



# OFFERING MEMORANDUM

1368 W Anaheim St, Long Beach, CA 90813

Marcus & Millichap

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR  
MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

**Marcus & Millichap**



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# SECTION ONE

## INVESTMENT OVERVIEW

# Offering Summary

*OFFERING PRICE*

**Unpriced**

*CALL AGENT FOR DETAILS*

## OVERVIEW

Square Feet	17,443 SF
Lot Size	28,588 SF
Year Built	1951
APN #'s	7436-004-42
Zoning	MP (Master Plan Port Related)
Buyer Profile	Owner User/Investor
Occupancy	Available



# INVESTMENT OVERVIEW

Marcus and Millichap REIS is pleased to present the following, 1368 W Anaheim Street on the southeast intersection of W Anaheim Street and Harbor Avenue in Long Beach, CA. Built: 1941. Renovated: 1977/1980/1981. Mix of Wood Frame with Stucco Covering and Concrete Tilt-up Building.

The Properties include:

+/- 12,033 sq. ft. of warehouse/shop area (Measured 2015 Appraisal)  
+/- 4,320 sq. ft. of office/showroom area (Measured 2015 Appraisal)  
+/- 17,443 sq. ft. Total Assessed Building Area  
+/- 28,588 sq. ft. Land Area

The property is located adjacent to the Port of Long Beach but outside the limits of Pier B On-Dock Rail Support Expansion Facility area. The Port of Long Beach is the premier U.S. gateway for trans-Pacific trade and a trailblazer in innovative goods movement, safety, environmental stewardship and sustainability. Voted "Best West Coast Seaport" by industry peers, the Port handles trade valued at \$300 billion annually supports 2.7 million jobs across the nation, more than 1.14 million in California, and more than 543,000 in Los Angeles and Orange counties.

The property is also located a few miles west of the Downtown Long Beach which includes the City Hall, the Long Beach Convention Center, Entertainment and Performing Arts Center, Rainbow Harbor, Shoreline Village, Aquarium of the Pacific, The Queen Mary and Carnival Cruise Port, as well as a burgeoning urban residential population.



## PROPERTY HIGHLIGHTS

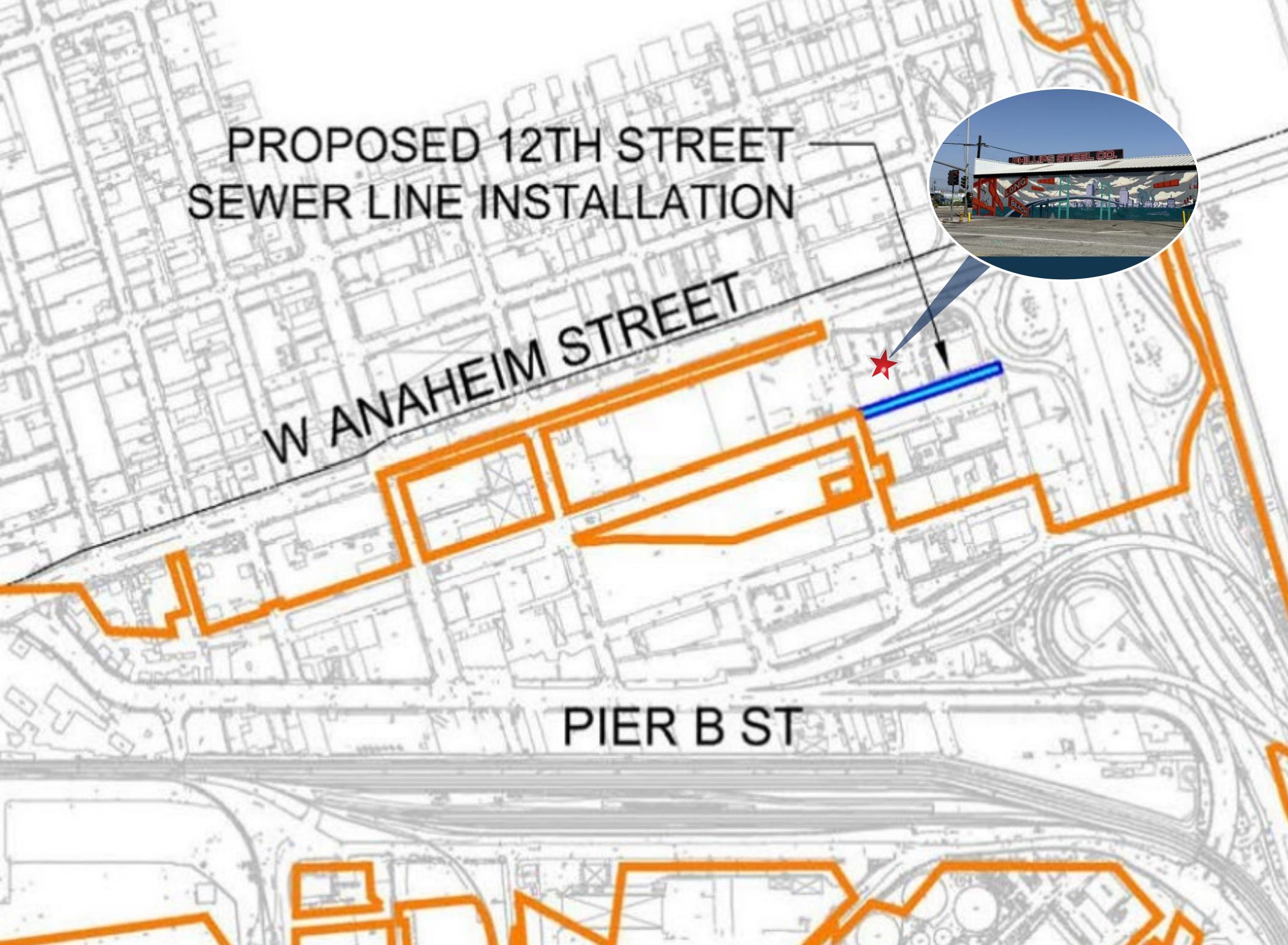
- Great Owner/User Industrial Warehouse/Manufacturing/Storage/Repair Facility.
- Four (4) buildings are currently used for Office, Service Bays and Machine Shops.
- 400A/277-480V/3PH/4WI Electrical Power. Clear Ceiling Height: 12'-14'. Six (6) Ground Level Commercial Doors. Secured Yard.
- Port of Long Beach Adjacent and Located on the Heavy Container Corridor.
- Close proximity and easy access to the Interstate (710) and (110) Freeways.
- Located a few miles west of Downtown Long Beach, a beachfront city that enjoys burgeoning urban living, as well as a variety of cultural, business and entertainment venues.

