



# OFFERING MEMORANDUM

1368 W Anaheim St, Long Beach, CA 90813

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

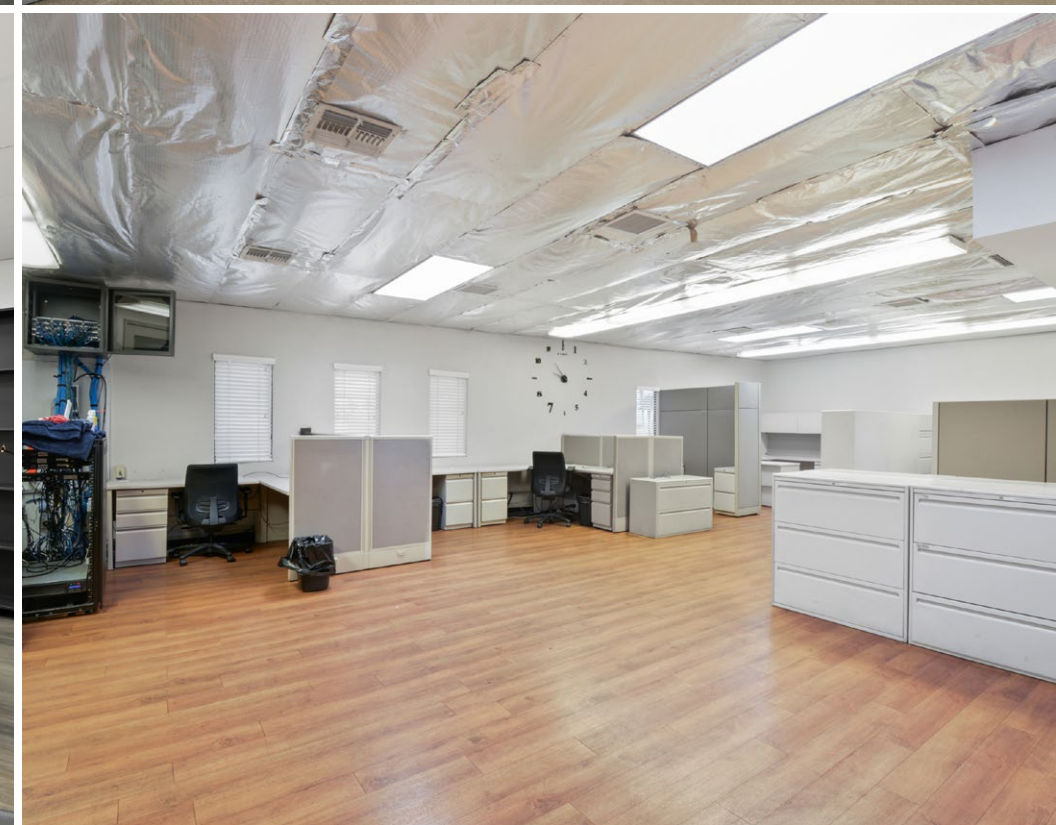
- ▶ Great Owner/User Industrial Warehouse/Manufacturing/Storage/Repair Facility.
- ▶ Four (4) buildings are currently used for Office, Service Bays and Machine Shops.
- ▶ 400A/277-480V/3PH/4WI Electrical Power. Clear Ceiling Height: 12'-14'. Six (6) Ground Level Commercial Doors. Secured Yard.
- ▶ Port 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.



