



FOR LEASE

# 1041-1043 Pine Ave

1041-1043 Pine Ave, Long Beach, CA 90813

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

**Louis Chavez**

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

# PROPOSAL | Table of Contents

1041-1043 Pine Ave, Long Beach, CA 90813

## PROPERTY INFORMATION

3

## LOCATION INFORMATION

5

## DEMOGRAPHICS

6

## ADVISOR BIOS

7

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Louis Chavez

323.422.1910

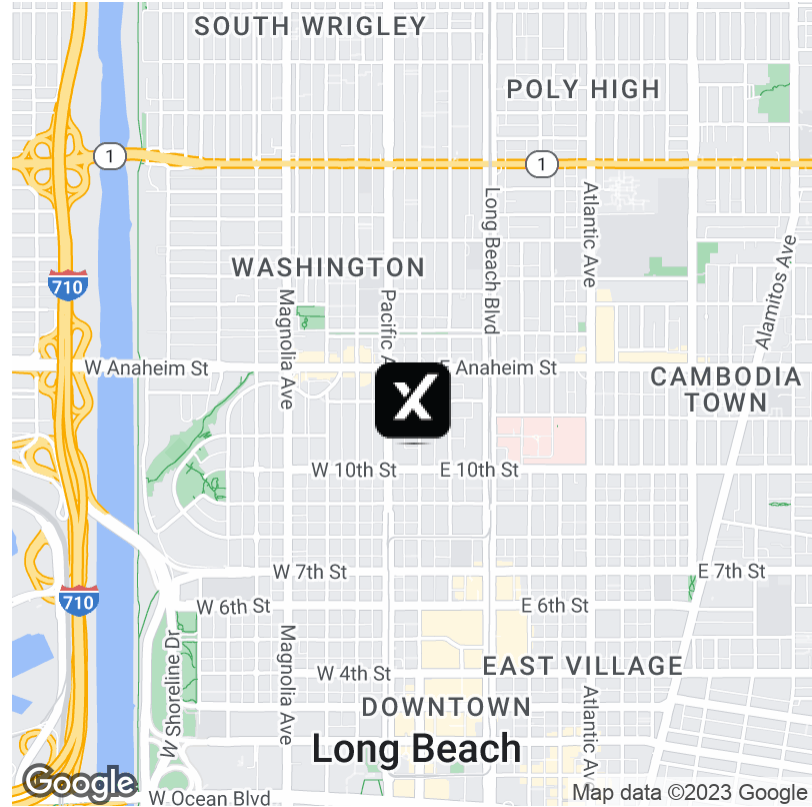
[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)





# FOR LEASE | 1041-1043 Pine Ave

1041-1043 Pine Ave, Long Beach, CA 90813



## Offering Summary

Lease Rate:	\$0.98 - 1.25 SF/month (NNN)
Building Size:	4,832 SF
Available SF:	2,400 SF
Lot Size:	0.09 Acres
Number of Units:	2
Year Built:	1951
Zoning:	LBR4N

## Property Overview

Built in 1951, this two-story gem offers a leasing area of 4,832 square feet, making it an ideal canvas for a variety of endeavors. The property's LBR4N zoning enhances its appeal, opening the door to a wide range of retail uses.

\*\*\*BONUS\*\*\*

The Landlord is offering an additional commission of \$1 per square foot to the Lessee's Broker, if the lease is signed by the end of the year.

## Property Highlights

- 24 Hour Access
- High Visibility
- Ample Parking
- Signage
- Great Location

**Louis Chavez**

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | 1041-1043 Pine Ave

1041-1043 Pine Ave, Long Beach, CA 90813



## Property Description

Built in 1951, this two-story gem offers a leasing area of 4,832 square feet, making it an ideal canvas for a variety of endeavors. The property's LBR4N zoning enhances its appeal, opening the door to a wide range of retail uses.

## Location Description

There is an opportunity to lease approximately 4,832 square feet of office/retail space in a two-story building with street frontage and excellent visibility. The property, located at 1041-1043 Pine Ave., is just a few blocks away from St. Mary Medical Center and the waterfront amenities in Downtown Long Beach.

Shell space is ready for your build out, allowing endless possibilities.

### \*\*\*BONUS\*\*\*\*

The Landlord is offering an additional commission of \$1 per square foot to the Lessee's Broker, if the lease is signed by the end of the year.

