



WESTHER ST.

CASPIAN AVE.

PACIFIC COAST HWY

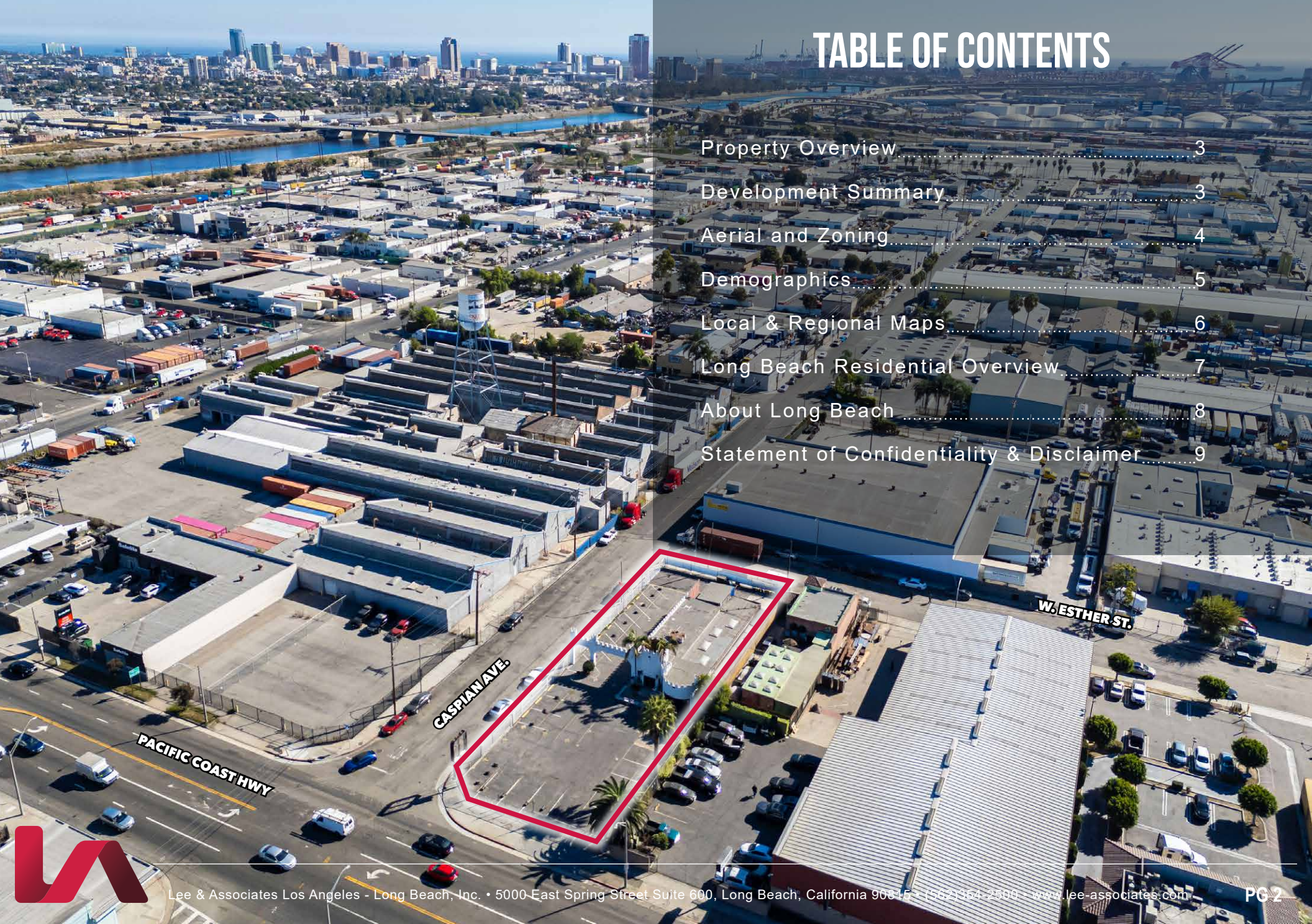
**LONG BEACH OPPORTUNITY**

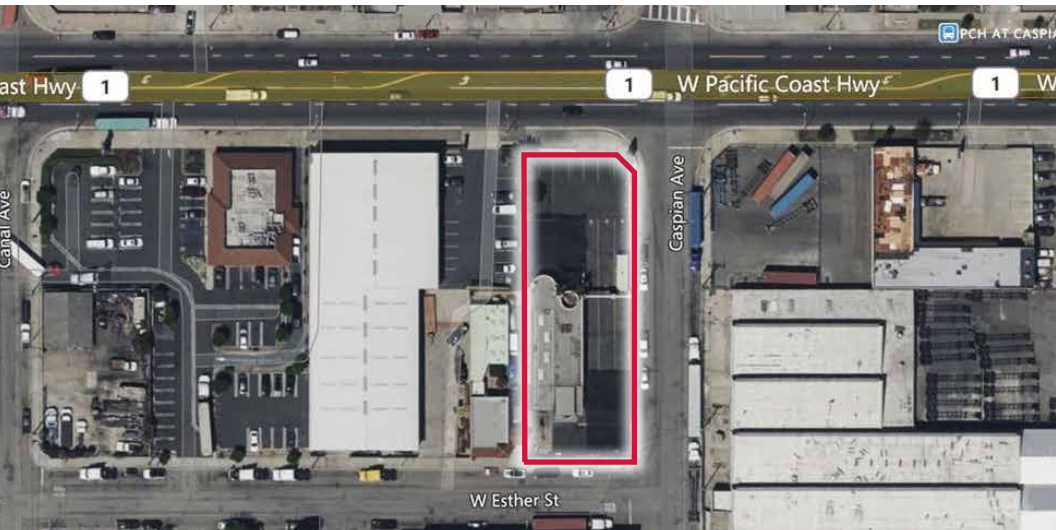
**1500 W. PACIFIC COAST HWY.**  
**LONG BEACH, CA 90810**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# TABLE OF CONTENTS