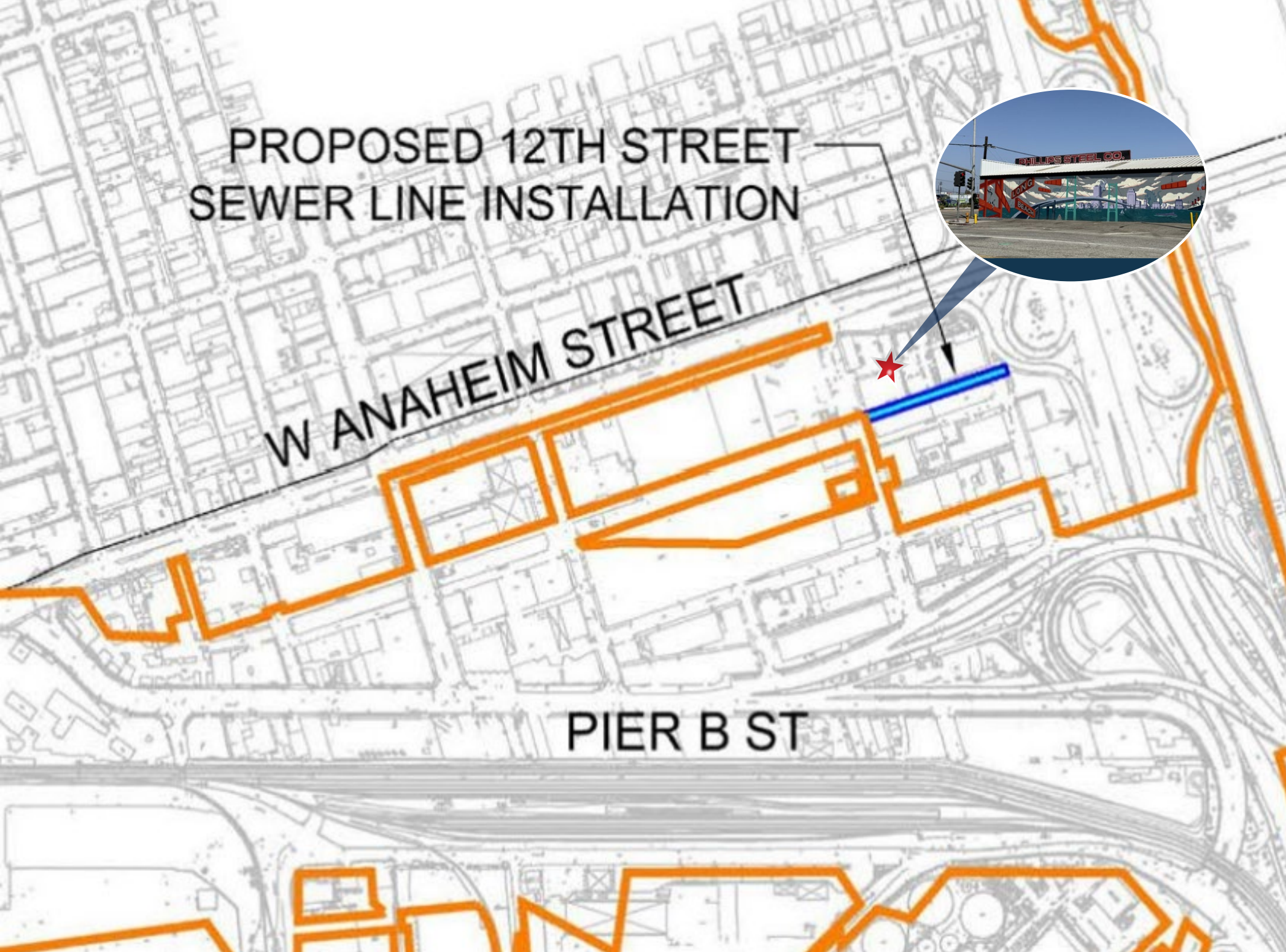




Click for 360° View ▶















# SECTION TWO

MARKET COMPARABLES





SALES  
COMPARABLES

-  1368 W Anaheim St
-  1638 W Cowles St
-  1700-1724 Seabright Ave
-  900 E Anaheim St

SALES COMPARABLES

Property	PRICE	GROSS SF	PRICE/SF	LOT SIZE	CLOSE
★ 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
Averages	\$3,927,175	14,697 SF	\$279.94	0.71 AC	--



