

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



FOR LEASE \$2.25/RSF NNN

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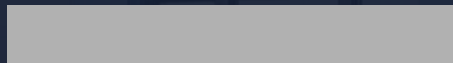
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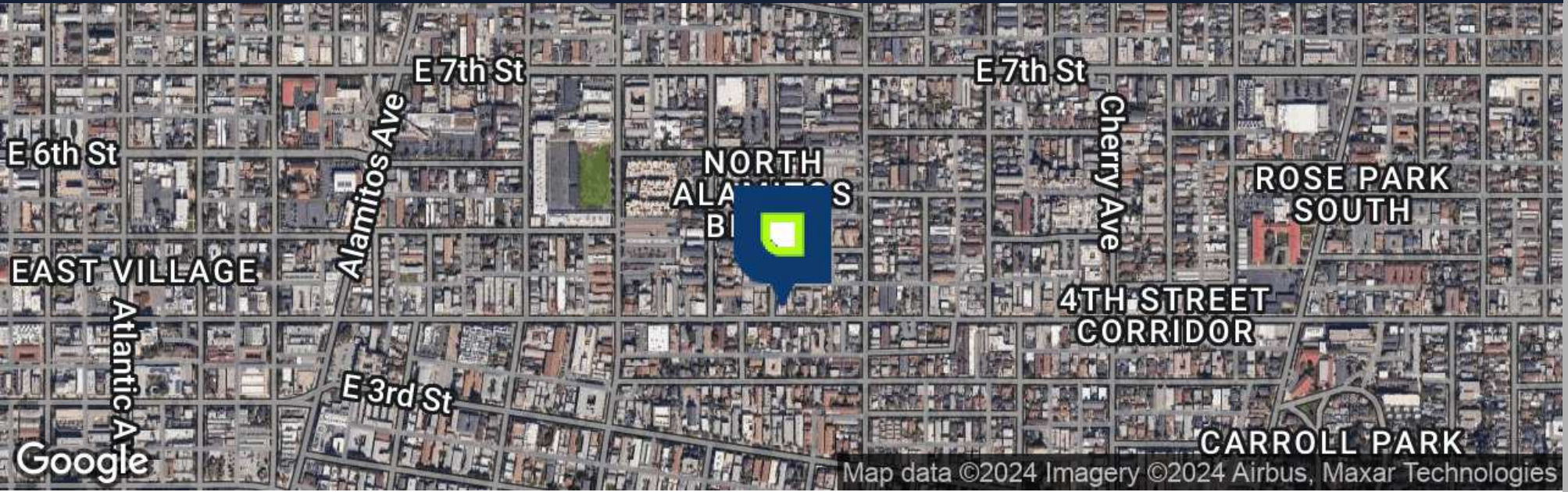
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PROPERTY INFORMATION



1427 E 4th St - Long Beach, CA 90802

PROPERTY INFORMATION
THE PROPERTY



PROPERTY HIGHLIGHTS

- For Lease: Retail and/or Office
- Restaurant, wine tasting shop, retail and all other permitted uses
- Building remodeled with smooth stucco exterior, modern siding, lighting fixtures
- Interior in shell, ready to build condition with high ceilings and an open floor play layout
- 1 Space "Just Leased" to Coffee/Wine Shop
- Prime corner location of 1,500 sqft