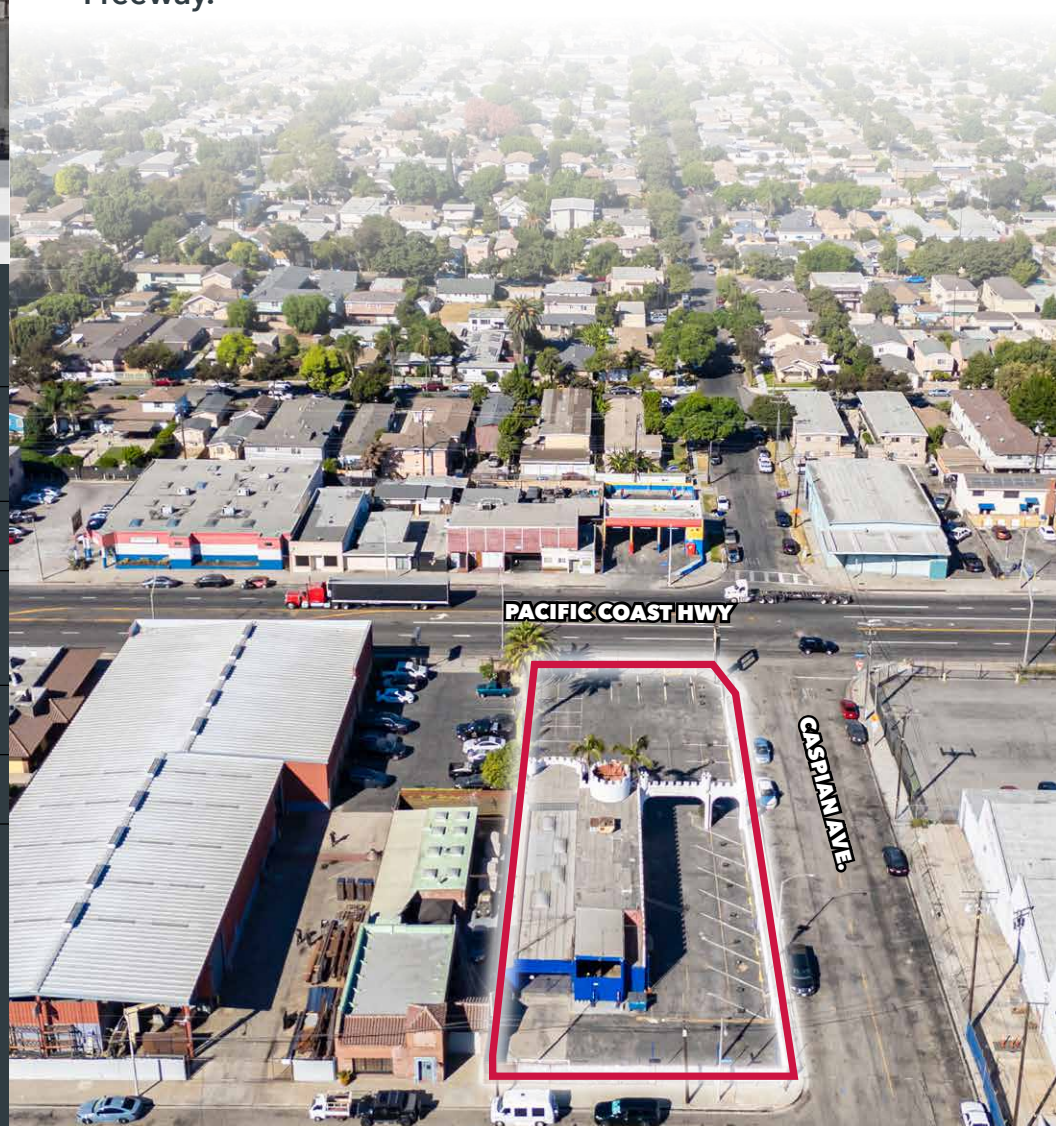
Property Overview.....	3
Development Summary.....	3
Aerial and Zoning.....	4
Demographics.....	5
Local & Regional Maps.....	6
Long Beach Residential Overview.....	7
About Long Beach.....	8
Statement of Confidentiality & Disclaimer.....	9