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

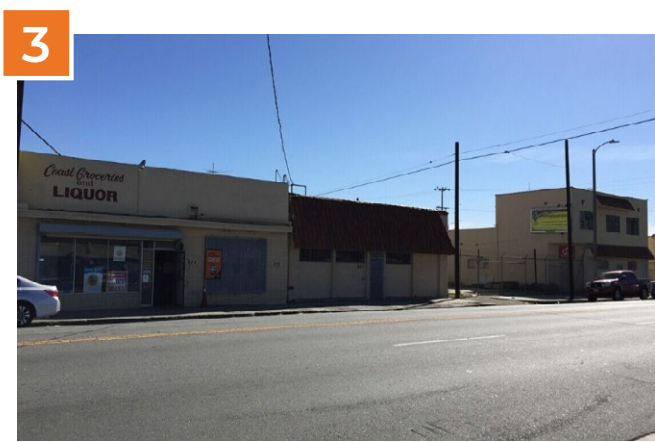
A +/- 8,964 sq. ft. 2-tenant industrial masonry building located on +/- 12,457 sq. ft. of land area with a fenced concrete yard 8 on-site parking spaces. Four (4) 10' w x 12' h Ground Level Commercial Doors. Zoning: LBIG.



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

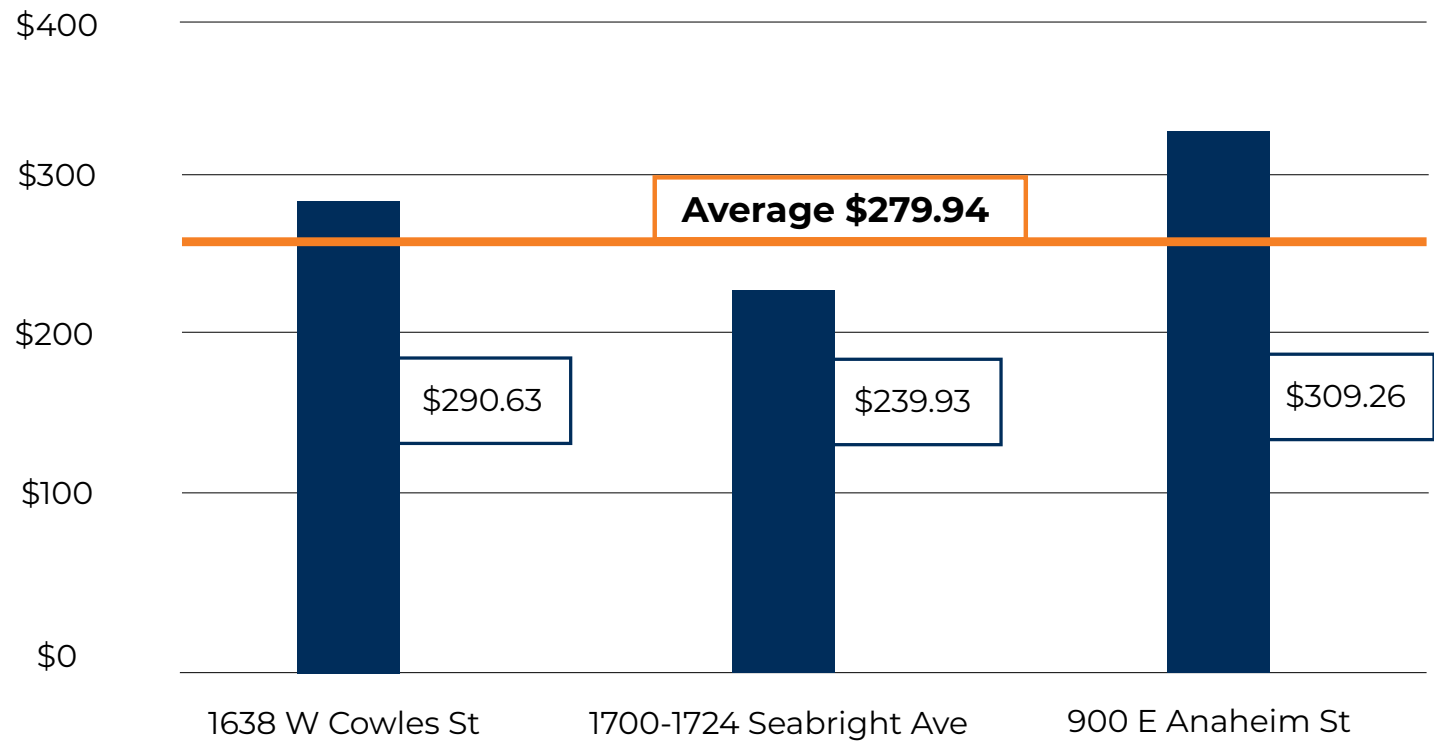


900 E Anaheim St   Los Angeles, CA 90744	
Offering Price	\$3,556,525
Close of Escrow	2/14/2025
Property Type	Industrial
Year Built	1953
Gross Square Feet	11,500 SF
Lot Size	0.83 Acres
Divisible	No
Power	--
Clear Height	--
Days On Market	407

