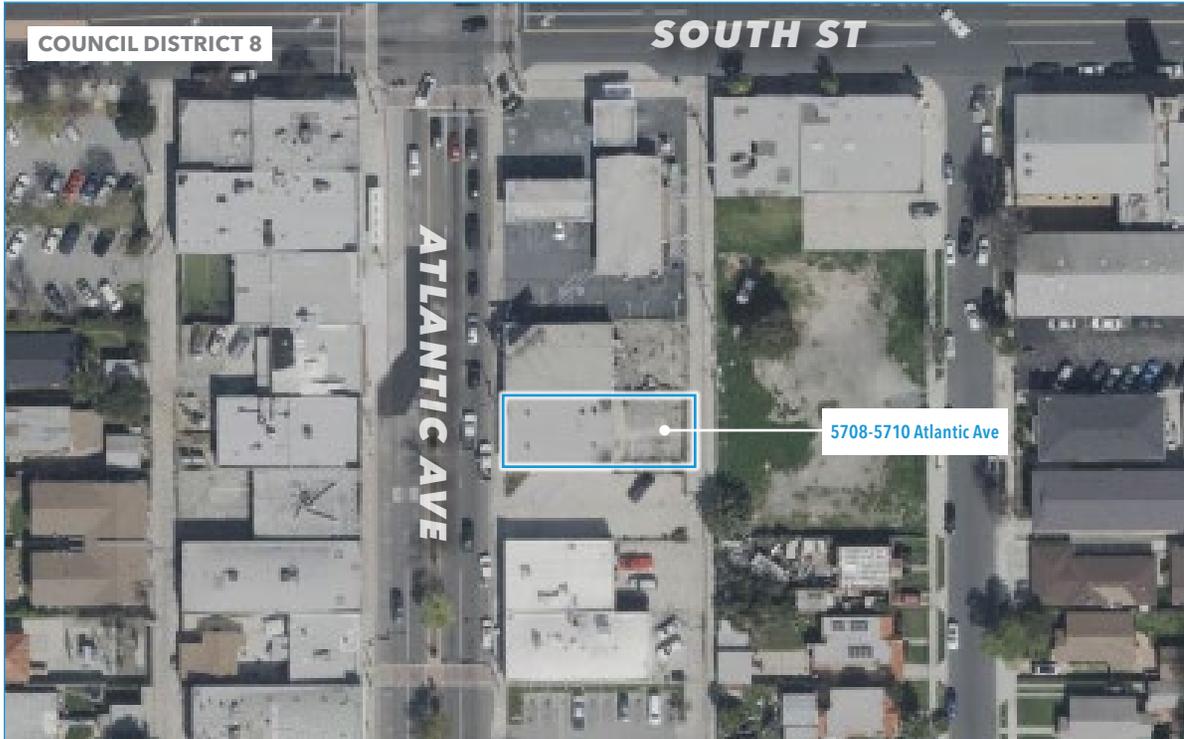
APN	7127-006-915	REGULATORY CONSIDERATIONS	NOTES
Property Size	Building: 3,210 SF Land: 4,100 SF	<p>Applicable:</p> <ul style="list-style-type: none"> • Surplus Land Act Covenant • Inclusionary Housing Requirement • Dedication • Restrictive Covenant • Existing month-to-month lease (Sam's T-Shirts) <p>Please see Page 17 for details.</p>	
Current Use	Retail Units		
Zoning	MU-2-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$650,000		

