

1127 OLIVE AVE
LONG BEACH, CA 90813



CENTENNIAL
— ADVISERS —



**OFFERING
MEMORANDUM**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Centennial Realty Brokerage & Investment Corp in compliance

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PROPERTY INFORMATION

SECTION 1



CENTENNIAL
— ADVISERS —

EXECUTIVE SUMMARY /

1127 Olive is a vacant lot which is composed of 6,527 square feet. The land is zoned LBR4R, which provides a multitude of possibilities for development. The property is also positioned between the Atlantic and Martin Luther King Jr. Blocks. These locations may provide additional local services, cultural centers, or points of interest that contribute to the overall appeal and character of the neighborhood. The property's proximity to various forms of public transportation offers residents convenient options for commuting and traveling around the city. This accessibility to public transit can be particularly beneficial for those who prefer not to drive or wish to reduce their reliance on personal vehicles. The property enjoys easy access to several major freeways including the 710, 110, and 405 Freeways; providing convenient routes for those commuting to other parts of Long Beach or even to neighboring cities within the greater Los Angeles area. This accessibility to major roadways enhances the property's connectivity and makes it more convenient for residents who need to travel by car.

Overall, the subject property's location in the historic Cambodia Town neighborhood of Long Beach offers a combination of convenience, walkability, access to amenities, and transportation options, making it an appealing area for residents and potentially a desirable investment opportunity.