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	Gross SF	AVERAGE RENT	LOT SIZE
★ 1368 W Anaheim St, Long Beach, CA 90813	17,443 SF	--	0.66 AC
1 1345 Cota Ave, Long Beach, CA 90813	10,000 SF	\$0.13/SF	0.4 AC
2 320 E Harry Bridges Blvd, Los Angeles, CA 90744	29,622 SF	\$0.13/SF	1.47 AC
3 1700 Hayes Ave, Long Beach, CA 90813	9,102 SF	\$0.10/SF	0.23 AC
4 2135 W 15th St, Long Beach, CA 90813	10,400 SF	\$0.10/SF	0.32 AC
5 2120 W 15th St, Long Beach, CA 90813	10,315 SF	\$0.07/SF	0.24 AC
6 745 W 17th St, Long Beach, CA 90813	28,500 SF	\$0.13/SF	1.46 AC
7 1450 Santa Fe Ave, Long Beach, CA 90813	78,125 SF	\$0.07/SF	1.79 AC
8 620 E Anaheim St, Los Angeles, CA 90744	34,198 SF	\$0.17/SF	1.97 AC
9 909 Mahar Ave, Los Angeles, CA 90744	20,190 SF	\$0.12/SF	0.82 AC
10 1404 Hayes Ave, Long Beach, CA 90813	--	\$0.07/SF	0.9 AC
11 1700 W Anaheim St, Long Beach, CA 90813	--	\$0.07/SF	2.51 AC
12 1532 W Anaheim St, Long Beach, CA 90813	--	\$0.08/SF	1.44 AC
Averages	--	\$0.10/SF	1.13 AC



# RENT COMPARABLES



1368 W Anaheim St   Long Beach, CA 90813			
Property Type	Industrial	Divisible	Yes
Year Built	1951		



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'



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.

# RENT COMPARABLES

3



1700 Hayes Ave   Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$0.10/SF
Divisible	No	Power	400A; 280V; 3PH; 4WI
Year Built	1988	Clear Height	16'-18"

A +/- 9,102 sq. ft. industrial masonry building located on +/- 9,810 sq. ft. of land area with a fenced concrete yard with no on-site parking spaces. Two (2) 12' w x 11' h ground level commercial doors. Adjacent Lot: 9,698 sq. ft. Leased separately. Lease Type: TBD. DOM: 480. Zoning: LBIG.

4



2135 W 15th St   Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$0.10/SF
Divisible	No	Power	2,000A/220-480V/3PH/#Wiv 3p 3w Heavy
Year Built	1970	Clear Height	21'

A +/- 8,964 sq. ft. industrial steel framed and masonry block walled building located on +/- 13,939 sq. ft. of land area. Four (4) 12' w x 18' h ground level commercial doors. DOM: 331. Lease Type: Modified Gross. Zoning: LBIG.

5



2120 W 15th St   Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	Yes	Power	400A/120-240V/3WI
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



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.

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'

7



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.

1450 Santa Fe Ave   Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--

8



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.

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"

# RENT COMPARABLES

9



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.

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"

10



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.

1404 Hayes Ave   Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--

11



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.