## THE OPPORTUNITY

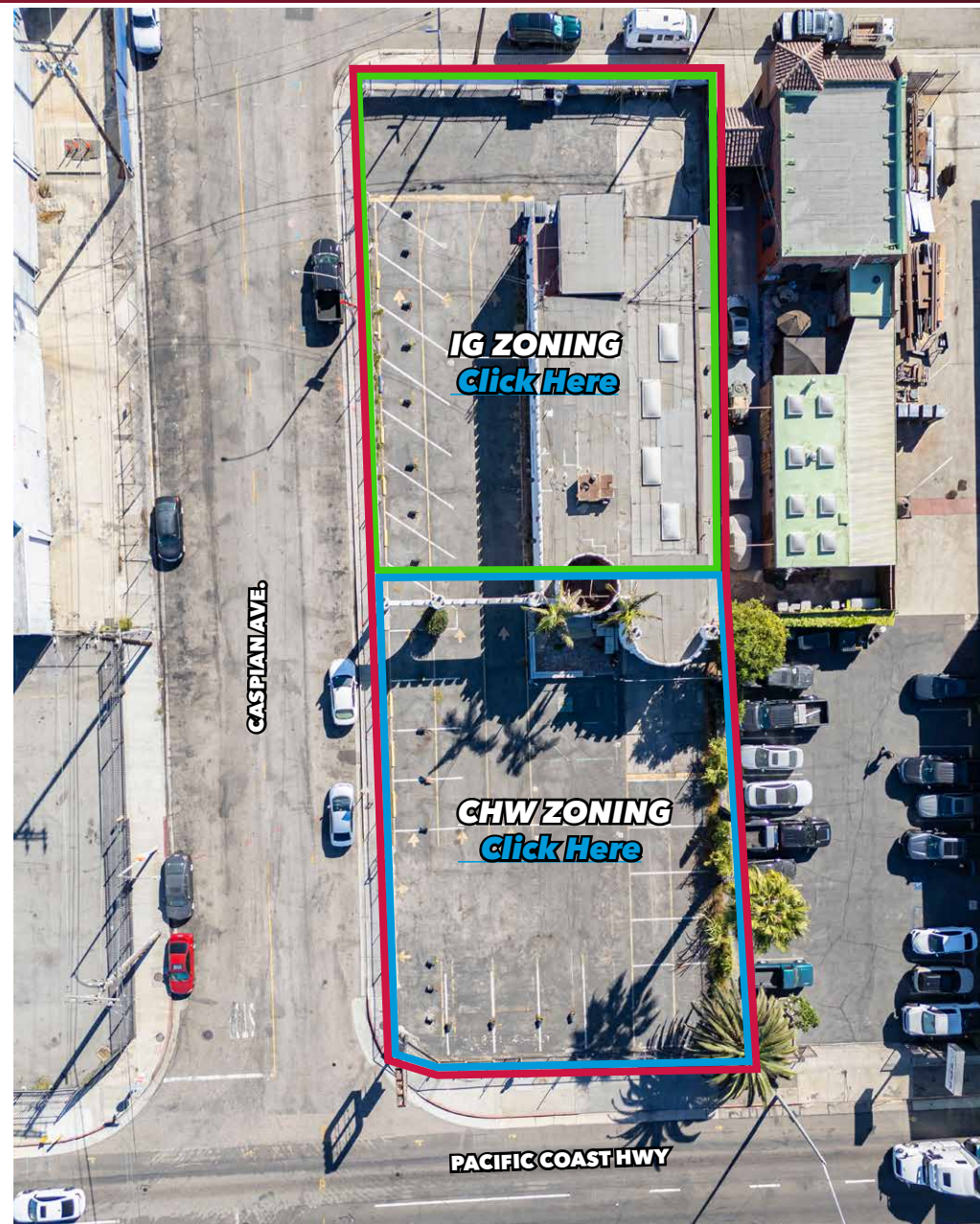
1500 W. Pacific Coast Highway, Long Beach consists of approximately a 3,162 SF building situated on approximately 18,963 SF of CHW/IG zoned land. The property is located on a major thoroughfare with 40,000 CPD just west of the 710 Freeway.