PRICE
\$600,000

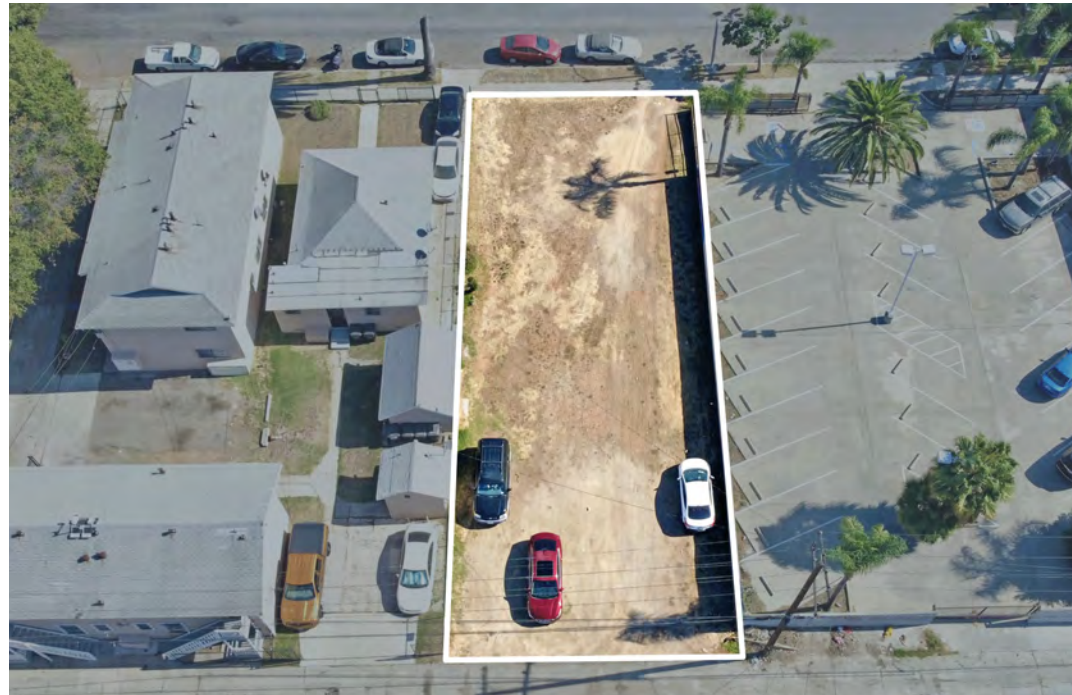
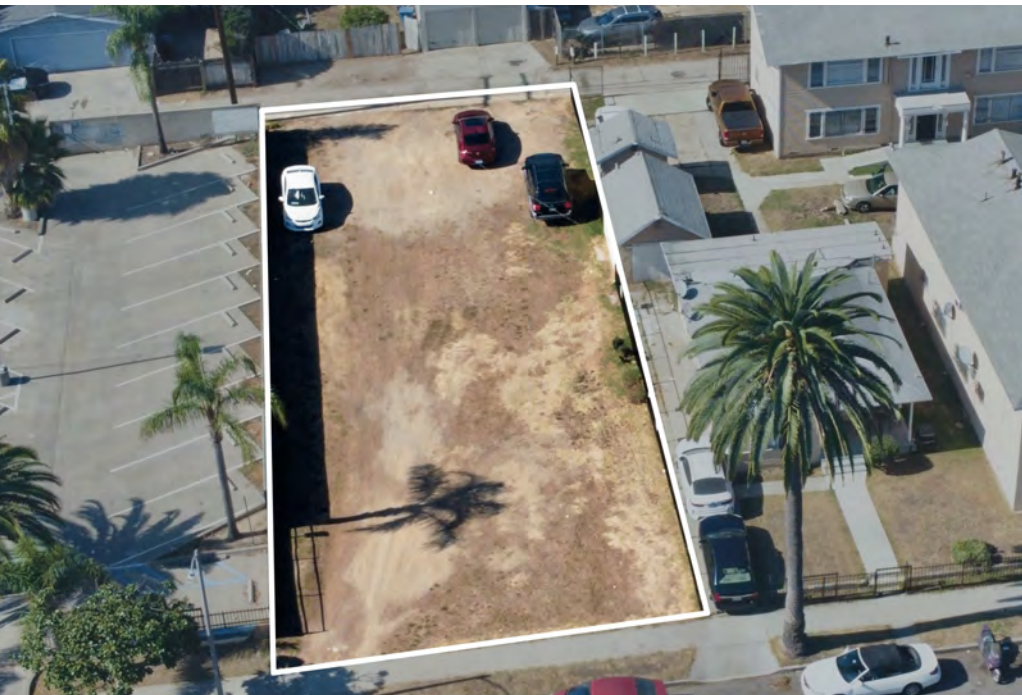
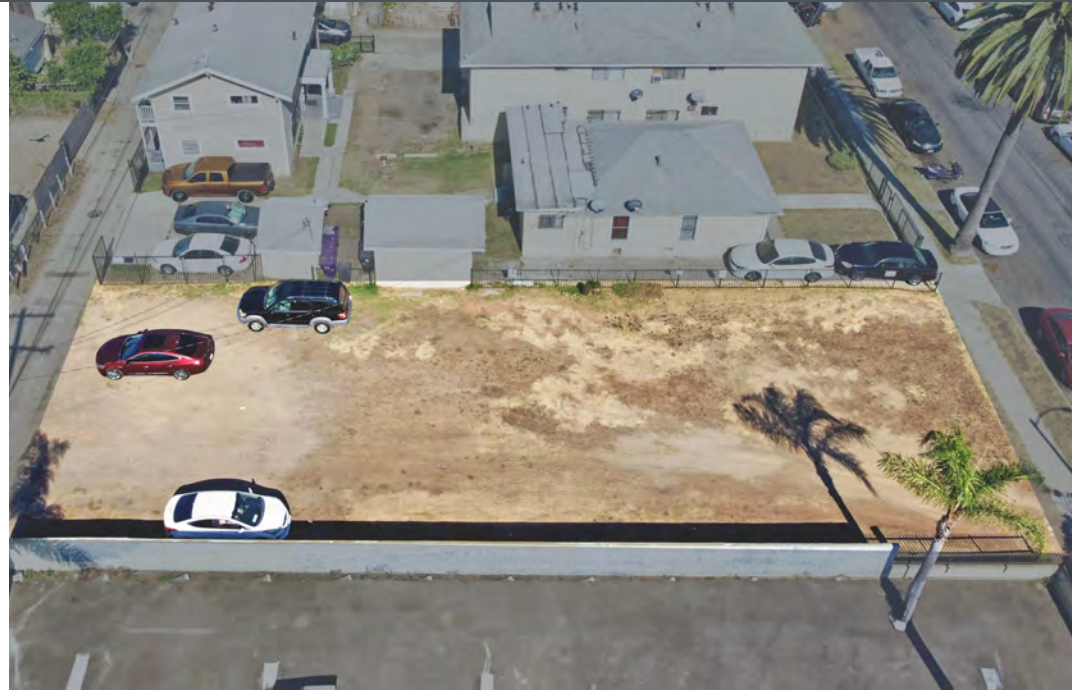