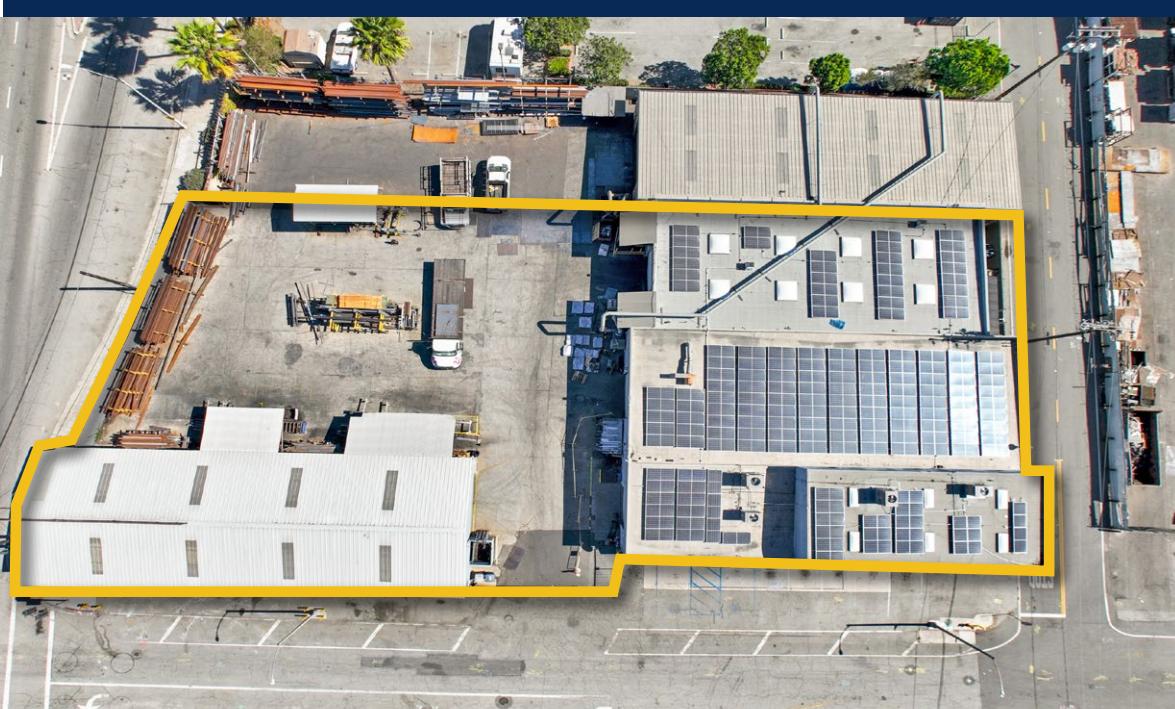
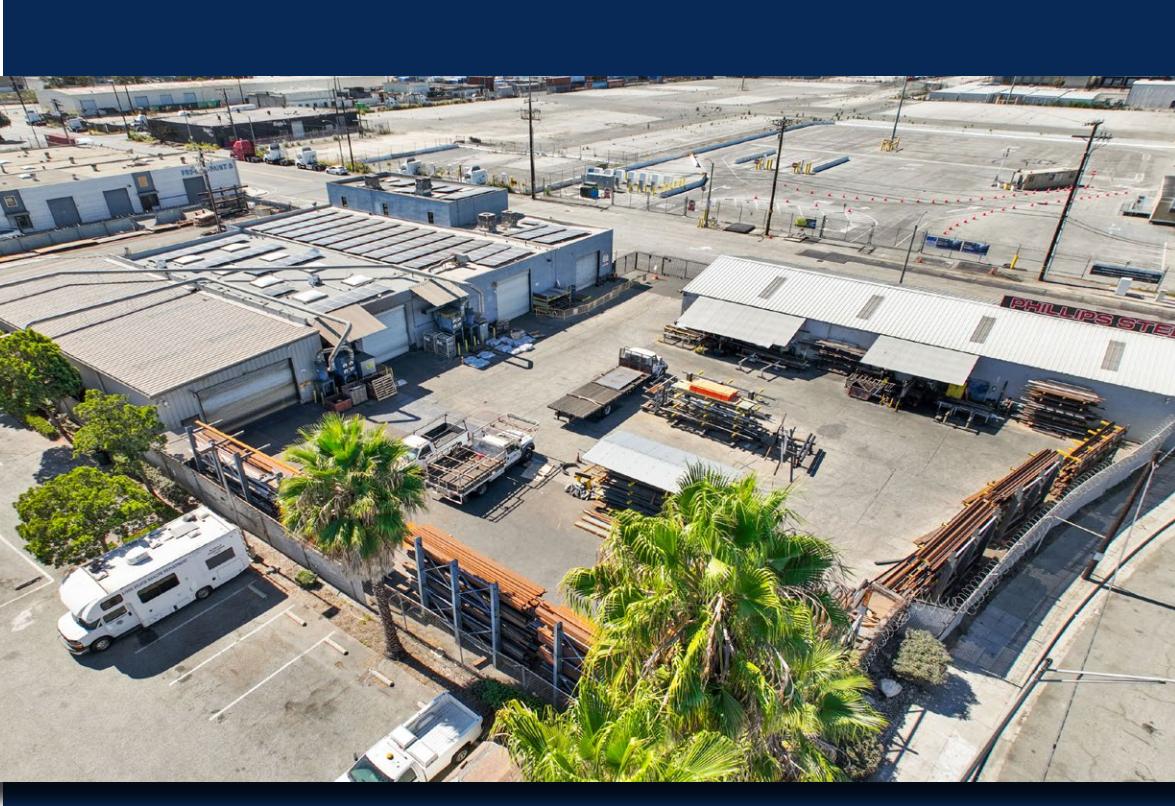