PROPERTY SUMMARY

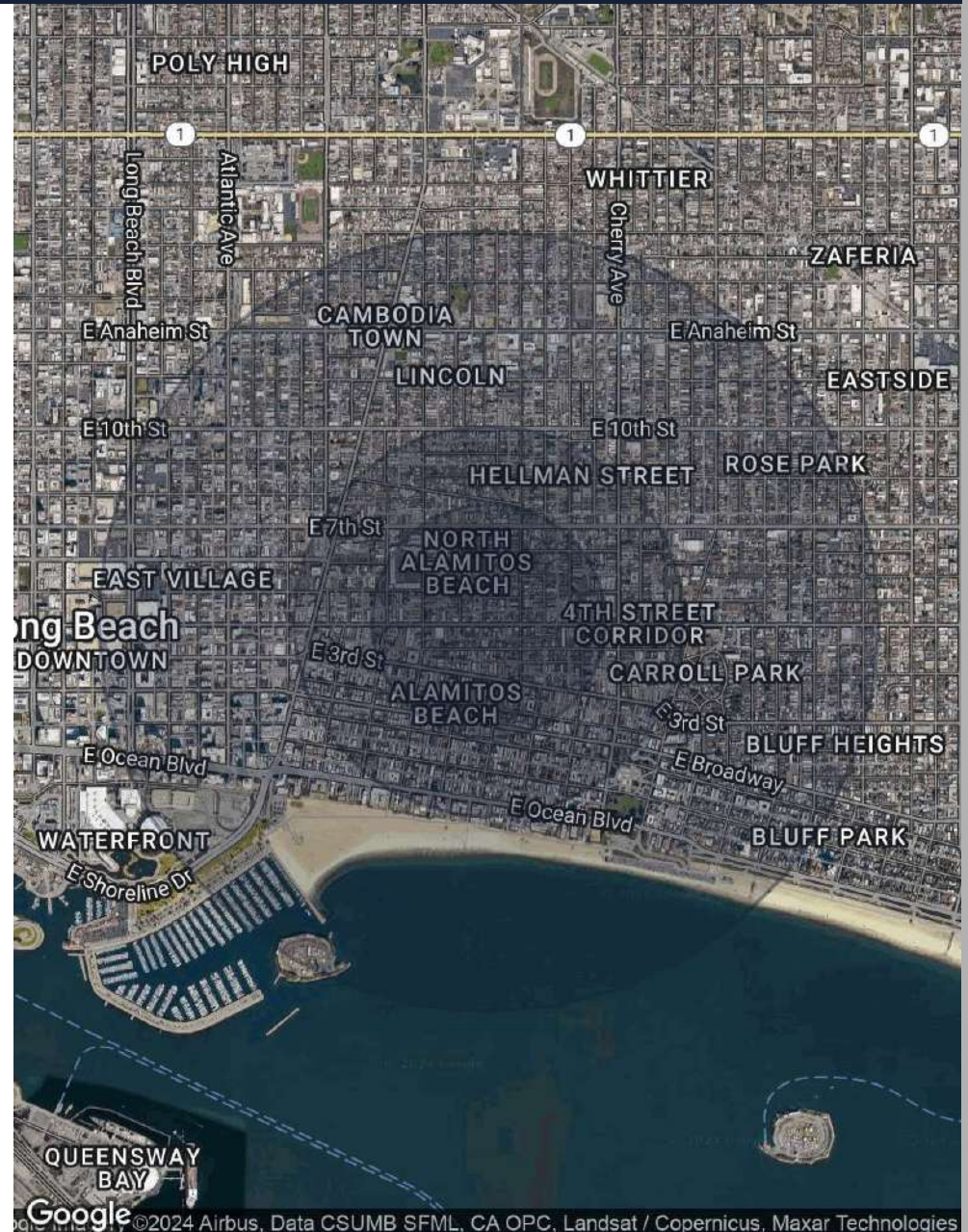
Price/SF	\$2.25/RSF NNN
Lease Term	3-10 Years
Building Size	~6,000 SF
Rentable Square Feet	1,500 RSF

PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,603	25,136	69,547
Average Age	38	38	39
Average Age (Male)	38	38	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,038	11,308	30,137
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$83,471	\$79,429	\$81,803
Average House Value	\$768,028	\$750,086	\$766,958

* Demographic data derived from 2020 ACS - US Census



PROPERTY PHOTOS



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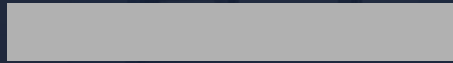
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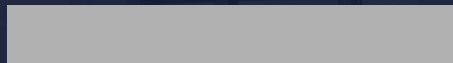
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PROPERTY FLOOR PLANS