1700 W Anaheim St   Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$0.07/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--



# RENT COMPARABLES

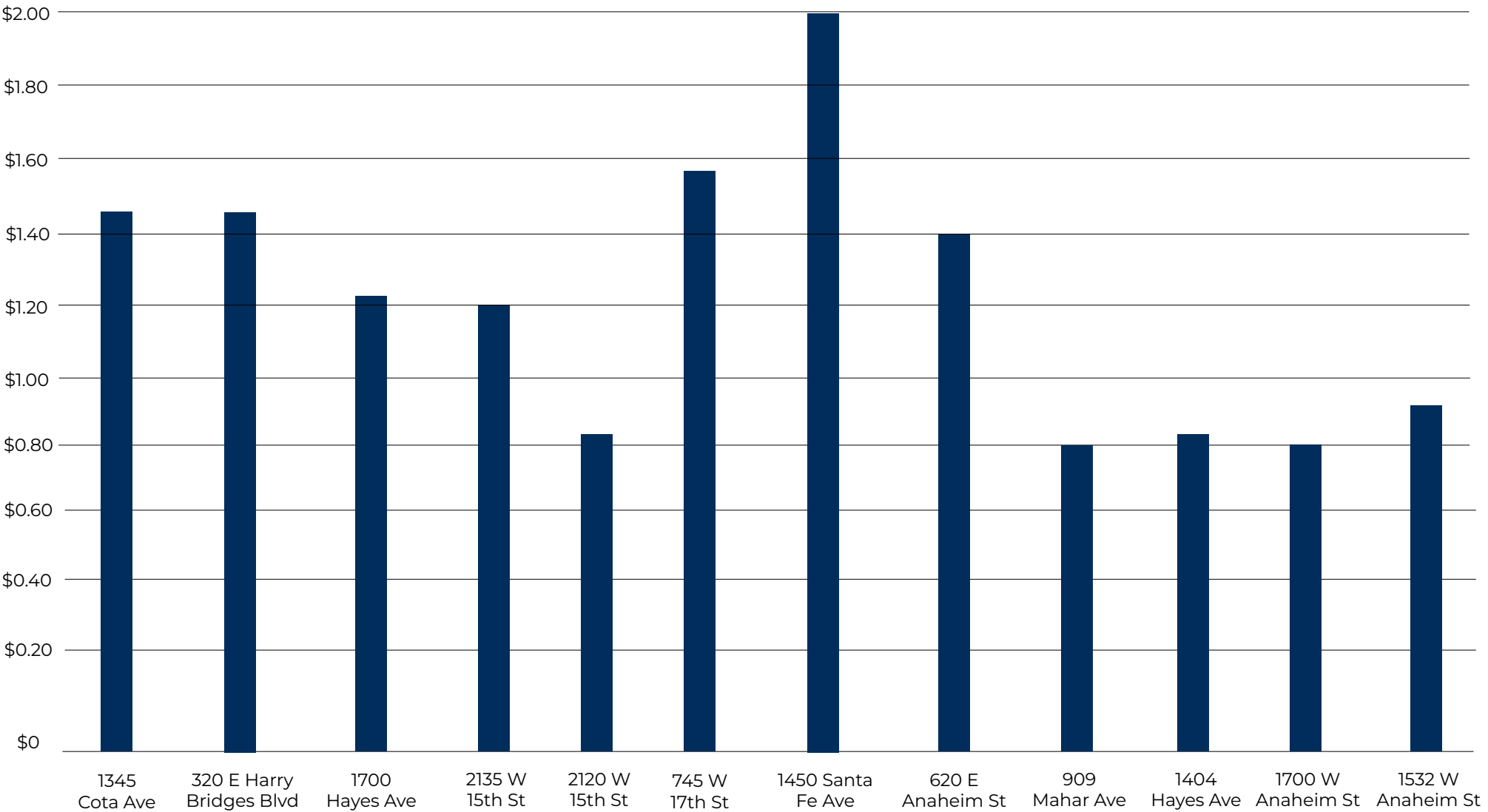