LOT SF
6,527 SF



PRICE/SF
\$91.92

ADDITIONAL PHOTOS /





LOCATION INFORMATION

SECTION 2

REGIONAL MAP /

ST. ANTHONY'S
ELEMENTARY SCHOOL



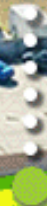
DOWNTOWN
LONG BEACH



GREATER HARVEST
CHURCH



SUBJECT PROPERTY



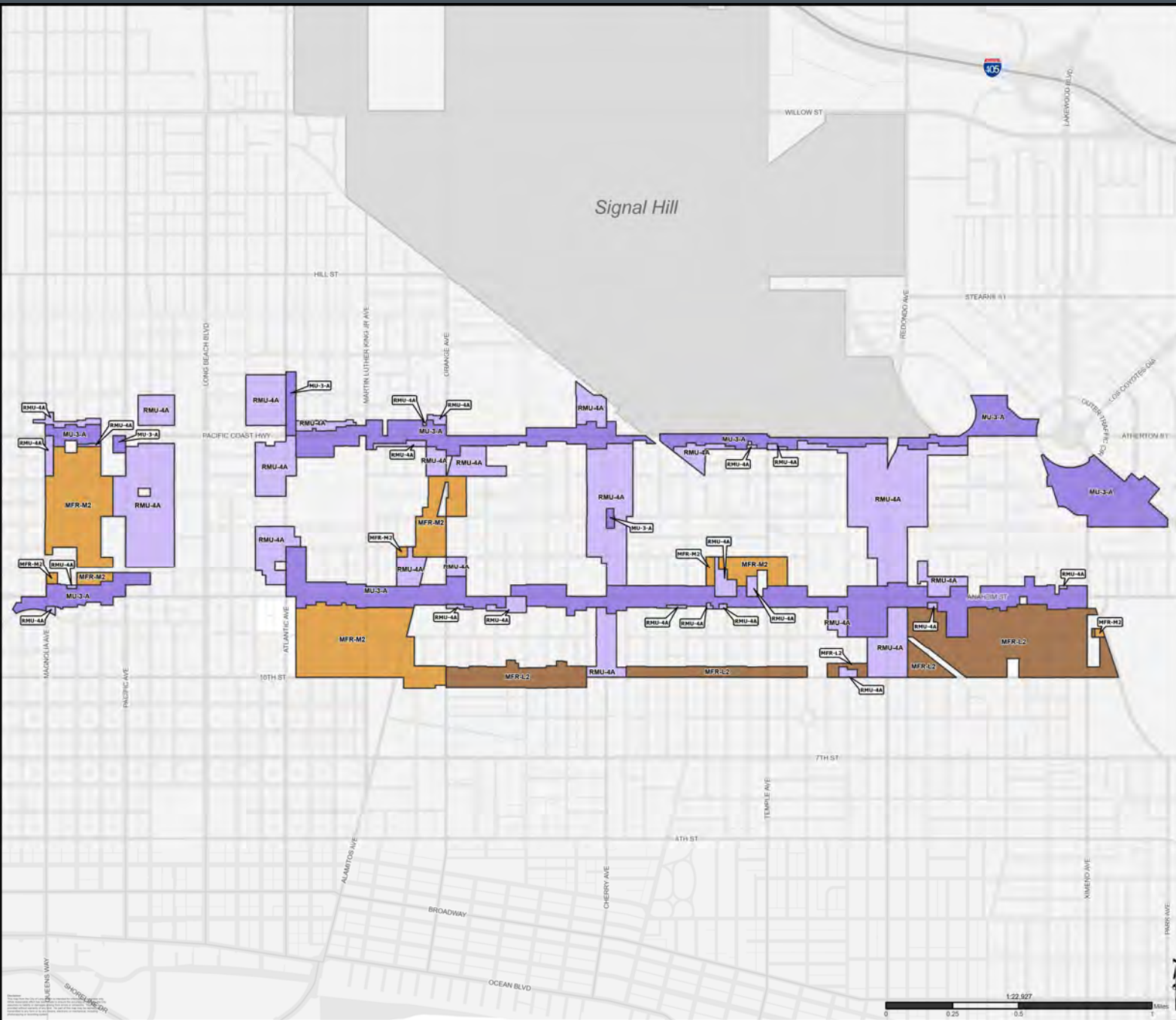
AERIAL PHOTO



LOCATION MAP /



ZONE IN CITY CORE PROJECT AREA MAP /



City Core

Proposed Zoning

- MFR-L2
- MFR-M2
- MU-3-A
- RMU-4A

ZONE IN CITY CORE PROJECT AREA MAP /



We're thrilled to announce a groundbreaking development in the City of Long Beach. With the recent passage of a new ordinance, significant changes are underway for the zoning regulations governing properties within our vibrant city. Located at 1127 Olive Ave, this parcel is set to undergo a substantial zoning shift that promises to unlock its full potential. Currently designated as R4 Zoning, which typically limits the property to multi-family residential developments, this upcoming change opens the door to a world of new possibilities. The new ordinance presents an unparalleled opportunity for savvy investors and forward-thinking developers. With the impending upgrade from R4 Zoning, the potential for this property is limitless. Be among the first to seize this golden opportunity and capitalize on the shifting landscape of Long Beach's real estate market. Don't miss your chance to be a trailblazer in this exciting new chapter for 1127 Olive Ave and the City of Long Beach as a whole.



DEMOGRAPHICS

SECTION 3



ADVISER BIOS
SECTION 4

ADVISER BIO /



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PROFESSIONAL BACKGROUND

Spencer is a young professional who was born and raised in the City of Long Beach. He attended Wilson High School and graduated in 2016. After high school, Spencer went on to attend the University of Redlands, where he earned a Bachelor's degree in Sustainable Business with a minor in Geographic Information Systems (GIS) in 2020. Given Spencer's prior experience in property management in both commercial and residential real estate, he decided to specialize in multi-family real estate which he believes to be a natural fit for him. He focuses on creating a win-win management style for both owners and tenants which means he ensures that both parties benefit from his services. Spencer's clients benefit from his expertise in supplying them with up-to-date hyper-localized information and market trends. This makes him an invaluable partner to his clients since he is always up-to-date on the latest developments in the real estate market. Overall, Spencer's combination of local knowledge, expertise in sustainable business and GIS, and experience in property management make him a well-rounded and valuable asset to anyone looking to buy, sell, or manage properties in Long Beach.