## Interior Photos



Click for 360° View 

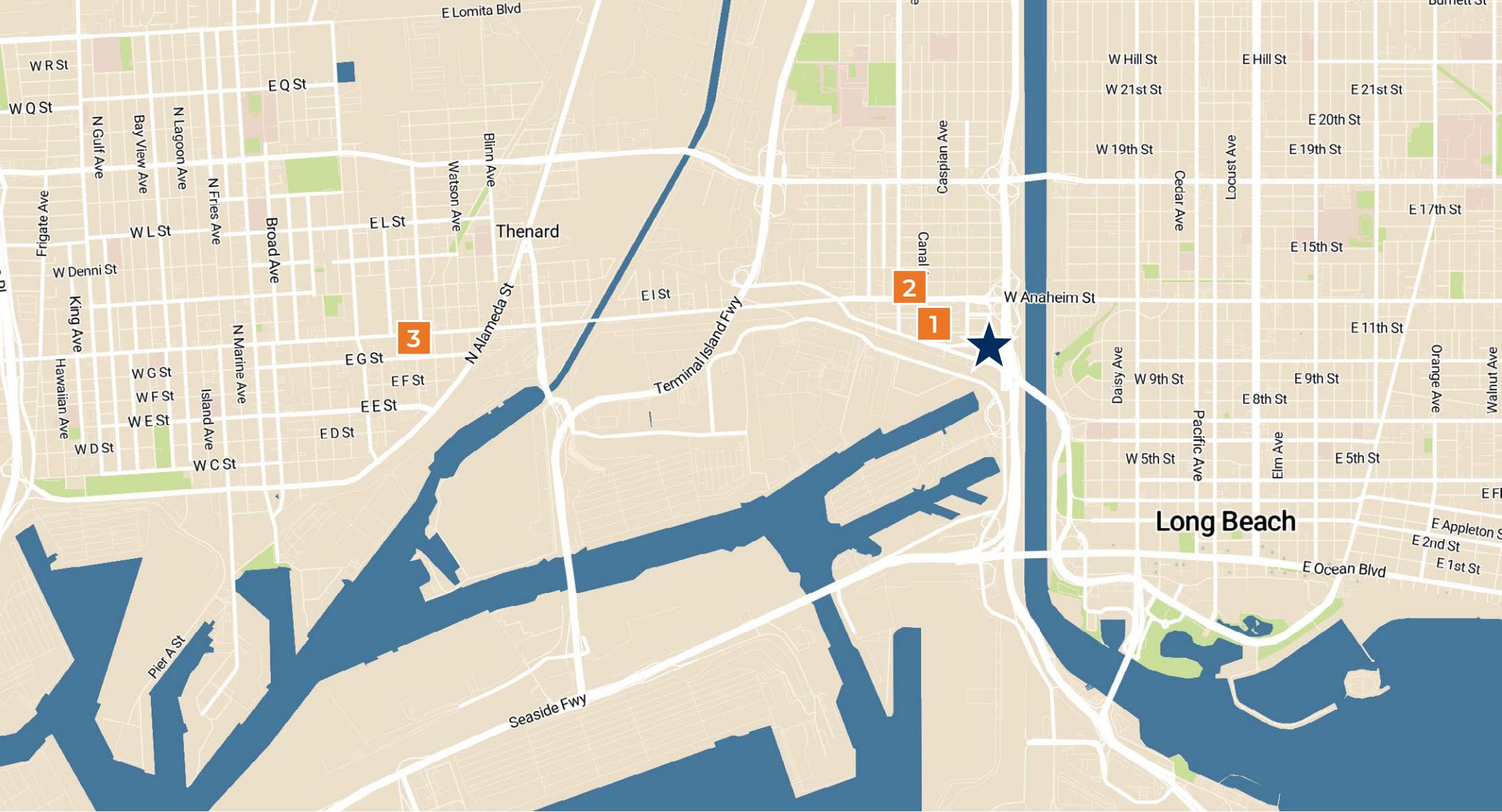




# SECTION TWO

## MARKET COMPARABLES

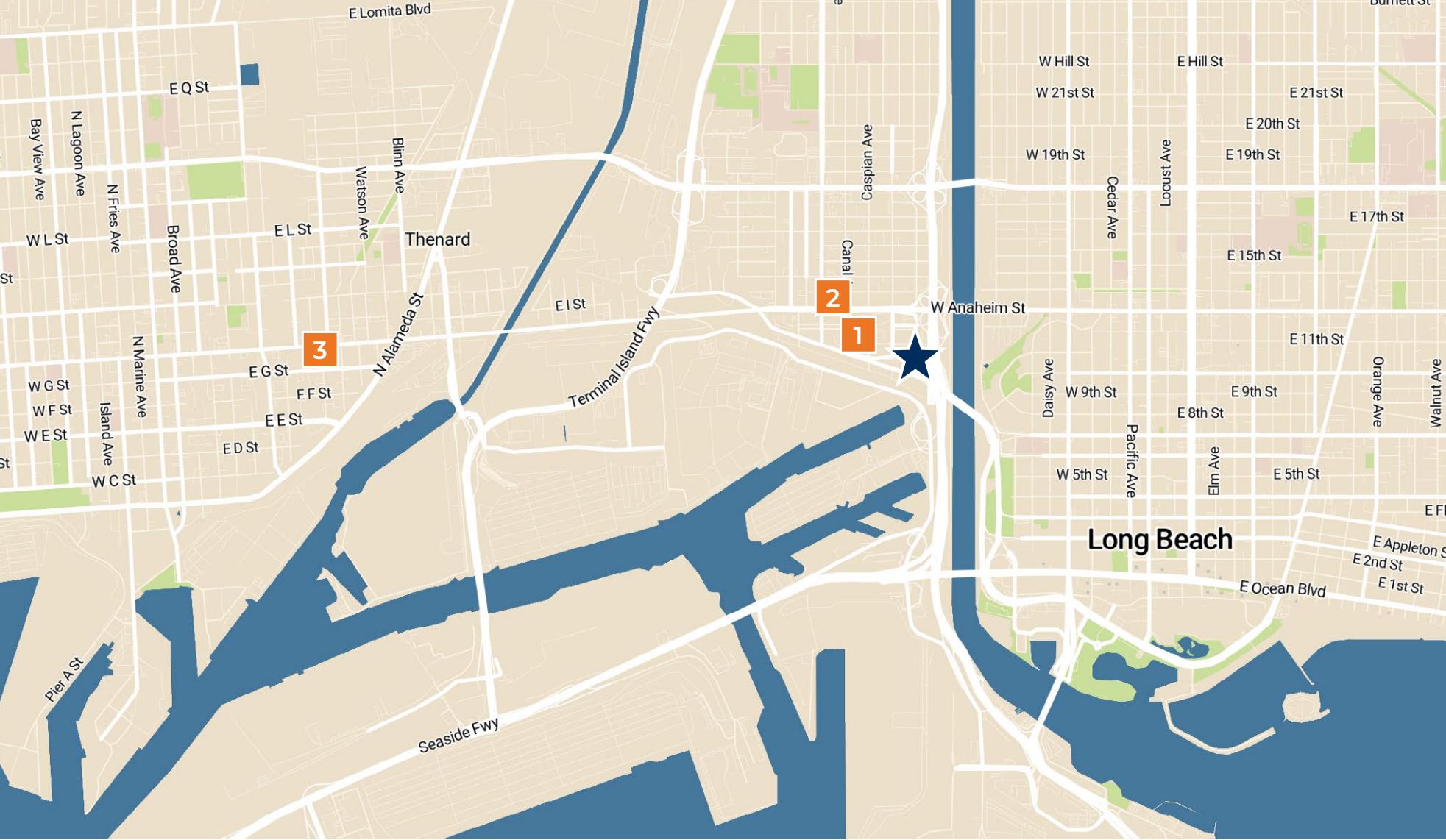




## SALES COMPARABLES

1 1368 W Anaheim St

2 1700-1724 Seabright Ave  
3 1638 W Cowles St



## SALES COMPARABLES

Property	PRICE	GROSS SF	PRICE/SF	LOT SIZE	CLOSE
1 1368 W Anaheim St, Long Beach, CA 90813	TBD	17,443 SF	TBD	0.66 AC	On Market
1 1638 W Cowles St, Long Beach, CA 90813	\$2,325,000	8,000 SF	\$290.63	0.29 AC	3/17/2025
2 1700 Seabright Ave, Long Beach, CA 90813	\$5,900,000	24,590 SF	\$239.93	1 AC	7/25/2024
3 900 E Anaheim St, Los Angeles, CA 90744	\$3,556,525	11,500 SF	\$309.26	0.83 AC	2/14/2025
<b>Averages</b>	<b>\$3,927,175</b>	<b>14,697 SF</b>	<b>\$279.94</b>	<b>0.71 AC</b>	--

## SALES COMPARABLES



**1368 W Anaheim St | Long Beach, CA 90813**

Offering Price	TBD
Close of Escrow	On-Market
Property Type	Industrial
Year Built	1951
Gross Square Feet	17,443 SF
Lot Size	0.66 Acres
Divisible	Yes



**1638 W Cowles St | Long Beach, CA 90813**

Offering Price	\$2,325,000
Close of Escrow	3/17/2025
Property Type	Industrial
Year Built	1985
Gross Square Feet	8,000 SF
Lot Size	0.29 Acres
Divisible	No
Power	300A/240V/3PH/4WI
Clear Height	17"
Days On Market	152

A +/- 8,964 sq. ft. 2-tenant industrial masonry building located on +/- 12,457 sq. ft. of land area with a fenced concrete yard 8 on-site parking spaces. Four (4) 10' w x 12' h Ground Level Commercial Doors. Zoning: LBIG.



**1700 Seabright Ave | Long Beach, CA 90813**

Offering Price	\$5,900,000
Close of Escrow	7/25/2024
Property Type	Industrial
Year Built	1946
Gross Square Feet	24,590 SF
Lot Size	1.00 Acres
Divisible	No
Power	200 amp/240 volts
Clear Height	18"
Days On Market	112

A +/- 24,590 sq. ft. industrial masonry building located on +/- 43,560 sq. ft. of land area with 31 on-site parking spaces with secured yard area. Three (3) 8' w x 14' h ground level roll up doors. Zoning: LBIG.

