

1827 SPRING STREET

LONG BEACH • CA



1 Building | ±27,256 Square Feet | Showroom & Warehouse

OFFERING MEMORANDUM

Marcus & Millichap

1827 SPRING STREET

LONG BEACH • CA

EXCLUSIVELY LISTED BY

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INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the opportunity to acquire a high-profile industrial showroom located at 1827 E Spring Street in Long Beach, CA. This offering represents a rare chance for an owner-user to secure a fee simple flex industrial property with ample on-site parking in a highly coveted infill location. Encompassing 27,256 square feet, the building is strategically positioned along Spring Street, one of Southern California's premier commercial corridors. Surrounded by high-end automotive brands such as Tesla, BMW, and Mercedes-Benz, the property offers exceptional exposure and branding potential for any business. In addition to its prime location, the property provides outstanding regional connectivity with direct access to the I-405 freeway and proximity to major transportation infrastructure. The Property is located 1,500 ft from Long Beach Airport (LBX) providing proximity to the aviation industry and is in the heart of "Space Beach" with nearby tenancy including Relativity, Virgin Orbit/Galactic, Rocket Lab, and Boeing, amongst others. With an ideal location just six miles from the San Pedro Port System (LA & Long Beach), the site offers substantial cost savings for companies in logistics, distribution, or showroom driven operations.

1827 SPRING STREET

LONG BEACH • CA

OFFERING OVERVIEW

Address	1827 E Spring St. Long Beach, CA 90806	Power	1,075 Amps
Purchase Price	\$8,721,920 (\$320 PSF)	Parking	2.57 per 1,000 (70 stalls include 4 Handicap)
Total Rentable Building Area	±27,256 SF	Year Built / Renovated	2005
Showroom Area	± 15,956	County	Los Angeles
Warehouse Area	± 11,300	APN	7212-003-021
Land Area	± 68,169 Square Feet (+/- 1.56 Acres)	Zoning	SP-3-IG - This zoning positions the property as a core industrial asset within The Globemaster Corridor: encouraging industrial use while ensuring compliance with tailored site and design standards. It supports robust industrial functionality with clear parameters for development quality and performance.
Stories	1	Construction	Concrete Tilt-Up
Number of Buildings	1	HVAC	Rooftop Package Units
GL/DH Doors	1 GL (14' H x 12' W) & 1 DH (12' H x 10' W)		
Clear Height	21'		
Units	2		





INVESTMENT HIGHLIGHTS



MODERN CONSTRUCTION

Built to suit for current ownership in 2005, this high-quality asset presents a rare opportunity to acquire a standalone 27,256 SF industrial building with 2000s-era construction. Given today's elevated construction costs (~\$435 PSF), new developments under 50,000 SF are increasingly infeasible, making this offering particularly scarce and valuable.



VERSATILE DUAL-USE CONFIGURATION

The property features just under 16,000 SF of showroom space (easily configured for warehouse) complemented by approximately 11,300 SF of warehouse area with 21' clear height, ground-level, and dock-high loading. The layout allows for operational separation or partial leasing of up to 41% of the building, while still qualifying for SBA financing.



PRIME EXPOSURE OPPORTUNITY

Situated along one of Southern California's most prominent commercial thoroughfares, within a half mile to both Northbound (Orange Avenue) and Southbound (Cherry Avenue) I-405 access points ($\pm 307,181$ ADT). The Property enjoys excellent visibility near high-end automotive dealerships including Tesla, BMW, Mercedes-Benz, Audi, Dodge, and Honda. This location provides access to a high-income customer base and strong brand alignment for showroom or warehouse based users.