## Property Overview

<b>Property Address:</b>	1500 W. PACIFIC COAST HWY. LONG BEACH, CA 90810
<b>APN:</b>	7432-014-012
<b>Building Size:</b>	±3,162 SF Free Standing Building on ±18,963 SF Lot
<b>Current Use</b>	Industrial
<b>Zoning:</b>	CHW / IG
<b>Asking Price:</b>	FOR SALE: \$3,395,000.00 (\$179 per Land SF) FOR LEASE:\$16,950 NNN

**AERIAL AND ZONING**



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein 10.30.24



# 2020 Census Summary

1500 W Pacific Coast Hwy, Long Beach, California, 90810 2  
Ring of 1 mile



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

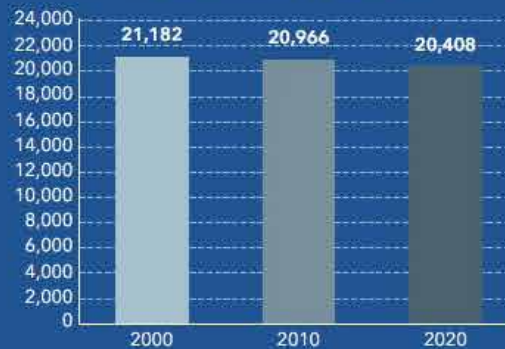
## KEY FACTS

**21,947** Total Population      **6,375** Housing Units      **6,991.5** Population Density      **3.33** Average Household Size      **6,136** Total Households      **88.3** Diversity Index