## SALES COMPARABLES

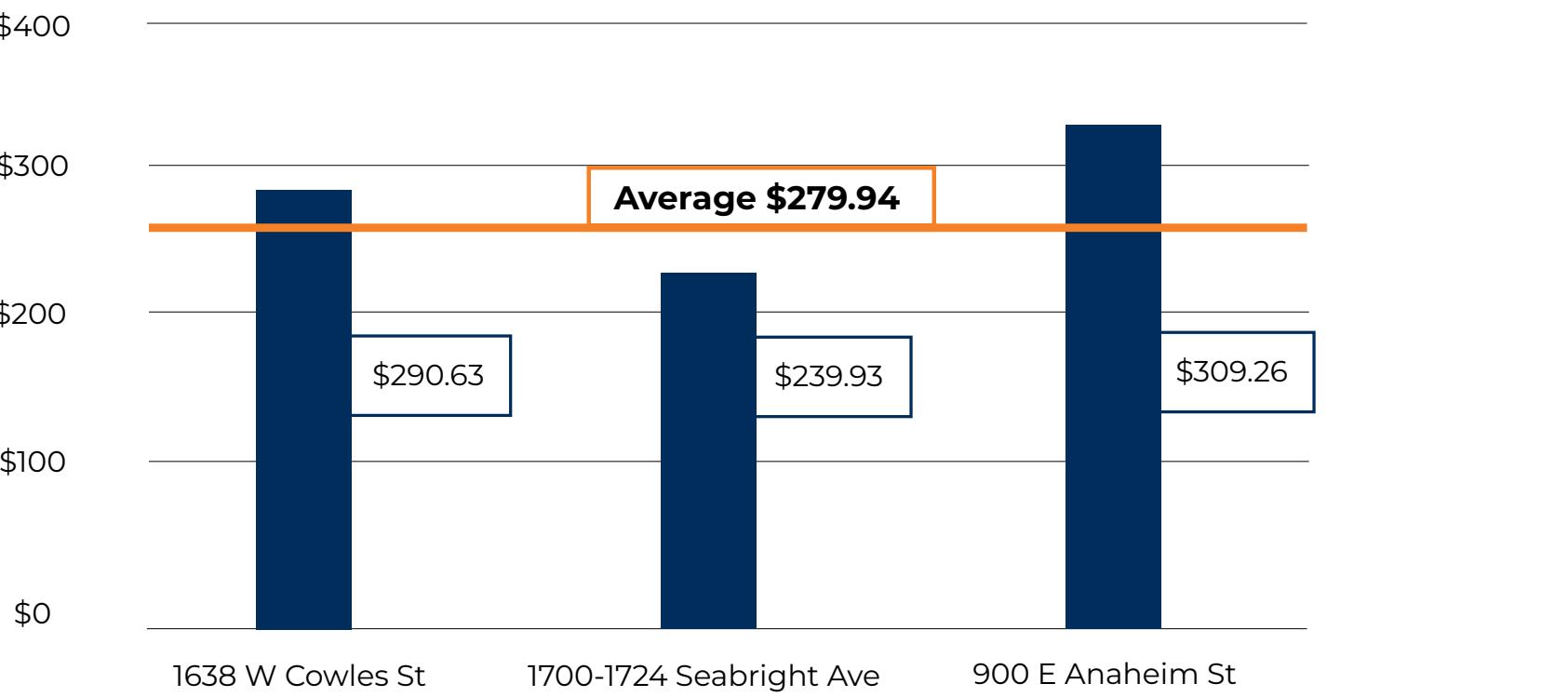


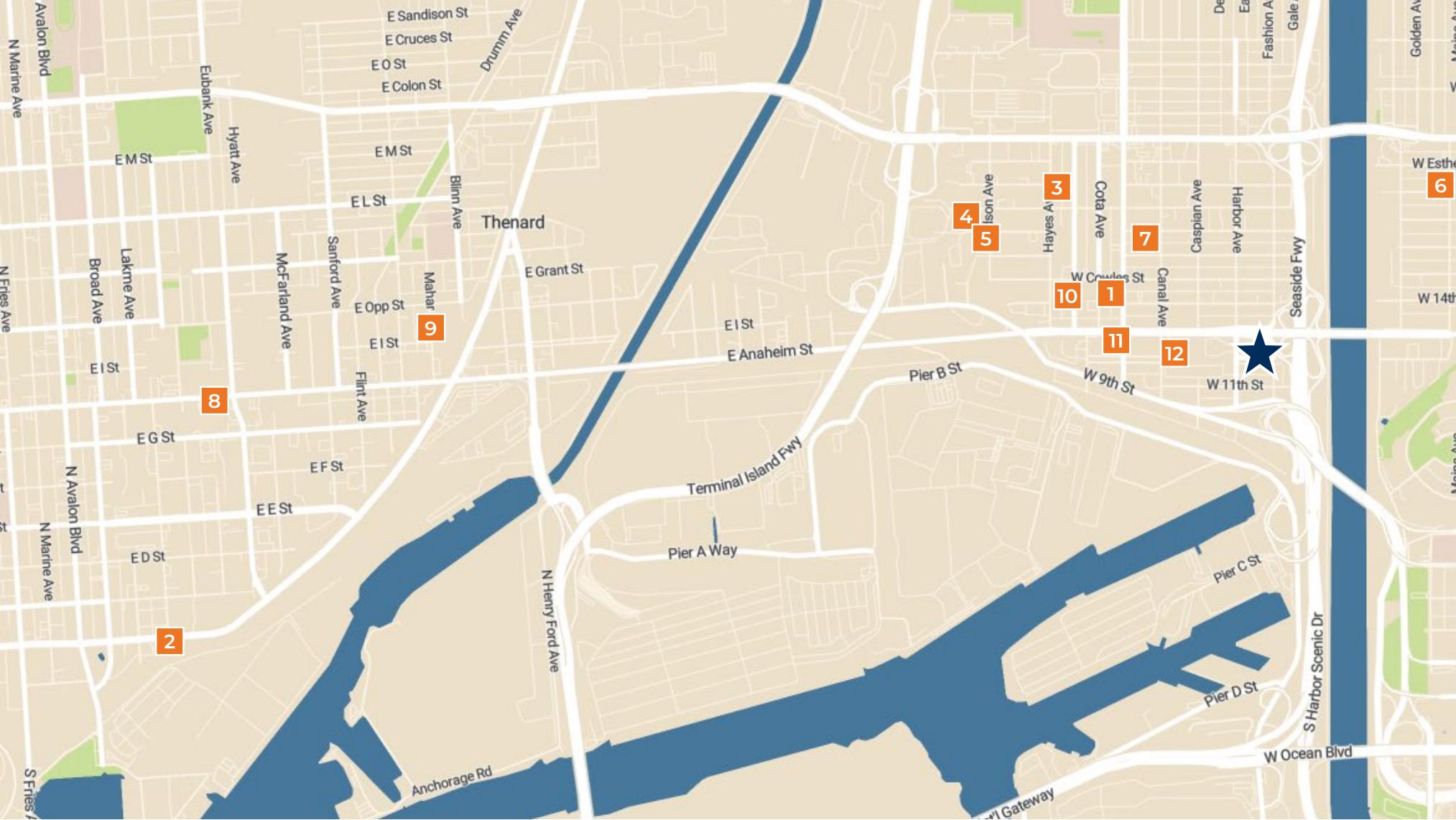
**900 E Anaheim St | Los Angeles, CA 90744**

Offering Price	\$3,556,525
Close of Escrow	2/14/2025
Property Type	Industrial
Year Built	1953
Gross Square Feet	11,500 SF
Lot Size	0.83 Acres
Divisible	No
Power	--
Clear Height	--
Days On Market	407

A +/- 11,500 sq. ft. industrial building located on +/- 36,023 sq. ft. of land area a fenced yard area. Zoning: LAM2.