**Louis Chavez**

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

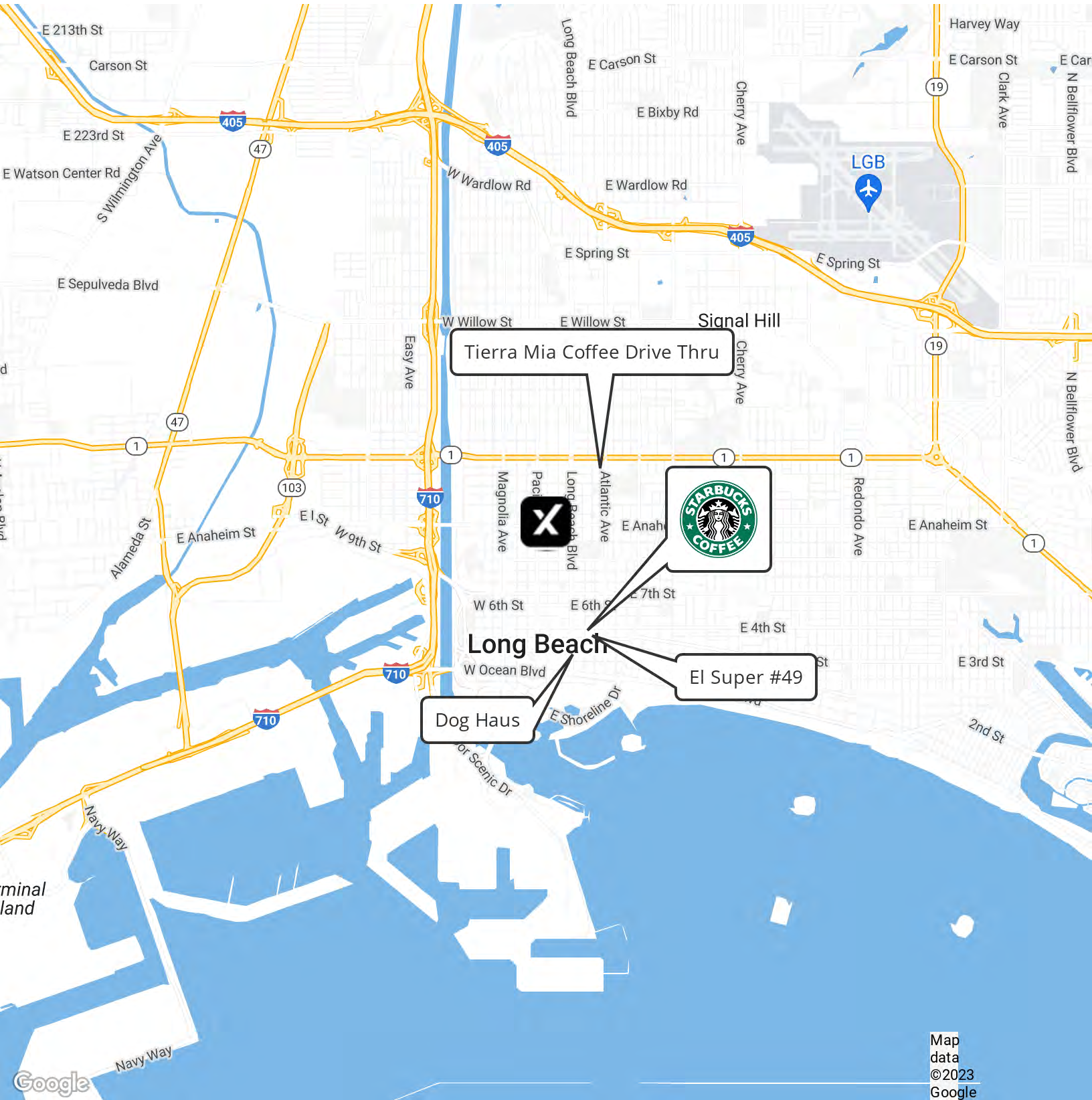
**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR LEASE | 1041-1043 Pine Ave

