

**1529**  
**WEST**  
**PCH**

**FOR SALE**  
**\$955,000**

RETAIL SPACE | OFFERING MEMORANDUM

**1529 W PACIFIC COAST HWY**  
**LONG BEACH, CA**

**Doug Stoddard**  
Associate  
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DRE# 01828598

**Adam Kawasawa**  
Broker  
(626) 377-7007  
ADAM@FLOW.LA  
DRE# 01751923



# CONFIDENTIALITY AGREEMENT

Flow Properties has been retained by (Owner) on an exclusive basis to act as agent with respect to the potential sale of approximately 2,792 square feet of land plus the improvements totaling approximately 2,200 SF of retail space, located in the County of Los Angeles, California at 1529 W. Pacific Coast Hwy Long Beach, CA 90810 and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to Doug Stoddard or Adam Kawasawa of Flow Properties.

Information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). Informational Material will be made available to a potential Purchaser when the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. Informational Material will be provided to the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Doug Stoddard or Adam Kawasawa of Flow Properties shall continue to be the property of the Owner and the aforementioned real estate brokerage. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without written consent. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless consent has been given in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless Doug Stoddard and Adam Kawasawa of Flow Properties, the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser.





**1529 W. PACIFIC COAST HWY**  
**LONG BEACH, CA 90810**  
**\$889,000**

**FEATURES**

- ± 2,200 Sq Ft Retail / Flex Space
- ± 2,792 Sq Ft Land
- Long Beach CHW zoning



## SUMMARY

Fully renovated, industrial modern retail flex space with a gallery aesthetic in South West Long Beach. This ±2,200 Sq Ft storefront sits on a ±2,800 Sq Ft lot along a major thoroughfare for high visibility. Located in Long Beach's CHW zone, which allows for a variety of uses.

The design blends polished concrete floors with beautifully restored exposed wood ceilings, creating a contemporary, gallery-inspired environment that balances clean lines with warm architectural texture. The rear kitchen area opens up to a private, secure rear parking lot that can be used as private outdoor patio space.

The layout is flexible and optimized for a showroom, art gallery, studio, industrial office space, micro brewery, pop-up, or creative retail concepts. Featuring curated lighting and a modern storefront presentation that invites brands to showcase products and art in a sophisticated, urban setting.

### **More On The City of Long Beach CHW Zoning:**

[https://library.municode.com/ca/long\\_beach/codes/municipal\\_code?nodeId=TIT21ZO\\_CH21.32CODI\\_DIVIPEUS](https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.32CODI_DIVIPEUS)