5701 ATLANTIC AVE, LONG BEACH, CA 90805



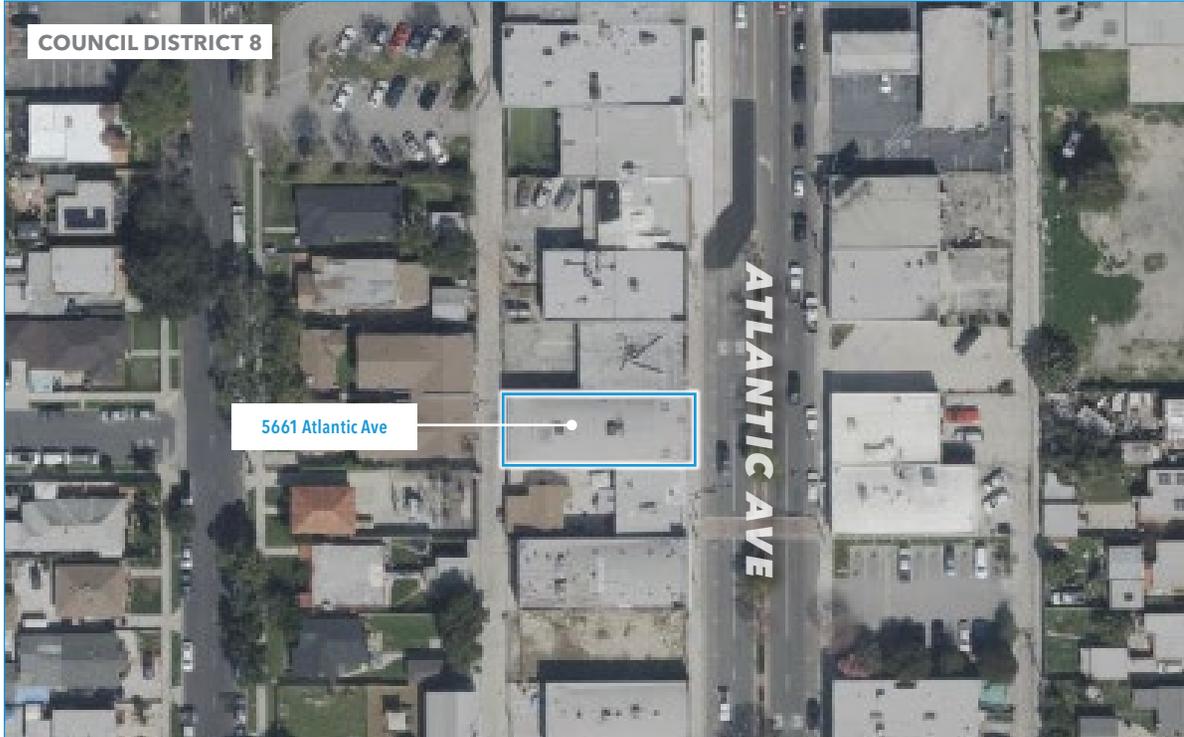
APN	7127-007-908	REGULATORY CONSIDERATIONS	NOTES
Property Size	Building: 2,400 SF Land: 4,100 SF	<p>Applicable:</p> <ul style="list-style-type: none"> • Surplus Land Act Covenant • Inclusionary Housing Requirement • Dedication • Restrictive Covenant <p>Please see Page 17 for details.</p>	
Current Use	Vacant		
Zoning	MU-2-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$415,000		