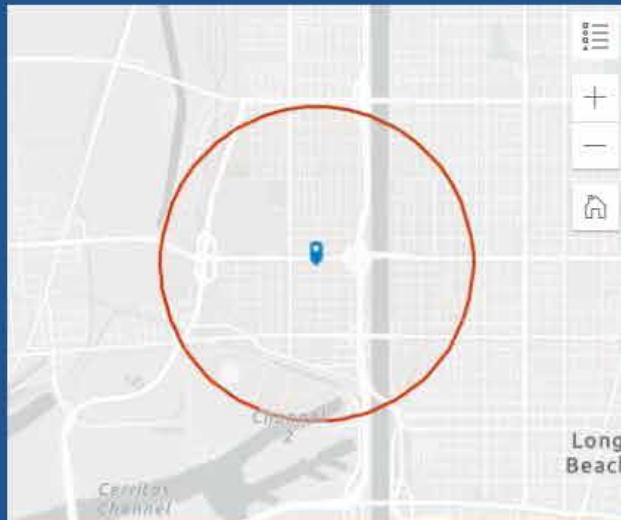
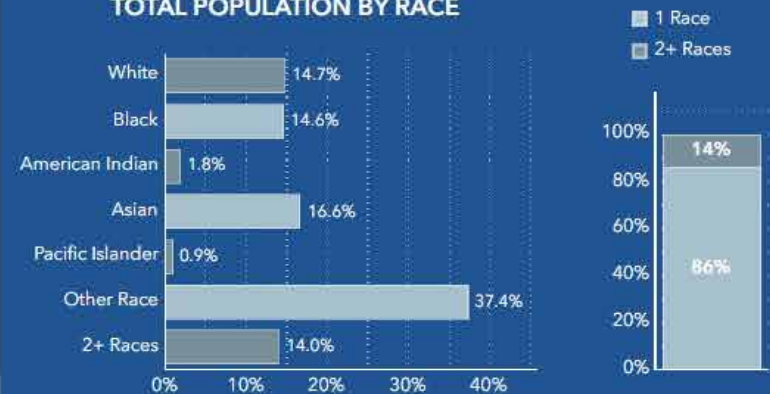
### 2010-2020 ANNUAL GROWTH RATE