# SALES COMPARABLES AVERAGE SALE PRICE PER SQUARE FOOT CHART





## RENT COMPARABLES

★ 1368 W Anaheim St

1 1345 Cota Ave

2 320 E Harry Bridges Blvd

3 1700 Hayes Ave

4 2135 W 15th St

5 2120 W 15th St

6 745 W 17th St

7 1450 Santa Fe Ave

8 620 E Anaheim St

9 909 Mahar Ave

10 1404 Hayes Ave

11 1700 W Anaheim St

12 1532 W Anaheim St

## RENT COMPARABLES

### Property Address

★ 1368 W Anaheim St, Long Beach, CA 90813

1 1345 Cota Ave, Long Beach, CA 90813

2 320 E Harry Bridges Blvd, Los Angeles, CA 90744

3 1700 Hayes Ave, Long Beach, CA 90813

4 2135 W 15th St, Long Beach, CA 90813

5 2120 W 15th St, Long Beach, CA 90813

6 745 W 17th St, Long Beach, CA 90813

7 1450 Santa Fe Ave, Long Beach, CA 90813

8 620 E Anaheim St, Los Angeles, CA 90744

9 909 Mahar Ave, Los Angeles, CA 90744

10 1404 Hayes Ave, Long Beach, CA 90813

11 1700 W Anaheim St, Long Beach, CA 90813

12 1532 W Anaheim St, Long Beach, CA 90813

### GROSS SF      AVERAGE RENT      LOT SIZE

17,443 SF      --      0.66 AC

10,000 SF      \$0.13/SF      0.4 AC

29,622 SF      \$0.13/SF      4.7 AC

9,102 SF      \$0.10/SF      0.23 AC

10,400 SF      \$0.10/SF      0.32 AC

10,315 SF      \$0.07/SF      0.24 AC

28,500 SF      \$0.13/SF      1.6 AC

78,125 SF      \$0.07/SF      7.9 AC

34,198 SF      \$0.17/SF      1.7 AC

20,190 SF      \$0.12/SF      0.82 AC

--      \$0.07/SF      0.9 AC

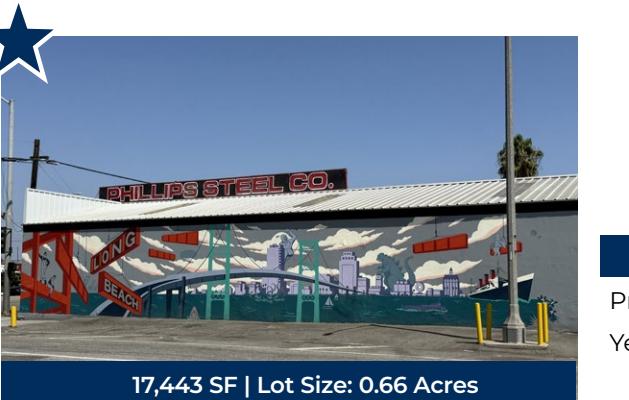
--      \$0.07/SF      2.51 AC

--      \$0.08/SF      1.44 AC

### Averages

--      \$0.10/SF      1.3 AC

# RENT COMPARABLES



17,443 SF | Lot Size: 0.66 Acres

## 1368 W Anaheim St | Long Beach, CA 90813

Property Type	Industrial	Divisible	Yes
Year Built	1951		



9,102 SF | Lot Size: 0.23 Acres

## 1700 Hayes Ave | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.10/SF
Divisible	No	Power	400A; 280V; 3PH; 4W
Year Built	1988	Clear Height	16'-18"



10,400 SF | Lot Size: 0.32 Acres

## 2135 W 15th St | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.10/SF
Divisible	No	Power	2,000A/220-480V/3PH/4W/3p 3w Heavy
Year Built	1970	Clear Height	21'

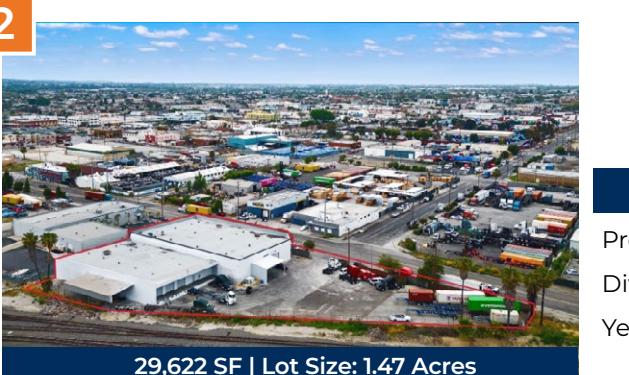


10,000 SF | Lot Size: 0.4 Acres

## 1345 Cota Ave | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.13/SF
Divisible	No	Power	600A/240V/3PH
Year Built	1953	Clear Height	17'

A +/- 18,000 sq. ft. Multi-tenant industrial masonry building located on +/- 17,550 sq. ft. of land area with a fenced yard and 18 on-site parking spaces. Two (2) 8' w x 10' h ground level commercial doors. DOM: 64. Lease Type: Industrial Gross. Zoning: LBIG.



29,622 SF | Lot Size: 1.47 Acres

## 320 E Harry Bridges Blvd | Los Angeles, CA 90744

Property Type	Industrial	Avg Rent	\$0.13/SF
Divisible	Yes	Power	3000A; 277/480V; 3PH; 4W
Year Built/Renovated	1966/2002	Clear Height	15'-20"

A +/- 29,622 sq. ft. industrial masonry building located on +/- 64,016 sq. ft. of land area with a fenced yard with 38 on-site parking spaces. One (1) ground level commercial doors. Heavy Weight Corridor. DOM: 32. Lease Type: TBD. Zoning: LAM3.



10,315 SF | Lot Size: 0.24 Acres

## 2120 W 15th St | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	Yes	Power	400A/120-240V/3W
Year Built	1971	Clear Height	16'

A +/- 10,315 sq. ft. industrial reinforced concrete building located on +/- 9,821 sq. ft. of land area with no yard or on-site parking spaces. One (1) 12'7" w ground level commercial door. DOM: 510. Lease Type: Industrial Gross. Zoning: LBIG.

## RENT COMPARABLES

6



### 745 W 17th St | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.13/SF
Divisible	Yes	Power	2500A/480V/3PH/3WI Heavy
Year Built	1963	Clear Height	14'

28,500 SF | Lot Size: 1.46 Acres

A +/- 28,500 sq. ft. industrial masonry building located on +/- 63,598 sq. ft. of land area with a secured yard and 30 on-site parking spaces. Three (3) ground level commercial doors. DOM: 150. New 3 year Lease. Lease Type: Industrial Gross. Zoning: LBIG.

7



### 1450 Santa Fe Ave | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--

78,125 SF | Lot Size: 1.79 Acres

+/- 78,125 sq. ft. of land area with a secured concrete yard and on-site parking spaces. DOM: 155. Ground Lease: NNN. Zoning: LBIG.