5708-5710 ATLANTIC AVE, LONG BEACH, CA 90805



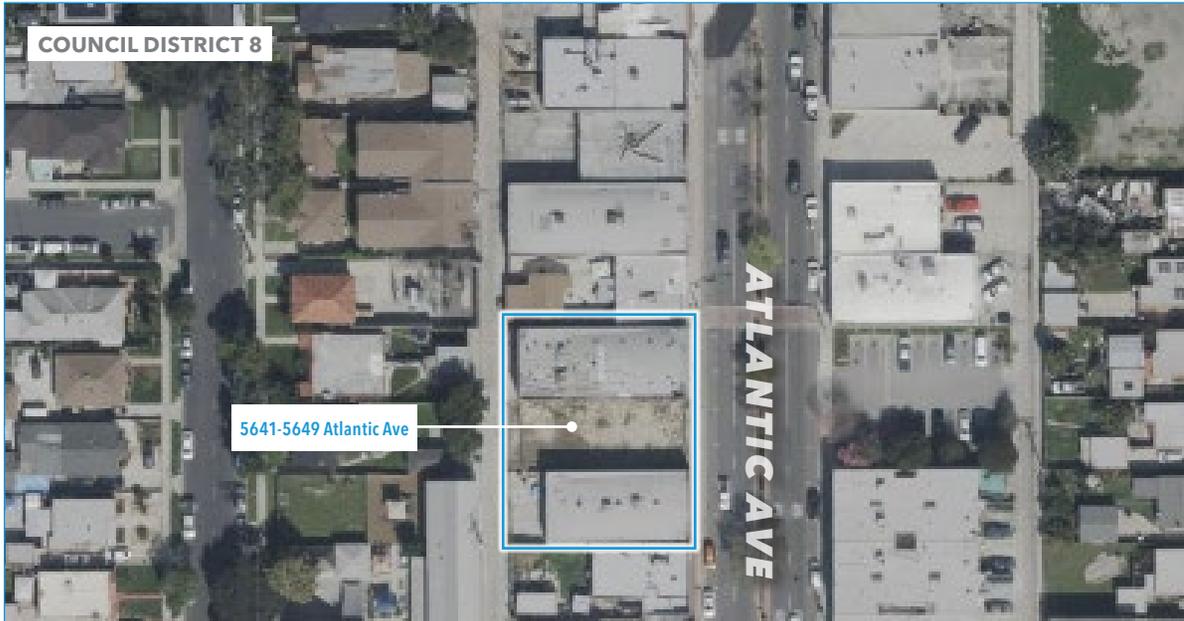
APN	7127-006-911	REGULATORY CONSIDERATIONS	NOTES
Property Size	Building: 2,400 SF Land: 4,100 SF	Applicable: <ul style="list-style-type: none"> • Surplus Land Act Covenant • Inclusionary Housing Requirement • Dedication • Restrictive Covenant Please see Page 17 for details.	
Current Use	Vacant		
Zoning	MU-2-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$415,000		

5661 ATLANTIC AVE, LONG BEACH, CA 90805



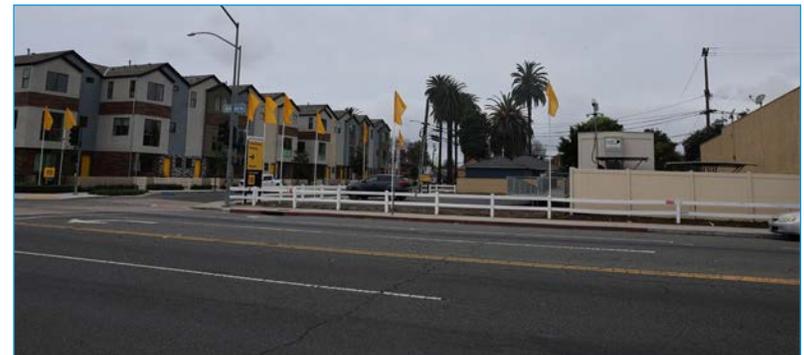
APN	7127-007-909	REGULATORY CONSIDERATIONS	NOTES
Property Size	Building: 3,973 SF Land: 4,100 SF	Applicable: <ul style="list-style-type: none"> Inclusionary Housing Requirement Dedication Restrictive Covenant Not Applicable: <ul style="list-style-type: none"> Surplus Land Act Covenant (HCD exempt, 2/18/26) Please see Page 17 for details.	
Current Use	Vacant		
Zoning	MU-2-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$695,275		