### HOUSEHOLD POPULATION

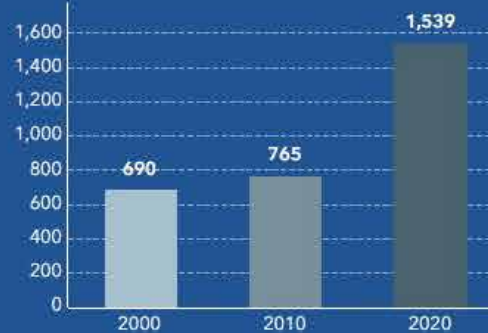


### TOTAL POPULATION BY RACE



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

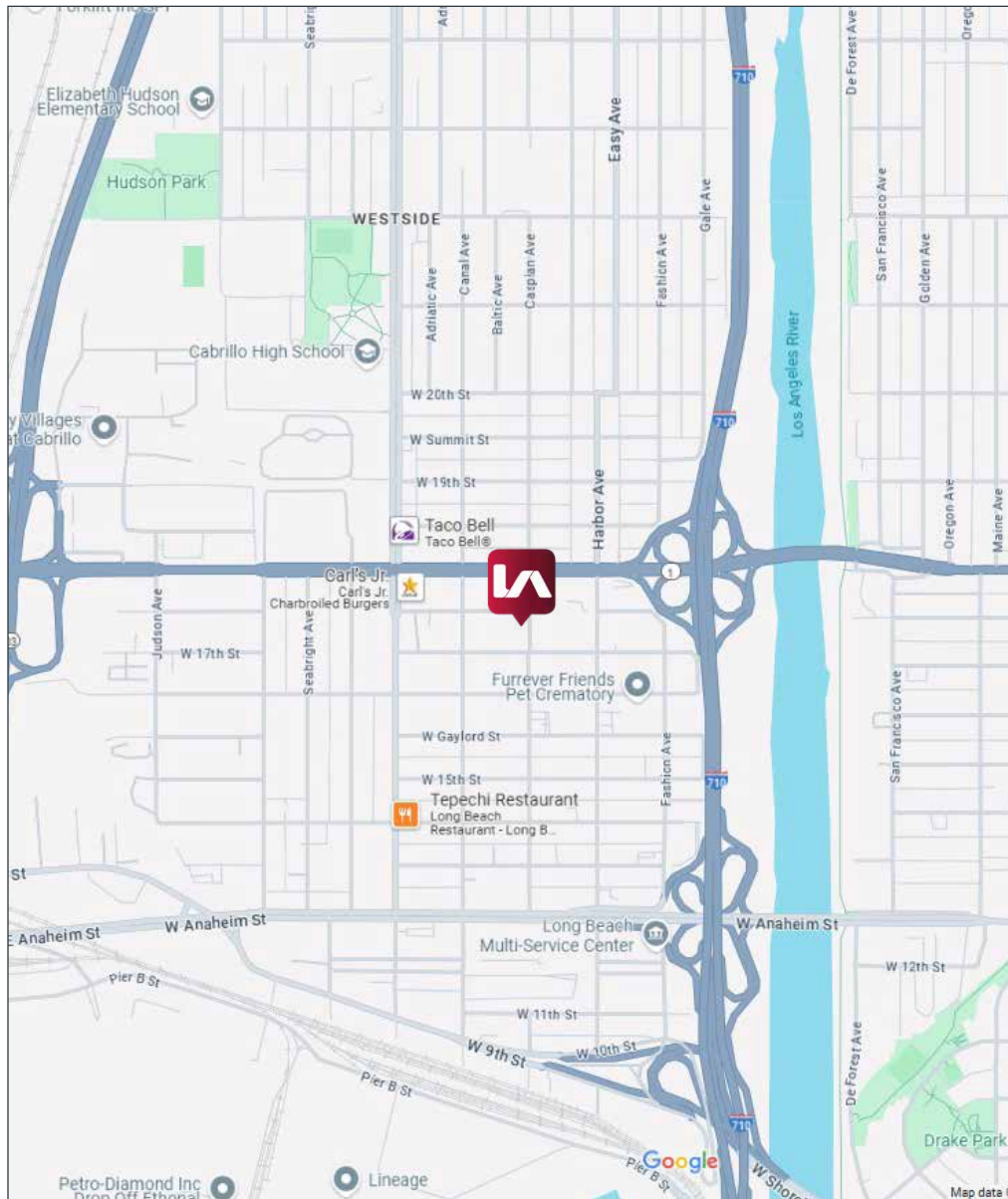
### GROUP QUARTERS



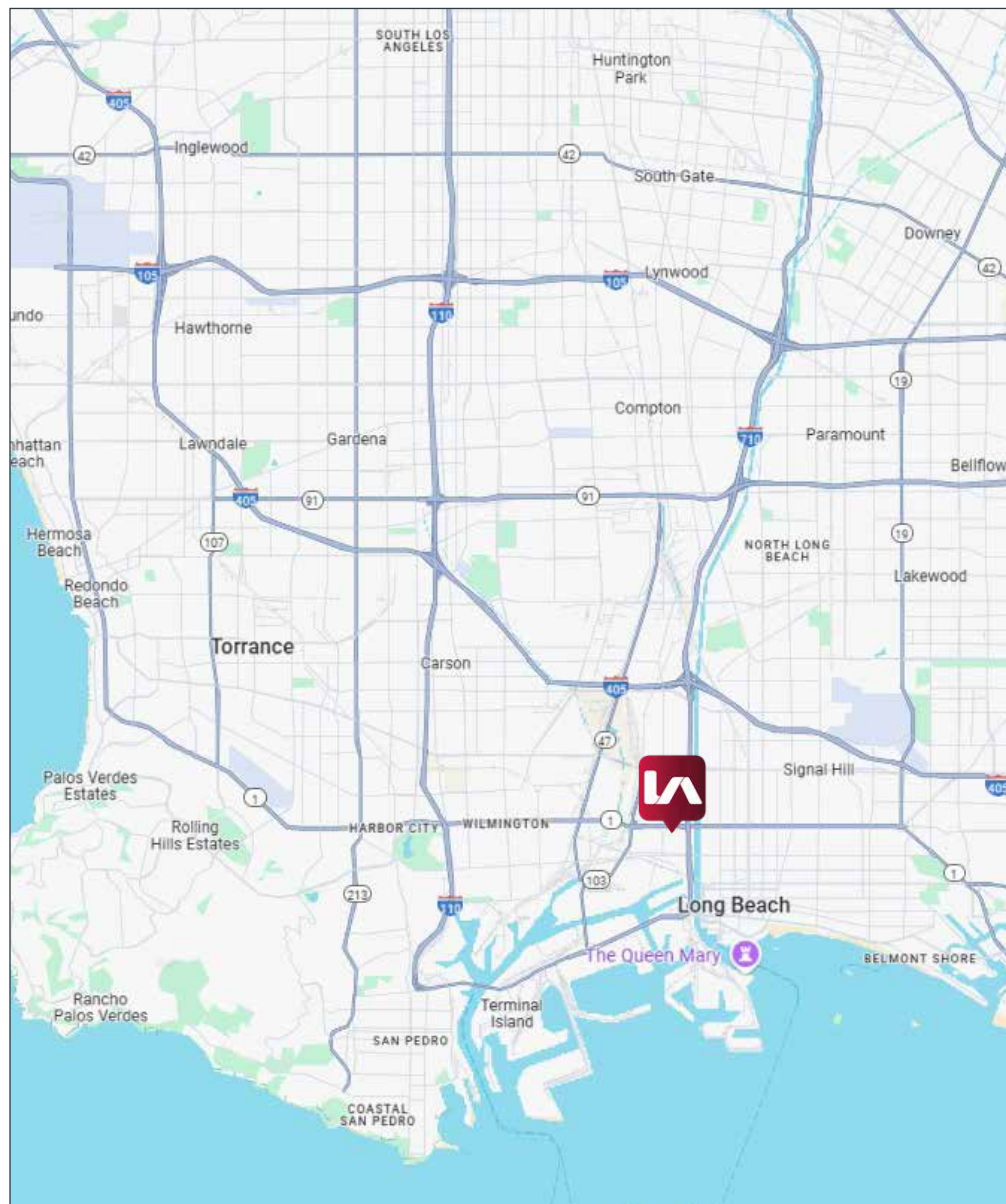
POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	5,214	16,733
1 Race	4,332	14,546
White	567	2,653
Black	700	2,501
American Indian/Alaska Native	89	316
Asian	531	3,119
Pacific Islander	44	162
Some Other Race	2,402	5,796
2 or More Races	881	2,187