8



### 620 E Anaheim St | Los Angeles, CA 90744

Property Type	Industrial	Avg Rent	\$0.17/SF
Divisible	Yes	Power	800A/120-240V/3PH/4WI
Year Built	1983	Clear Height	19"

34,198 SF | Lot Size: 1.97 Acres

A +/- 34,198 sq. ft. industrial masonry building located on +/- 85,626 sq. ft. of land area with and 30 on-site parking spaces. One (1) ground level commercial doors. DOM: 155. Lease Type: Sublease/Modified Gross. Zoning: LBIG.

## RENT COMPARABLES

9



### 909 Mahar Ave | Los Angeles, CA 90744

Property Type	Industrial	Avg Rent	\$0.12/SF
Divisible	No	Power	800A/277-480V/3PH/4WI
Year Built	1930	Clear Height	19"

20,190 SF | Lot Size: 0.82 Acres

A +/- 20,190 sq. ft. industrial building located on +/- 35,719 sq. ft. of land area with a secured yard and 50 on-site parking spaces. Two (2) ground level commercial doors. DOM: 193. Lease Type: Industrial Gross. Zoning: MR2.

10



### 1404 Hayes Ave | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--

Lot Size: 0.9 Acres

+/- 53,325 sq. ft. of land area with a secured concrete yard and on-site parking spaces. DOM: 155. Ground Lease: NNN. Zoning: LBIG.

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### 1700 W Anaheim St | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--

Lot Size: 2.51 Acres

+/- 109,336 sq. ft. of land area with a secured concrete yard and on-site parking spaces. DOM: 154. Ground Lease: NNN. Zoning: LBIG.

## RENT COMPARABLES

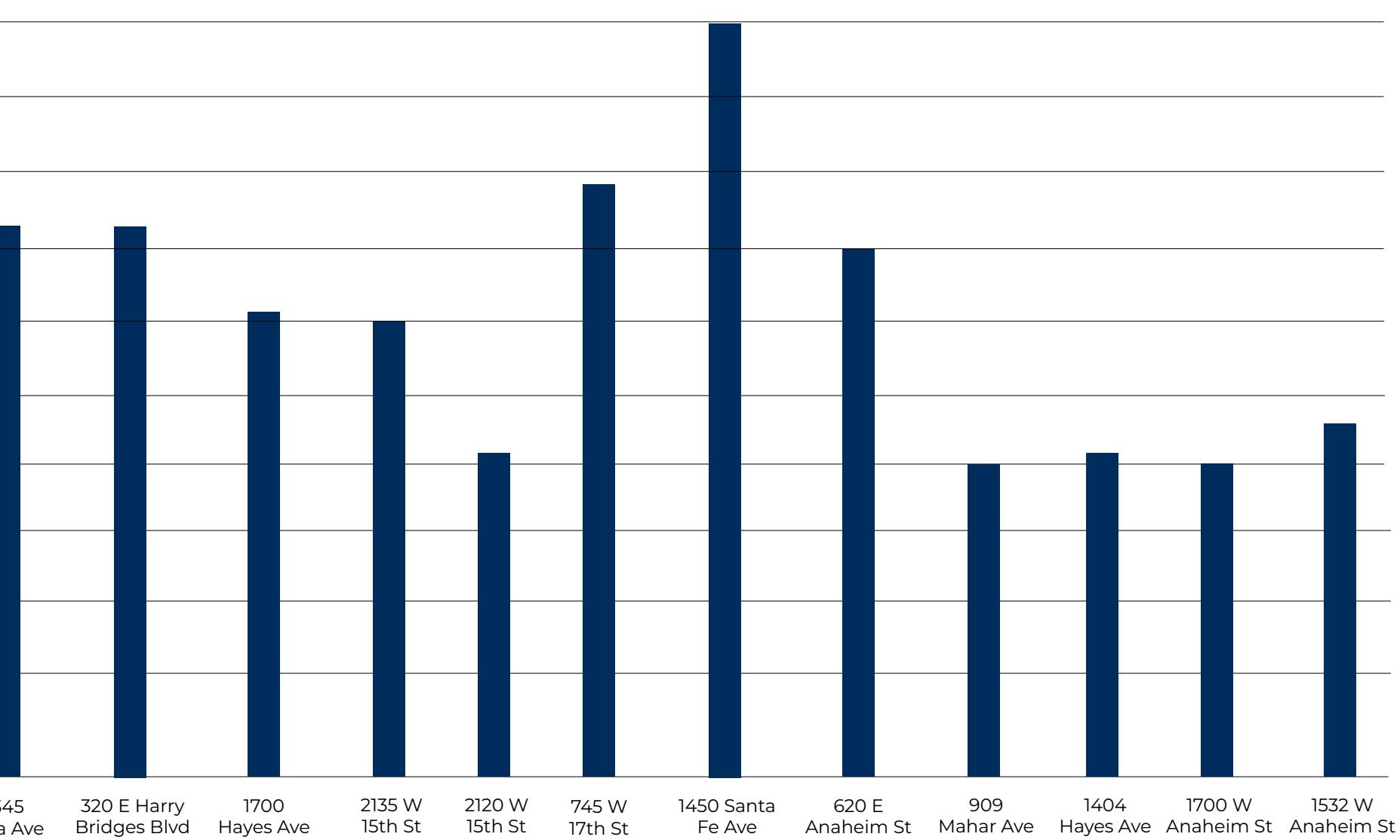


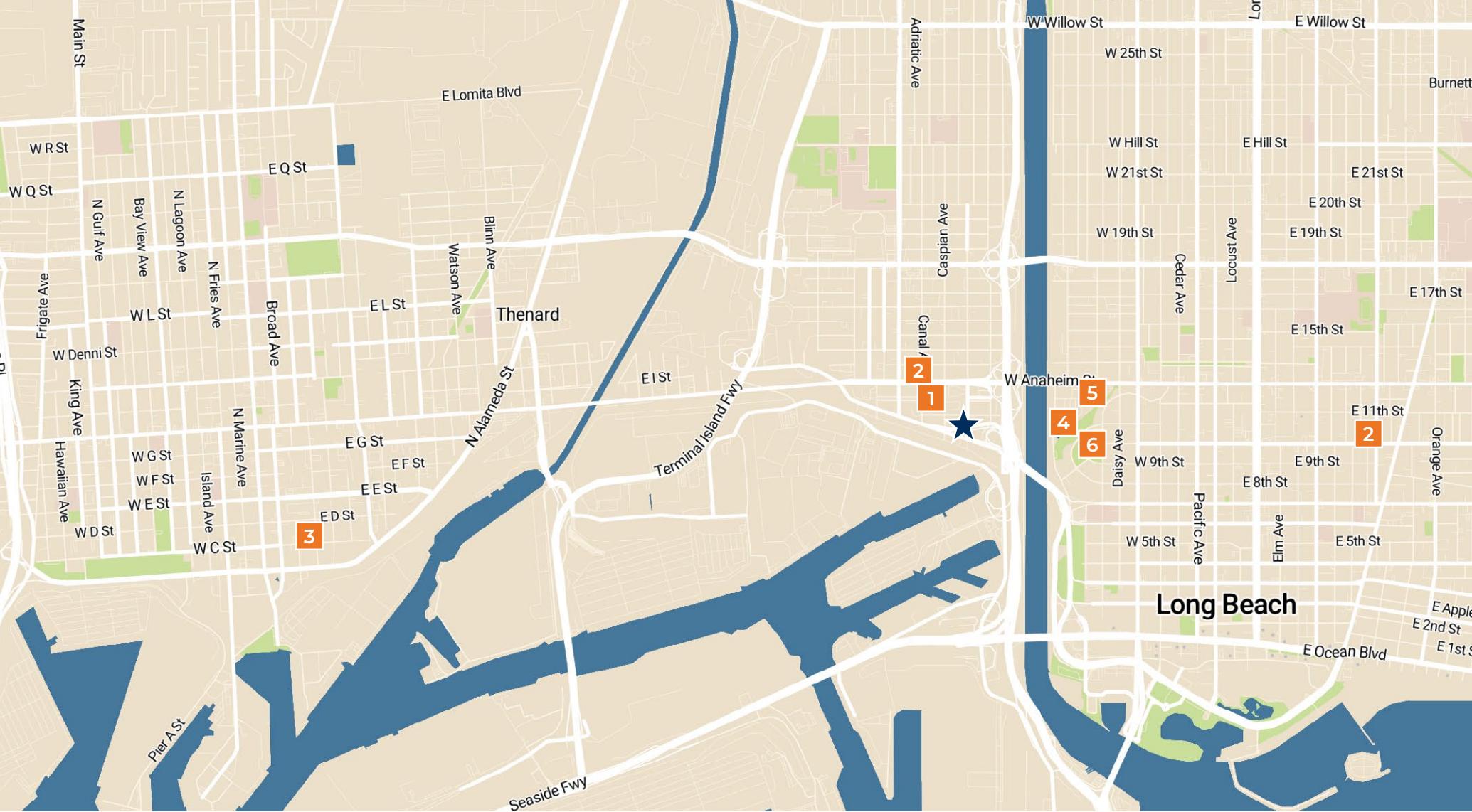
### 1532 W Anaheim St | Long Beach, CA 90813