1827 *SPRING
STREET*
LONG BEACH • CA





SALES COMPARABLES

Weighted Average
Price Per Square Foot

\$341



2540 N PALM DR.

City	Signal Hill
Purchase Price	\$4,770,000
BSF	14,031
Price / BSF	\$340
LSF	26,572
Price/LSF	\$179
Year Built	1990
Date Closed	May 14, 2025



3850 E GILMAN ST.

City	Long Beach
Purchase Price	\$3,410,000
BSF	11,520
Price / BSF	\$295
LSF	21,780
Price/LSF	\$156
Year Built	1981
Date Closed	July 25, 2024



2701 SIGNAL PKY

City	Signal Hill
Purchase Price	\$10,500,000
BSF	31,500
Price / BSF	\$333
LSF	60,113
Price/LSF	\$174
Year Built	1973
Date Closed	May 15, 2024



4909 PARAMOUNT BLVD

City	Lakewood
Purchase Price	\$3,650,000
BSF	12,035
Price / BSF	\$303
LSF	52,272
Price/LSF	\$69
Year Built	2004
Date Closed	February 28, 2025



17801 S SUSANA RD

City	Rancho Dominguez
Purchase Price	\$5,510,000
BSF	18,000
Price / BSF	\$306
LSF	34,748
Price/LSF	\$158
Year Built	1971
Date Closed	May 30, 2025



2740-2750 SIGNAL PKY

City	Signal Hill
Purchase Price	\$10,800,000
BSF	21,555
Price / BSF	\$501
LSF	59,242
Price/LSF	\$182
Year Built	1975
Date Closed	January 10, 2025



2355 MIRA MAR AVE

City	Long Beach
Purchase Price	\$3,600,000
BSF	11,340
Price / BSF	\$317
LSF	22,651
Price/LSF	\$158
Year Built	1984
Date Closed	May 1, 2025



17230 S AVALON BLVD

City	Carson
Purchase Price	\$6,440,000
BSF	22,304
Price / BSF	\$289
LSF	35,719
Price/LSF	\$180
Year Built	1983
Date Closed	May 8, 2025



DOWNTOWN
LONG BEACH

PORT OF
LONG BEACH

PORT OF
LOS ANGELES



WALNUT AVENUE

E SPRING STREET

DOCK HIGH DOOR

GRADE LEVEL DOOR

MARKET OVERVIEW

Los Angeles County is the economic powerhouse of Southern California and the most populous county in the United States, with nearly 10.4 million residents—making it larger than 42 states. Its gross product approaches \$1 trillion, placing it among the top 20 economies in the world. Los Angeles County boasts one of the most dynamic and diverse economies globally, featuring a rapidly expanding high-tech sector, a world-leading creative economy, robust aerospace and advanced transportation industries, the nation's largest manufacturing base, the top international trade sector in the U.S., and growing venture capital investments in startups.

Orange County, a key part of the Los Angeles Metropolitan Combined Statistical Area, contributes to a total population of over 13.5 million, making it the second-largest metro area in the U.S. behind New York. Compared to national averages, Orange County has a younger, more affluent, and better-educated population. The average age is 37.3 years, and the median family income is approximately \$85,323, compared to the national figures of 38.3 years and \$36,530, respectively. Education levels are notably high, with 85% of the population having completed high school and 40.1% holding a four-year college degree or higher, compared to just 31.8% nationwide.

LOS ANGELES / ORANGE COUNTY MARKET STATISTICS

23.9M
POPULATION
(COMBINED)