### LOCAL MAP



### REGIONAL MAP



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein 10.30.24



## ABOUT LONG BEACH

1500 W Pacific Coast Highway in Long Beach, California, is a vibrant waterfront location that offers stunning ocean views, easy access to beaches, and a variety of attractions. This stretch of Pacific Coast Highway is close to the iconic Queen Mary, the Aquarium of the Pacific, and the Long Beach Convention and Entertainment Center. Visitors can enjoy waterfront dining, shopping, and recreational activities like biking and kayaking. The area is also conveniently located near downtown Long Beach and its many cultural attractions, making it an ideal spot for both locals and tourists looking to experience the best of this coastal city.



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein 10.30.24





**Metro** - If you've encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you've already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens later in the year, expect a faster, safer, and more reliable ride. And not only will the rail cars be brand new, the overall commute time between terminuses is expected to decrease by 10 minutes.

**Freeways** - The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

**Airport** - Long Beach Airport has set a new standard for air travel, receiving numerous awards and recognition for the resort-like passenger concourse and local dining options. Showing up in top US airports lists in recent years for its world-class restaurants and unique blend of the modern and historic, LGB served over 3.8 million passengers last year. The airport features nonstop service to 17 destinations on American Airlines, Delta Air Lines, Hawaiian Airlines, JetBlue Airways and Southwest Airlines. The airport is in the process of undergoing its \$65 million Phase II Terminal Area Improvement Project, expected to be completed by 2021.

Source: DLBA Economic Profile 2019



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein 10.30.24





## STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the subject property ("the Property").

This Offering Memorandum was prepared by Lee & Associates Los Angeles - Long Beach, Inc. and has been reviewed by representatives of the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general referenced purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Lee & Associates Los Angeles - Long Beach, Inc. and Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Owner nor Lee & Associates Los Angeles - Long Beach, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Lee & Associates Los Angeles - Long Beach, Inc. does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert

to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Owner and Lee & Associates Los Angeles - Long Beach, Inc. expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Owner nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Owner or Lee & Associates Los Angeles - Long Beach, Inc. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form.

The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all such documents.

The terms and conditions of this section will relate to all of the sections of the Offering Memorandum.

# 1500 W. PACIFIC COAST HWY. LONG BEACH, CA 90810



GASPIAN AVE.

W. PACIFIC COAST HWY.