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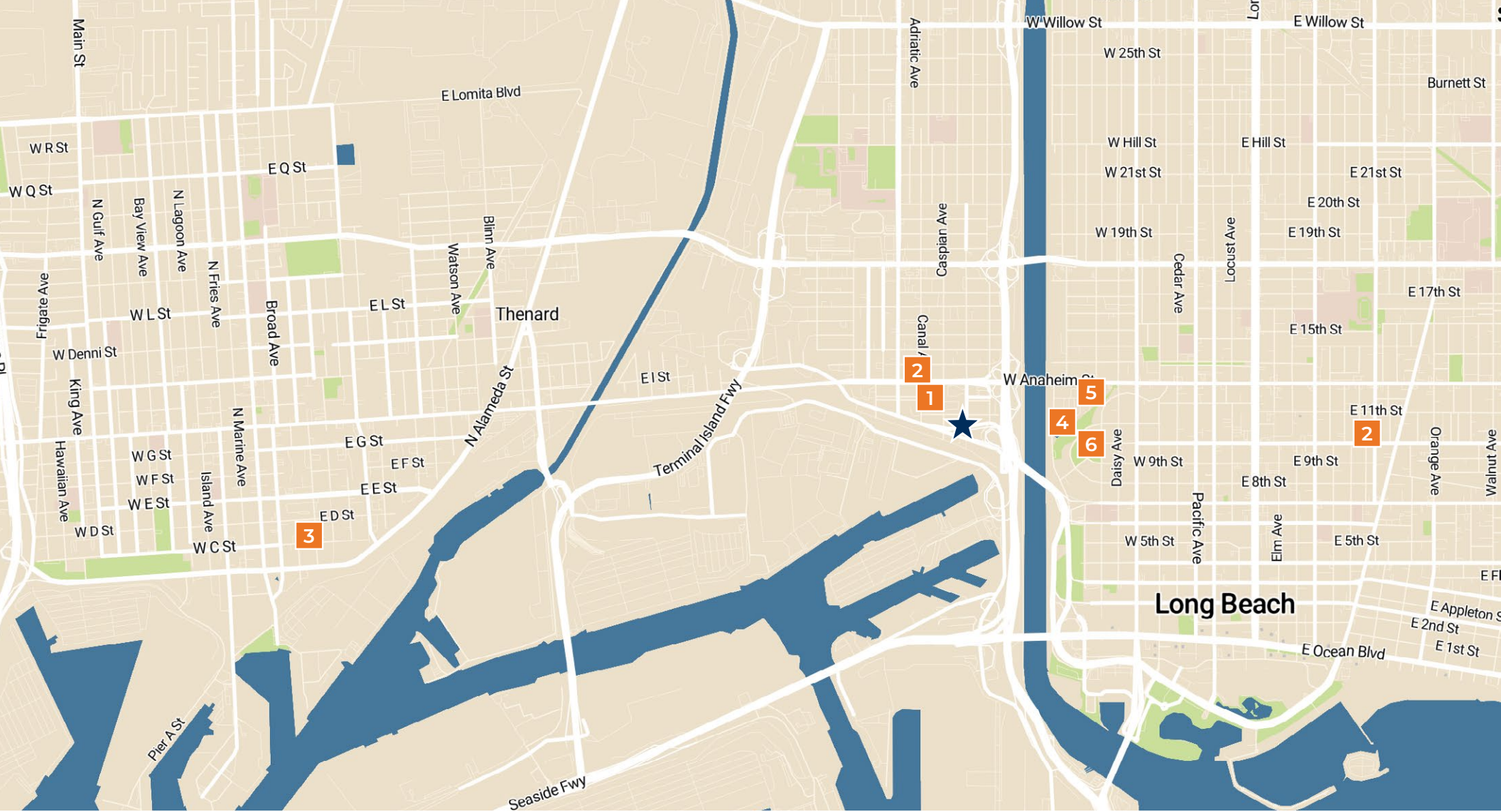
1532 W Anaheim St   Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$0.08/SF
Divisible	No	Power	--
Year Built	--	Clear Height	--