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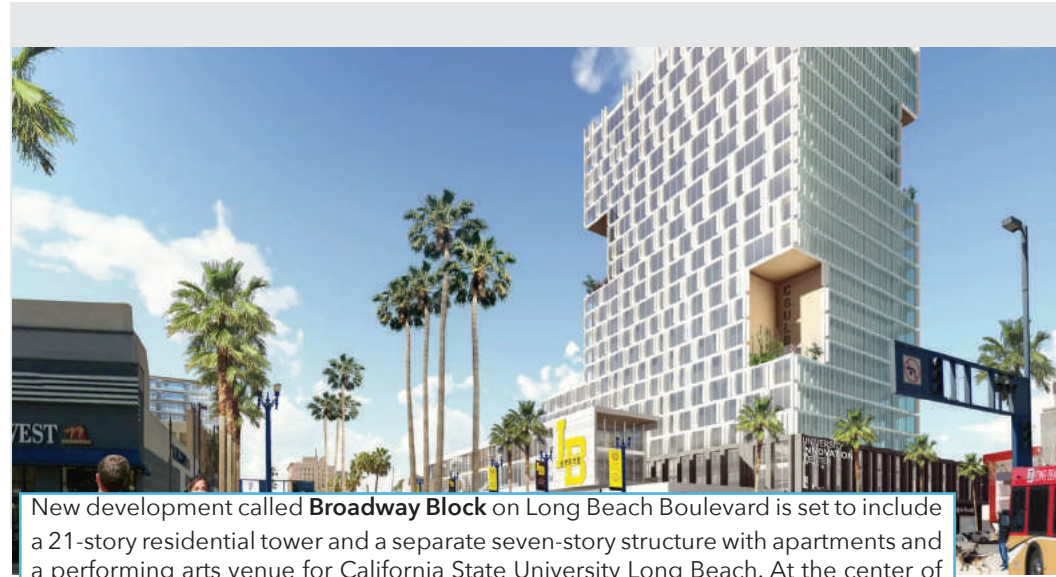
PROPERTY LOCATION RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies



Plans for a **35-Story Tower** originally called for just 221 units and 6,367 square feet of retail space. Now, however, its developers are seeking approval for an additional 94 units and another 344 square feet of retail space. An underground parking garage would be expanded from two levels to five to make room for some of these changes. The tower is the second phase of the Shoreline Gateway project at the intersection of Ocean Boulevard and Alamitos Avenue.



New development called **Broadway Block** on Long Beach Boulevard is set to include a 21-story residential tower and a separate seven-story structure with apartments and a performing arts venue for California State University Long Beach. At the center of the 50,000-square-foot lot is the Moderne-style Acres of Books building, constructed in the 1920s and the home of a beloved bookstore between 1960 and 2008.



This ambitious **zz** near the Pacific Avenue Blue Line station would replace a parking lot with a pair of residential structures with 325 units, according to a recent presentation from Mayor Robert Garcia.



The **OceanAire** project is rising on the site of an Ocean Avenue parking lot and promises to offer future residents some very nice views and convenient access to both public transit and the beach. According to the architects, the upscale apartments will be catered to young professionals and will feature amenities like a pool, sun deck, fitness room/yoga studio, and the increasingly obligatory dog spa.



Glassy Hotel Tower - This hotel tower would rise in the heart of Downtown Long Beach, bringing hundreds of guest rooms and new restaurant space to the area. Plans for the large development are still being worked out. Longbeachize reports that developer American Life has proposed an agreement with the city that would allow the project to rise 36 stories and include more than 500 rooms.



The city's planning commission has approved a new **seven-story apartment building** with 142 units and ground-floor commercial space. Located at 500 West Broadway, the project is set to include 65 studio apartments, 41 one-bedrooms, 32 two-bedrooms, and four three-bedroom units. Street-level commercial space will include 1,168 square feet of retail and a 2,267-square-foot cafe.



This **Five Floors of Apartments** complex is one of two projects now being constructed by Ensemble Investments, with designs by architecture firm Studio T Square 2 in collaboration with Mark Tessier Landscape Architecture. It will include 95 apartments and 177 parking spaces.