Property Type	Industrial	Avg Rent	\$0.08/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--

+/- 62,580 sq. ft. of land area with a secured concrete yard and on-site parking spaces. DOM: 155. Ground Lease: NNN. Zoning: LBIG.

## RENT COMPARABLES AVERAGE RENT PER SQUARE FOOT





## LAND SALES COMPARABLES

1368 W Anaheim St

1480 & 1500 Seabright Ave

1700-1724 Seabright Ave

302 Lakme Ave

1444 San Francisco Ave

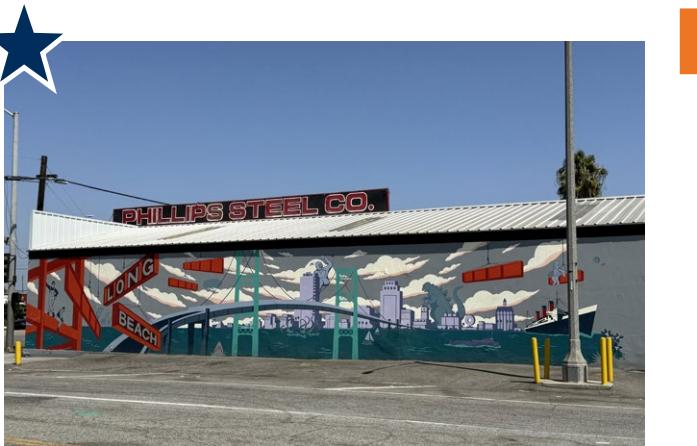
620 W 16th St

625 W Anaheim St

## LAND SALES COMPARABLES

Property	Price	Lot Size AC	\$/SF	# of Lots	Close
★ 1368 W Anaheim St, Long Beach, CA 90813	TBD	0.66 AC	TBD	3	On Market
1 1480 Seabright Ave, Long Beach, CA 90813	\$3,800,000	0.67 AC	\$130.20	2	07/01/2025
2 1700 Seabright Ave, Long Beach, CA 90813	\$5,900,000	1.0 AC	\$135.45	-	07/25/2024
3 302 Lakme Ave, Los Angeles, CA 90744	\$11,150,000	1.1AC	\$240.00	4	07/25/2024
4 1444 San Francisco Ave, Long Beach, CA 90813	\$3,720,000	0.66 AC	\$129.39	8	On Market
5 620 W 16th St, Long Beach, CA 90813	\$3,970,000	0.57 AC	\$138.09	7	On Market
6 625 W Anaheim St, Long Beach, CA 90813	\$3,970,000	2.08 AC	\$218.58	12	On Market
<b>Averages</b>	<b>\$5,056,666</b>	<b>1.01 AC</b>	<b>\$165.28</b>	--	--

# LAND SALES COMPARABLES



1368 W Anaheim St | Long Beach, CA 90813

List Price	TBD
Close of Escrow	On Market
Lot Dimensions	120' x Irregular
Lot Size	0.66 AC
Price/SF	TBD
Entitled	No
Permit Ready	No
Zoning	MP



1480 Seabright Ave | Long Beach, CA 90813

List Price	\$3,800,000
Close of Escrow	7/1/2024
Lot Dimensions	225' x 130'
Lot Size	0.67 Acres
Price/SF	\$130.20
Entitled	No
Permit Ready	No
Days on Market	390
Zoning	LBI

## Notes

A +/- 12,810 sq. ft. three (3) industrial buildings located on +/- 29,285 sq. ft. of land area a fenced yard area.



1700 Seabright Ave | Long Beach, CA 90813

List Price	\$5,900,000
Close of Escrow	07/25/2024
Lot Dimensions	350' x 124'
Lot Size	1 Acre
Price/SF	\$185.45
Entitled	No
Permit Ready	No
Days on Market	113
Zoning	LBIG

## Notes

A +/- 24,590 sq. ft. industrial masonry building located on +/- 43,560 sq. ft. of land area with 31 on-site parking spaces with secured yard area. Three (3) 8' w x 14' h Ground Level Roll up Doors.



302 Lakme Ave | Los Angeles, CA 90744

List Price	\$11,150,000
Close of Escrow	1/9/2024
Lot Dimensions	240' x IRR
Lot Size	1.09 AC
Price/SF	\$240.00
Entitled	No
Permit Ready	No
Days on Market	--
Zoning	LAM2

## Notes

A +/- 9,600 sq. ft. industrial reinforced concrete building located on +/- 47,541 sq. ft. of land area with 25 on-site parking spaces with secured yard area. Two (2) 12' w x 14' h Ground Level Roll up Doors.



1444 San Francisco Ave | Long Beach, CA 90813

List Price	\$43,720,000
Close of Escrow	On Market
Lot Dimensions	200' x 143'
Lot Size	0.66 Acres
Price/SF	\$129.39
Entitled	No
Permit Ready	No
Days on Market	108
Zoning	LBIG

## Notes

A +/- 28,606 sq. ft. lot included.



620 W 16th St | Long Beach, CA 90813

List Price	\$39,000,000
Close of Escrow	On Market
Lot Dimensions	77' x 13'
Lot Size	0.57 Acres
Price/SF	\$138.09
Entitled	No
Permit Ready	No
Days on Market	77
Zoning	LBIG

## Notes

A +/- 13,245 sq. ft. multi-tenant industrial reinforced concrete building located on +/- 24,999 sq. ft. of land area with 34 on-site parking spaces. Six (6) 11' w x 14' h ground level commercial doors. Zoning: LBIG.

# LAND SALES COMPARABLES

6



**625 W Anaheim St | Long Beach, CA 90813**

List Price	\$19,800,000
Close of Escrow	On Market
Lot Dimensions	318' x 284'
Lot Size	2.08 Acres
Price/SF	\$218.53
Entitled	No
Permit Ready	No
Days on Market	63
Zoning	LBI

## Notes

A +/- 108,117 sq. ft. two (2) industrial buildings and One (1) 5-story mixed-use building located on +/- 90,604 sq. ft. of land area with various loading docks and on-site parking.