1041-1043 Pine Ave, Long Beach, CA 90813



Map data  
©2023  
Google

**Louis Chavez**

323.422.1910

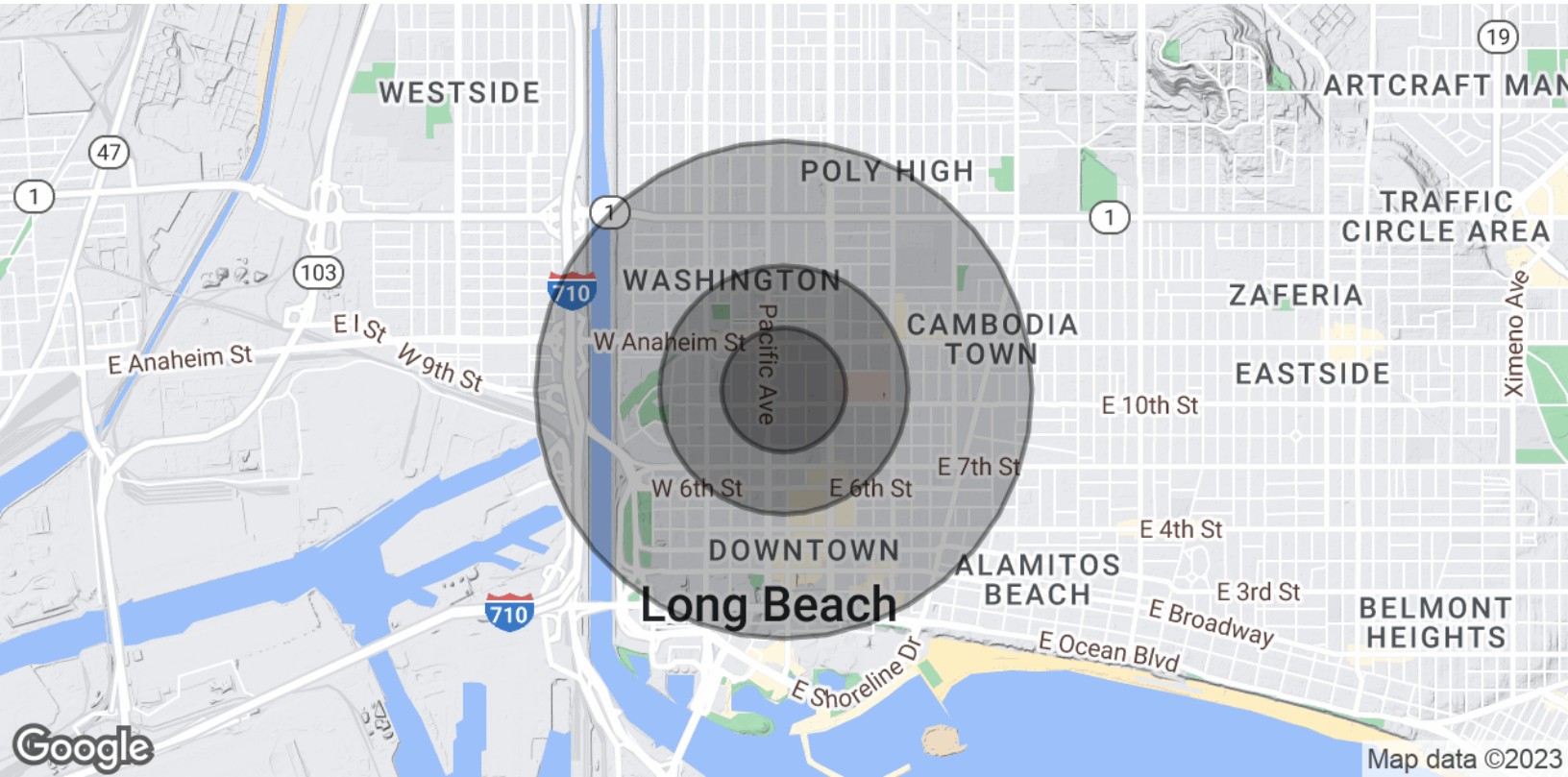
[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR LEASE | 1041-1043 Pine Ave

1041-1043 Pine Ave, Long Beach, CA 90813



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,305	21,464	66,582
Average Age	34.7	32.0	32.1
Average Age (Male)	34.5	31.6	32.0
Average Age (Female)	37.2	33.3	32.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,543	8,376	26,502
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$50,486	\$53,945	\$55,409
Average House Value	\$218,079	\$356,034	\$340,149

\* Demographic data derived from 2020 ACS - US Census

**Louis Chavez**

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR LEASE | 1041-1043 Pine Ave

1041-1043 Pine Ave, Long Beach, CA 90813



**Louis Chavez**

Commercial Agent

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Direct: 323.422.1910

CalDRE #01949822



**Gay-Lynn Chavez**

Commercial Agent

[gbarnes@barnescre.com](mailto:gbarnes@barnescre.com) 01433767

Direct: 562.858.7065

CalDRE #01433767

**eXp Commercial**  
2603 Camino Ramon Suite 200  
San Ramon, CA 94583  
855.451.1236

**Louis Chavez**

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.