Apartments and a Bridge - Under a .5 mile from the Ocean Boulevard project above, this similar project will include 112 units, 144 parking spaces, and space for a cafe or retail business. It's rising immediately next to a flashy new pedestrian bridge now under construction. Once complete, the bridge will connect the city's convention center to the nearby Performing Arts Center.



The Beacon - This affordable housing complex broke ground just last month and is expected to open in 2019. Once complete, the two-building development will include 160 units of supportive housing for veterans and seniors.



Amli Parc Broadway - will replace a government office building with 222 residential units and 8,500 square feet of retail space, including an art gallery and a "bike kitchen."



The Pacific will feature 163 apartments (17 of them affordable), along with community amenities like a fitness center and bike workshop.



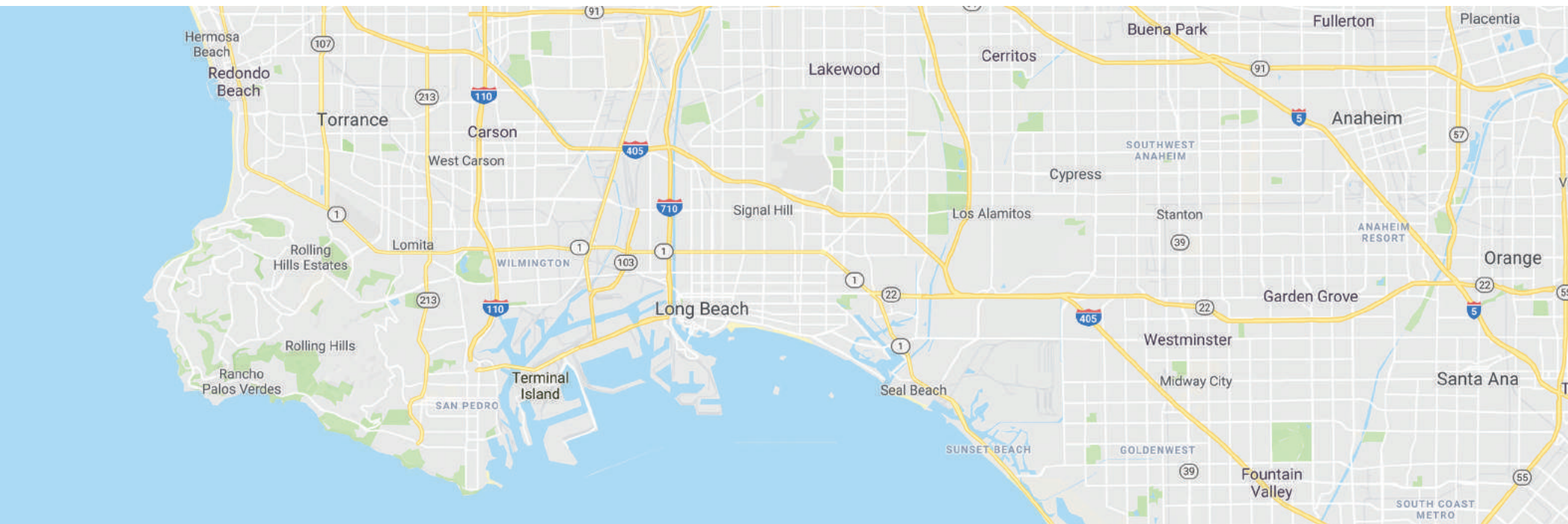
101 Alamos Avenue - Developer SARES REGIS Group, which is building The Pacific, is also behind this seven-story residential development with 136 condos and a bit of retail/restaurant space.



Ocean View Tower is located right next to the large Camden Harbor View apartment complex, this adaptive reuse project will transform an existing office building into a residential development with 94 apartments and 4,597 square feet of retail space.



320 Alamos Avenue - This proposed project would include 77 apartments spread across seven stories at the eastern edge of the downtown area.



EXCLUSIVELY MARKETED BY

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