5641-5649 ATLANTIC AVE, LONG BEACH, CA 90805



APN	7127-007-910 7127-007-911 7127-007-912	REGULATORY CONSIDERATIONS	NOTES
Property Size	Land: 12,300 SF	<p>Applicable:</p> <ul style="list-style-type: none"> • Surplus Land Act Covenant • Inclusionary Housing Requirement • Lot Merger • Dedication • Restrictive Covenant • Buildings demolished (July 2025) <p>Note: City would prefer proposals that include space for a Council District Field Office (500-600 SF)</p> <p>Please see Page 17 for details.</p>	
Current Use	Vacant Lot		
Zoning	MU-2-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$900,000		

5901 ATLANTIC AVE, LONG BEACH, CA 90805



APN	7125-034-905	REGULATORY CONSIDERATIONS	NOTES
Property Size	Land: 9,775 SF	<p>Applicable:</p> <ul style="list-style-type: none"> Inclusionary Housing Requirement Dedication Restrictive Covenant Subject to existing Right-of-Entry Permit (expires 3/31/27) <p>Not Applicable:</p> <ul style="list-style-type: none"> Surplus Land Act Covenant (HCD exempt, 2/18/26) <p>Please see Page 17 for details.</p>	
Current Use	Vacant		
Zoning	RMU3-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$685,000		

5927-5941 ATLANTIC AVE, LONG BEACH, CA 90805



APN	7125-034-904 7125-034-903	REGULATORY CONSIDERATIONS	NOTES
Property Size	Land: 13,800 SF	<p>Applicable:</p> <ul style="list-style-type: none"> Inclusionary Housing Requirement Lot Merger Dedication Restrictive Covenant <p>Not Applicable:</p> <ul style="list-style-type: none"> Surplus Land Act Covenant (HCD exempt, 2/18/26) <p>Please see Page 17 for details.</p>	
Current Use	Vacant Lot		
Zoning	RMU3-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$940,000		

5960 ATLANTIC AVE, LONG BEACH, CA 90805



APN	7124-017-903	REGULATORY CONSIDERATIONS	NOTES
Property Size	Land: 4,600 SF	<p>Applicable:</p> <ul style="list-style-type: none"> Inclusionary Housing Requirement Dedication Restrictive Covenant <p>Not Applicable:</p> <ul style="list-style-type: none"> Surplus Land Act Covenant (HCD exempt, 2/18/26) <p>Please see Page 17 for details.</p>	
Current Use	Vacant Lot		
Zoning	RMU3-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$315,000		

5948 ATLANTIC AVE, LONG BEACH, CA 90805



APN	7124-017-904	REGULATORY CONSIDERATIONS	NOTES
Property Size	Land: 4,600 SF	<p>Applicable:</p> <ul style="list-style-type: none"> Inclusionary Housing Requirement Dedication Restrictive Covenant <p>Not Applicable:</p> <ul style="list-style-type: none"> Surplus Land Act Covenant (HCD exempt, 2/18/26) <p>Please see Page 17 for details.</p>	
Current Use	Vacant Lot		
Zoning	RMU3-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$315,000		

5936 ATLANTIC AVE, LONG BEACH, CA 90805



APN	7124-017-905	REGULATORY CONSIDERATIONS	NOTES
Property Size	Land: 4,600 SF	<p>Applicable:</p> <ul style="list-style-type: none"> • Inclusionary Housing Requirement • Dedication • Restrictive Covenant • Fence not property line; boundary extends beyond fence to parked cars <p>Not Applicable:</p> <ul style="list-style-type: none"> • Surplus Land Act Covenant (HCD exempt, 2/18/26) <p>Please see Page 17 for details.</p>	
Current Use	Vacant Lot		
Zoning	RMU3-A Subject to A-series use table in Title 22.		
ASKING PRICE	\$315,000		

NEXT STEPS

The following outlines the anticipated disposition process, development considerations, and regulatory requirements associated with the City of Long Beach surplus property offering.