**PHOTOS**



**PHOTOS**



**LOCATION**



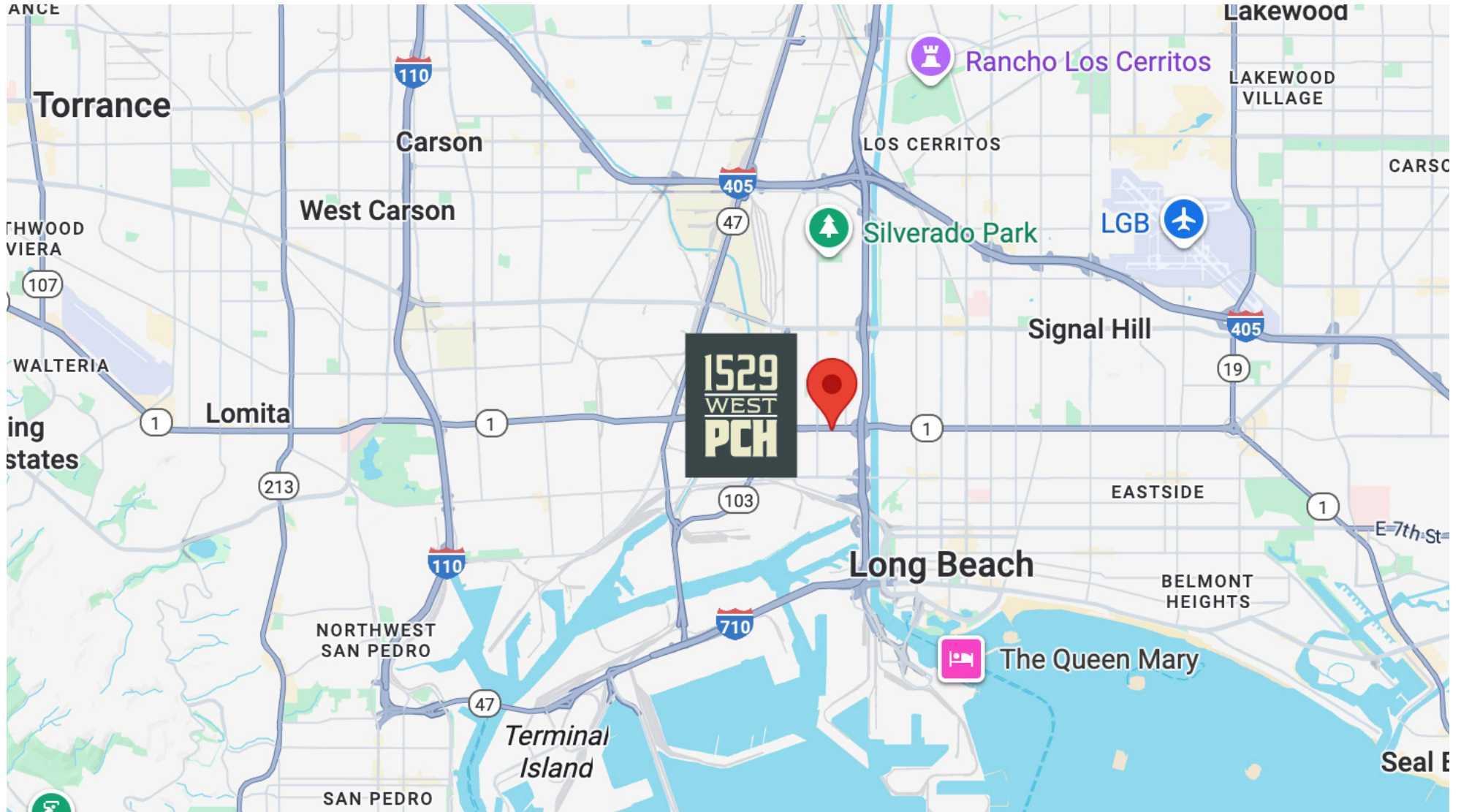
**1529  
WEST  
PCH**



# LOCATION



# LOCATION



## LOCAL COMMUNITY DATA

### 2025 LOCAL COMMUNITY DATA

<i>Radius From 1529 W. PCH</i>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
POPULATION	20,327	221,330	480,017
DAY TIME POPULATION	21,039	226,192	467,688
HOUSING UNITS	6,063	82,917	180,476
AVERAGE HOUSEHOLD INCOME	\$91,243	\$93,382	\$108,773
HOUSEHOLD INCOME \$200,000+	8.3%	8.9%	12.6%
AVERAGE HOME VALUE (OWNER OCC)	\$690,171	\$780,254	\$819,593
HOME VALUE \$2,000,000+	.6%	3.2%	3.2%

*Data Provided by ESRI. Provided for Informational Purposes Only.*

## LEASE INFO

	LEASE RATE	TERMS	MONTHLY	ANNUAL GROSS	ANNUAL NOI	CAP
<b>CURRENT</b>	OWNER-USER					
<b>PRO FORMA</b>	\$2.00 Per Sq Ft	NNN	\$4,400	\$52,800	\$52,800	5.52%

# 1529 W. PACIFIC COAST HWY LONG BEACH, CA 90810

## PRESENTED BY:



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