# SECTION THREE

## MARKET OVERVIEW

# DOWNTOWN LONG BEACH AREA

Historically known for its status as the preeminent harbor city on the West Coast, Long Beach continues to gain notoriety as an exciting and vibrant waterfront destination. Long Beach is centrally located between Los Angeles and Orange County, making it an ideal location for residents to access both markets, and the city is connected to the region via multiple modes of transportation, including the Metro Blue Line connecting Long Beach to Downtown Los Angeles as well as Southern California's vast freeway network. The seventh largest city in California with a population of over 490,000, Long Beach is home to a diverse and growing labor pool and offers the amenities of a large city within a clean and safe beachfront community. Long Beach's world-class port, prestigious university, unique business market, and unmatched local attractions have made it one of Southern California's most desirable and versatile markets.

## DESIRABLE COASTAL COMMUNITY

Long Beach offers high quality of life attributes that attract recent college graduates, young couples, affluent professionals, and corporate executives seeking coastal living proximate to leading corporate concentrations. The city's population has increased 4% since 2010, and it is projected to increase an additional 3.4% in the next five years. Individuals and families seeking a dynamic urban environment are increasingly choosing downtown Long Beach. Downtown Long Beach offers abundant resident-serving amenities and services; is one of the most walkable and bike-friendly neighborhoods in Southern California; enjoys convenient public transit (downtown Long Beach is the southern terminus for the Metro Blue Line light rail corridor connection to downtown Los Angeles) and freeway accessibility; and offers easy beach access.



### Market Overview



**65k**

International City  
Bank Marathon



**180k**

Long Beach Grand  
Prix



**4.3M**

SF of Total Office  
Inventory



**37k**

Total Number of  
Students in Area



**10k**

Workers in Area-  
Average Age of 37

# THE PORT OF LONG BEACH

SECOND BUSIEST PORT IN THE UNITED STATES

The Port of Long Beach, also known as the Harbor Department of the City of Long Beach, is the second-busiest container port in the United States, after the Port of Los Angeles, which it adjoins. Acting as a major gateway for US-Asian trade, the port occupies 3,200 acres of land with 25 miles of waterfront in the city of Long Beach, California. The Port of Long Beach is located less than two miles southwest of Downtown Long Beach and approximately 25 miles south of Downtown Los Angeles. The seaport generates approximately US\$100 billion in trade and employs more than 316,000 people in Southern California.

## THE PORT OF LONG BEACH FACTS & STATS

**In 2024, the port handled nearly 9.65 million TEUs (twenty-foot equivalent units). That was up about 20.3% from the previous year.**

**In February 2025: total volume ~ 765,385 TEUs (a 13.4% increase year-over-year). In July 2025, it processed ~ 944,232 TEUs, making it the third busiest month in its history.**

**1.4 million jobs throughout the U.S. are related to trade generated by the Port of Long Beach.**

**The top imports are crude oil, electronics, plastics, furniture and clothing.**

**The Port of Long Beach provides about 370,000 jobs and generates close to \$5.6 billion a year in state and local tax revenues.**

**The port has 80 available berths and 10 piers.**

**The Port Los Angeles & The Port of Long Beach Combine to Make the BUSIEST Port in the United States**



# LONG BEACH A BURGEONING CORE MARKET

## STRONG UNDERLYING FUNDAMENTALS WILL DRIVE OPERATIONS & GROWTH

Long Beach's central location and proximity to a diverse labor pool have made the city a logical choice for many California and international businesses. The city is anchored by two world-class ports and a modernized airport, and offers numerous amenities and a well-developed infrastructure including quality office and commercial space, public transit options, and freeway accessibility. Downtown Long Beach acts as the city's economic and cultural center and is home to over 1,700 businesses, employing approximately 44,000 people. The city's economy is well diversified, with no single employment sector accounting for a majority of the regional workforce.

Major Employers Include:

**The City of Long Beach**  
**The California State University** • **BRAGG Companies Apparel** • **EPSON**  
**MemorialCare Health System** • **BOEING** • **Verizon**  
**Molina HealthCare**



**Over \$2B**  
Invested in real estate transactions & new development projects since 2013



**2,000**  
Residential units built within the last 10 years



**Over 100**  
Restaurants in DTLB



**1.3M SF**  
Of ground retail space



## DEVELOPMENT ACTIVITY

**DTLB has 38 major projects in the development pipeline totaling approximately 6,500 new housing units.**

Project types include market-rate and below-market rate housing, adaptive reuse projects, micro-units and commercial development.

Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan. PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.

These planned developments also address building design, streetscape standards and open space to promote a cohesive community character.

**DTLB ECONOMIC PROFILE 2024**



## 'LONG BEACH BOWL' AMPHITHEATER CONCEPT AT THE QUEEN MARY TAKES ANOTHER STEP TOWARD REALITY

It is being dubbed the "Long Beach Bowl"—think Greek Theater in capacity and Hollywood Bowl in style. And it will be by the Queen Mary with the DTLB skyline as its backdrop. With the potential to draw from a larger pool of artists with such a distinctly unique venue, the city has taken a significant step toward making the Bowl a reality. Announced last year, the Long Beach Bowl was packaged as part of the City's "Elevate 28" focus on the Olympics. Mayor Rex Richardson considers this a large part of his tenure's focus on the need for city entertainment and culture. The first part? A temporary structure—approved back in January after directing the City Manager in his budget to look at the feasibility of the project with the DTLB skyline and water as its backdrop—would allow some 8,000 to 10,000 people to view concerts and shows. The second, much more complicated part? A permanent venue.

## DEMOGRAPHIC SNAPSHOT

	Population			Households by Income		
	1 Mile	3 Miles	5 Miles	1 Mil	3 Miles	5 Miles
2029 Projection	2023 Estimate					
Total Population	16,609	209,977	447,949	\$200,000 or More	4.2%	6.8%
2024 Estimate				\$150,000-\$199,999	4.6%	6.7%
Total Population	16,657	209,199	445,209	\$100,000-\$149,999	12.7%	15.2%
2020 Census				\$75,000-\$99,999	13.0%	13.7%
Total Population	17,139	212,950	455,745	\$50,000-\$74,999	17.5%	17.7%
2010 Census				\$35,000-\$49,999	12.4%	11.6%
Total Population	17,339	215,763	450,756	\$25,000-\$34,999	11.5%	8.8%
Daytime Population				\$15,000-\$24,999	8.2%	8.0%
2024 Estimate	19,758	188,886	418,682	Under \$15,000	15.9%	11.5%
Average Household Income						\$70,870
Median Household Income						\$60,283
Per Capita Income						\$23,976
	Households			Population Profile		
	1 Mile	3 Miles	5 Miles	1 Mil	3 Miles	5 Miles
2029 Projection	Population By Age					
Total Households	5,293	78,019	165,201	2024 Estimate Total Population	16,657	209,199
2024 Estimate				Under 20	28.1%	24.1%
Total Households	5,223	76,889	163,199	20 to 34 Years	24.1%	26.0%
Average (Mean) Household Size	2.9	2.8	2.8	35 to 39 Years	7.2%	7.9%
2020 Census				40 to 49 Years	12.8%	12.9%
Total Households	5,123	75,340	160,452	50 to 64 Years	18.1%	17.6%
2010 Census				Age 65+	9.7%	11.5%
Total Households	4,601	70,490	152,153	Median Age	34.0	35.0
Growth 2023-2028	3.3%	2.5%	2.2%			

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