UPTOWN DEVELOPMENT DAY
(MARCH 19, 2026)



OFFERS DUE
(APRIL 21, 2026)



REVIEW PERIOD
(MAY-JUNE 2026)



SELECTION
(JULY 2026)



NEGOTIATION
(AUG-OCT 2026)



CITY COUNCIL OR SA/OB APPROVAL
(NOV-DEC 2026)



ESCROW
(DEC 2026 - JAN 2027)

DEVELOPMENT & REGULATORY CONSIDERATIONS

Surplus Land Act

Certain properties are subject to the California Surplus Land Act (Government Code Section 54233).

- A covenant consistent with the Surplus Land Act will be recorded against applicable properties and will run with the land.
- The covenant requires that no fewer than fifteen percent (15%) of the total residential units developed on the site be sold or rented as affordable housing to lower-income households, as defined by state law.
- Buyers should evaluate development programs accordingly during underwriting and entitlement planning.

Dedications & Lot Configuration

- Lot sizes shown throughout this brochure are prior to any required street or alley dedications.
- A 10-foot special setback applies along Atlantic Avenue frontage.
- Alley-adjacent parcels may be subject to alley dedication requirements.
- Certain groupings of parcels are being sold together and will require a lot merger.

Restrictive Covenant

- A restrictive covenant will be recorded against each applicable property in connection with the City's disposition, which may include milestone and performance obligations, use limitations, and reversionary rights.

City of Long Beach Inclusionary Housing Policy (Municipal Code Chapter 21.67)

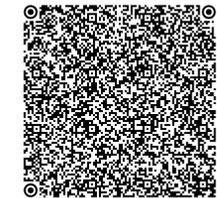
(Municipal Code Chapter 21.67)

- Twelve percent (12%) of total rental units must be affordable to very low- or low-income households by 2027.
- Ten percent (10%) of ownership units within a housing project must be affordable.
- Requirements apply to qualifying residential developments pursuant to City regulations.
- Requirements are determined by the City's Inclusionary Housing Submarket Area for each parcel. The applicable affordability percentage and ownership standard are not elective.

The City of Long Beach Inclusionary Housing Program



TITLE 22 - Transitional Zoning Code: Zone in Specified Areas



Planner's Contact Information:

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562.570.5934



ABOUT LONG BEACH

Long Beach is the 7th most populous city in California with an estimated population of 466,000 residents and is one of the most diverse cities in the United States. Spanning over 51 square miles with miles of coastline, it is the second-largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 40-minute drive of Downtown L.A. and Orange County business centers. The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and arts and cultural resources. Long Beach also boasts a vibrant small business community and is the fastest growing aerospace ecosystem in the country.

Long Beach Unified School District educates more than 61,000 students across 83 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the fifth largest in California and employs more than 10,000 people, making it the largest employer in Long Beach.

As the premier U.S. gateway for trans-Pacific trade, the Port of Long Beach handles trade valued at more than \$300 billion annually and supports 2.7 million jobs across the U.S., including 691,000 in Southern California. Industry leaders named Long Beach "The Best West Coast Seaport in North America" for a seventh consecutive year and "The Best Green Seaport" in 2025.

Officially trademarked as "America's coolest airport™, Long Beach Airport (LGB) provides a distinctively stress-free travel experience and first-class service, conveniently located between L.A. and Orange counties. Ranked second in the nation by The Washington Post, LGB is a favorite among travelers for its easygoing atmosphere. The Airport currently offers nonstop service to 21 destinations and one-stop connections to more than 400 cities worldwide. Nearby, you can also easily connect to Los Angeles International Airport (LAX) and Santa Ana's John Wayne Airport (SNA).

Long Beach also boasts a strong network of multi-modal transit options to move people around the city and beyond, from Metro's A Line train and Long Beach Transit's bus and water taxi options to bicycle infrastructure, bike share, electric scooter program and micro-transit service.

Long Beach is quiet but connected. It is a city that is abundant in culture, community and opportunities. It is perfectly located on the coast and provides easy access to the entire region. It's all this and so much more - it's a vibe.



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