\$1 TRILLION
GROSS PRODUCT
LOS ANGELES COUNTY

TOP 20
ECONOMIES IN
THE WORLD
LOS ANGELES COUNTY

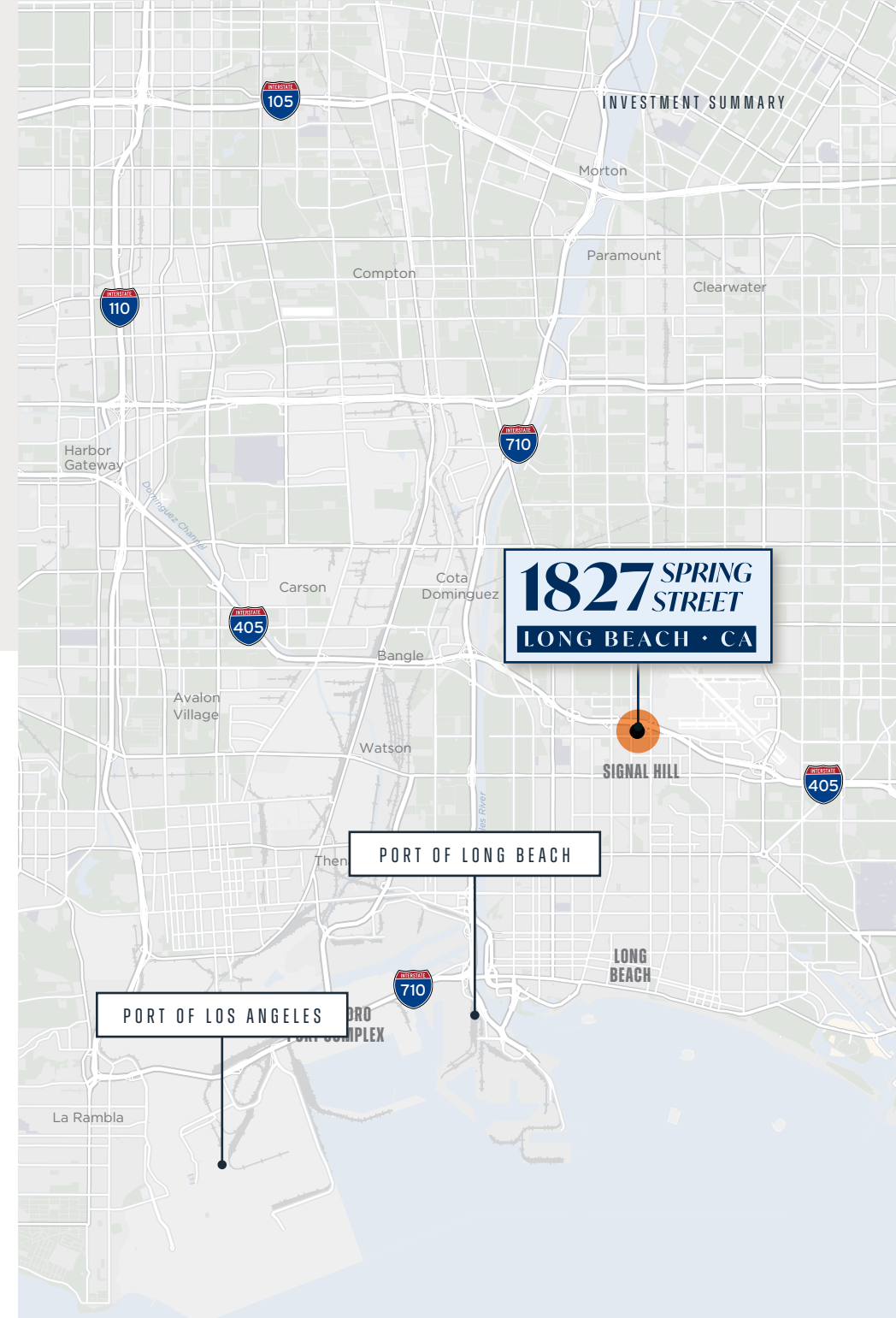
37.3 YR
AVERAGE AGE
ORANGE COUNTY

\$85,323
MEDIAN
FAMILY INCOME
ORANGE COUNTY

STRATEGIC PORT-SERVED LOCATION

Situated approximately 6 miles from the Ports of Los Angeles and Long Beach, this property is located within a high-barrier-to-entry infill market. The increase in global trade and port traffic, along with the growing emphasis on “last-mile” logistics, has made land in this area increasingly rare and valuable. The proximity to these major ports, which together form the San Pedro Port Complex, ranking 9th in the world in TEU (Twenty-Foot Equivalent Units) volume, enhances the strategic importance of this location.

The Property’s prime position extends beyond port access, benefiting from a comprehensive multimodal transportation network. It is adjacent to the I-405 freeway and just minutes away from the Long Beach Airport



LONG BEACH/SIGNAL HILL, CALIFORNIA DEMOGRAPHICS - AT A GLANCE

	1-mile	3-mile	5-mile
Average Household Income	\$117,762	\$90,328	\$99,672
Total Population 2024 Est.	8,956	282,867	559,175
Median Age	40.4	37	38.3
Bachelor's Degree or Higher	40%	27%	30%
Median Home Value	\$751,957	\$717,053	\$725,670



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±307K
ADT

EXIT 29A

OVER **280,000** PEOPLE IN A 3-MILE RADIUS AND AN ASTOUNDING **560,000** IN A 5-MILE RADIUS!



±16.5K
ADT

INTERSTATE
405

±307K
ADT

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ESPRING STREET



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