In addition to his work in real estate, Spencer is an avid waterman; involved in lifeguarding, paddle events, swim races, and water polo his whole life. Since 2016, he has been a lifeguard on the shores of Long Beach, helping to keep beachgoers safe and saving lives when necessary. During his high school years, Spencer played water polo for Long Beach Wilson High School where he was highly successful. He received numerous awards and honors including Moors League Player of the Year, Long Beach Century Club Athlete of the Year, All-CIF, and All-American Honors. Spencer continued his water polo career at the University of Redlands where he played for all four years, receiving All-Conference and All-American honors. His passion for the sport led him to become a water polo coach at Wilson High School and assist with other swim programs in the community. Spencer is also one of the key organizers of the "Crossing for KJ" organization. This annual event is held in honor of his high school teammate and fellow lifeguard who tragically passed away. Participants in the event, including Spencer, paddle board from Catalina Island to Long Beach, raising money and awareness for important causes. Although the organization has only been around for a short period of time, Spencer has crossed the channel from Catalina to Long Beach 3 times by paddle board and anticipates to do it every year until he can physically no longer do it. Spencer's involvement in lifeguarding and the aquatic community highlights his dedication to his community and his passion for helping others. His leadership and organizational skills, honed through his involvement in aquatic sports and community events, make him an excellent partner for anyone looking to buy or sell property in the Long Beach area.

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PROFESSIONAL BACKGROUND

Ryan C. Rayburn has been in commercial real estate since 2004. As an Executive Vice President at Centennial Advisers, he has unparalleled expertise in Southern California apartments, with a focus on the South Bay. Ryan's in-depth experience in the brokerage continuum includes market research, underwriting, marketing, negotiations, and coordinating transaction closings. Ryan's passion for helping others led him to mentor a team of advisers and also allows him to serve his clients with up-to-date market knowledge, so they are informed of the latest market news and trends affecting their property values.

Ryan is a native of Long Beach. He attended Naples, Lowell, Rogers, Wilson, LBCC, and graduated with a Bachelor's Degree in Speech and Communications from California State University of Long Beach. Ryan is a member of the National Multi-Housing Group, serves on the Honorary Board of Directors Leadership Long Beach, is a Charter Member of Long Beach Chamber of Commerce Young Professionals, and is a member of Long Beach State Athletic Council. Ryan's expertise gives him a unique perspective on optimal positioning, pricing, and ethical dealings in his day-to-day business.

Ryan has consistently earned a spot on the Centennial Adviser's "Top 5 Brokers" list, and was the 2019 "Broker of the Year". Contact Ryan to schedule regular complimentary property evaluations or to simply ask questions. Ryan is the person to know when you invest in commercial real estate.

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