+/- 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
Averages	\$5,056,666	1.01 AC	\$165.28	--	--



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 9081	
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

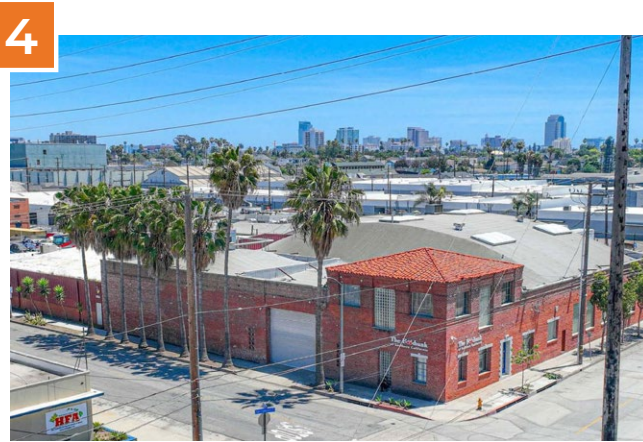
**Notes**  
A +/-24,590 sq. ft. industrial masonry building located on +/- 43,560 sq. ft. of land area with 31 on-site parking spaces with secured yard area. Three (3) 8' w x 14' h Ground Level Roll up Doors.

LAND SALES COMPARABLES



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	\$3,970,000
Close of Escrow	On Market
Lot Dimensions	175' x 143'
Lot Size	0.57 Acres
Price/SF	\$138.09
Entitled	No
Permit Ready	No
Days on Market	177
Zoning	LBIG

**Notes**  
A +/- 13, 245sq. 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



**Port of Long Beach**  
One of the largest ports in the world



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



**344k SF**  
of retail & entertainment space



**Over 100**  
Restaurants in DTLB



**\$6.5M**  
Invested into the Pine Avenue refresh project



**1.3M SF**  
Of ground retail space



**\$114K**  
DTLB has many wealthy workers who earn an average income of \$114k

# DOWNTOWN ECONOMIC DEVELOPMENT

Downtown Long Beach has one of the highest employment densities in Long Beach. It also provides a large share of job opportunities for the residents of nearby cities. More than 37,000 people are employed in Downtown Long Beach. More than 24 percent of the people employed in Downtown are from Long Beach; nearby cities such as Los Angeles, Lakewood, Carson, Bellflower and Torrance account for an additional 24 percent of the employed in Downtown.

The next wave of investment will continue Downtown Long Beach's remarkable evolution. Over the next few years, the following swell of planned development will deliver:

- ◀ Nearly 1,700 residential units
- ◀ 740,000 sq.ft. of office space
- ◀ 400 hotel rooms
- ◀ 56,370 sq.ft. of retail space
- ◀ 15,000 sq.ft. of arts-related uses
- ◀ 500,000+ sq.ft. of civic space
- ◀ 31 new courtrooms
- ◀ 545,000 sq.ft. court building



## 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.





## ‘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			
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	16,609	209,977	447,949
2024 Estimate			
Total Population	16,657	209,199	445,209
2020 Census			
Total Population	17,139	212,950	455,745
2010 Census			
Total Population	17,339	215,763	450,756
Daytime Population			
2024 Estimate	19,758	188,886	418,682

Households			
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	5,293	78,019	165,201
2024 Estimate			
Total Households	5,223	76,889	163,199
Average (Mean) Household Size	2.9	2.8	2.8
2020 Census			
Total Households	5,123	75,340	160,452
2010 Census			
Total Households	4,601	70,490	152,153
Growth 2023-2028	3.3%	2.5%	2.2%

Households by Income			
	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	4.2%	6.8%	10.0%
\$150,000-\$199,999	4.6%	6.7%	8.6%
\$100,000-\$149,999	12.7%	15.2%	17.7%
\$75,000-\$99,999	13.0%	13.7%	13.6%
\$50,000-\$74,999	17.5%	17.7%	16.2%
\$35,000-\$49,999	12.4%	11.6%	10.1%
\$25,000-\$34,999	11.5%	8.8%	7.5%
\$15,000-\$24,999	8.2%	8.0%	6.9%
Under \$15,000	15.9%	11.5%	9.5%
Average Household Income	\$70,870	\$84,397	\$98,557
Median Household Income	\$60,283	\$66,388	\$78,559
Per Capita Income	\$23,976	\$32,042	\$37,235

Population Profile			
	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	16,657	209,199	445,209
Under 20	28.1%	24.1%	23.0%
20 to 34 Years	24.1%	26.0%	24.5%
35 to 39 Years	7.2%	7.9%	7.6%
40 to 49 Years	12.8%	12.9%	13.0%
50 to 64 Years	18.1%	17.6%	18.6%
Age 65+	9.7%	11.5%	13.3%
Median Age	34.0	35.0	37.0





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