

OFFERING MEMORANDUM

FOR LEASE

Subject Property



5657-5659.5 Atlantic Ave

Long Beach, CA



DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

84 Brand-New,
3-Story Condos



Michelle Obama
Neighborhood Library

Future H
LONG
CITY

5657, 5659,
5659.5

ATLANTIC AVENUE

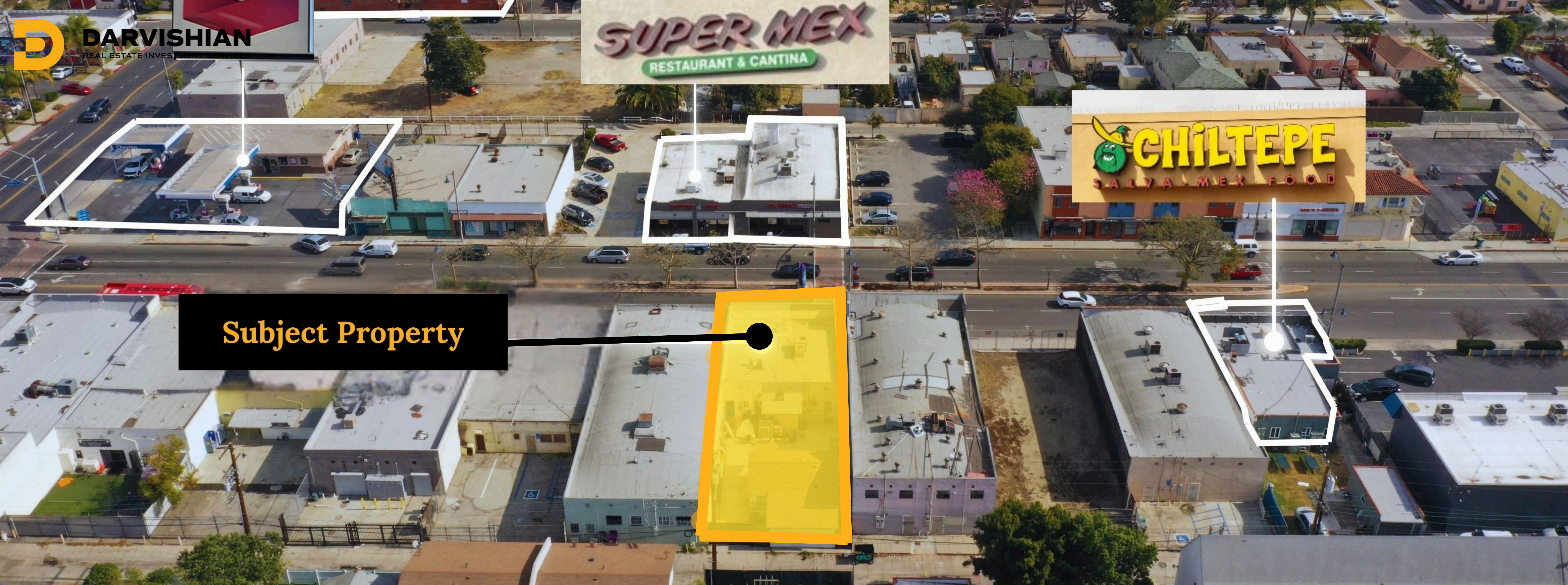
South Street



LONG BEACH
CITY COLLEGE

New Residential
Development





Subject Property

PROPERTY HIGHLIGHTS

- Prime Location – High-visibility frontage on Atlantic Avenue
- Zoning Flexibility – MU-2A allows commercial + residential uses
- BID Benefits – Security patrols, maintenance, graffiti removal, and local events
- Walkable Corridor – Close proximity to shopping, schools, and transit
- Retail Neighbors – CVS, Jack in the Box, Northgate Market, Metro by T-Mobile
- Ideal for – Neighborhood retail, services, or owner-operated businesses

PROPERTY OVERVIEW

ADDRESS	5655-5659 Atlantic Avenue, Long Beach, CA 90805
ZONING	MU-2A (Mixed-Use)
LOT SIZE	4,100 SF
TYPE	Retail/Office

Located within the Uptown Business Improvement District (BID) – Enjoy enhanced security, regular maintenance, beautification initiatives, and increased foot traffic driven by community events and local business support programs funded through the BID.

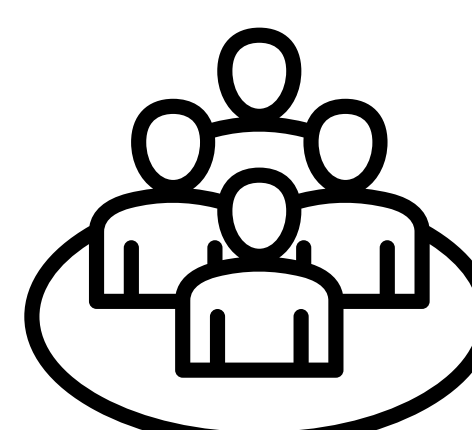


LOCATION OVERVIEW



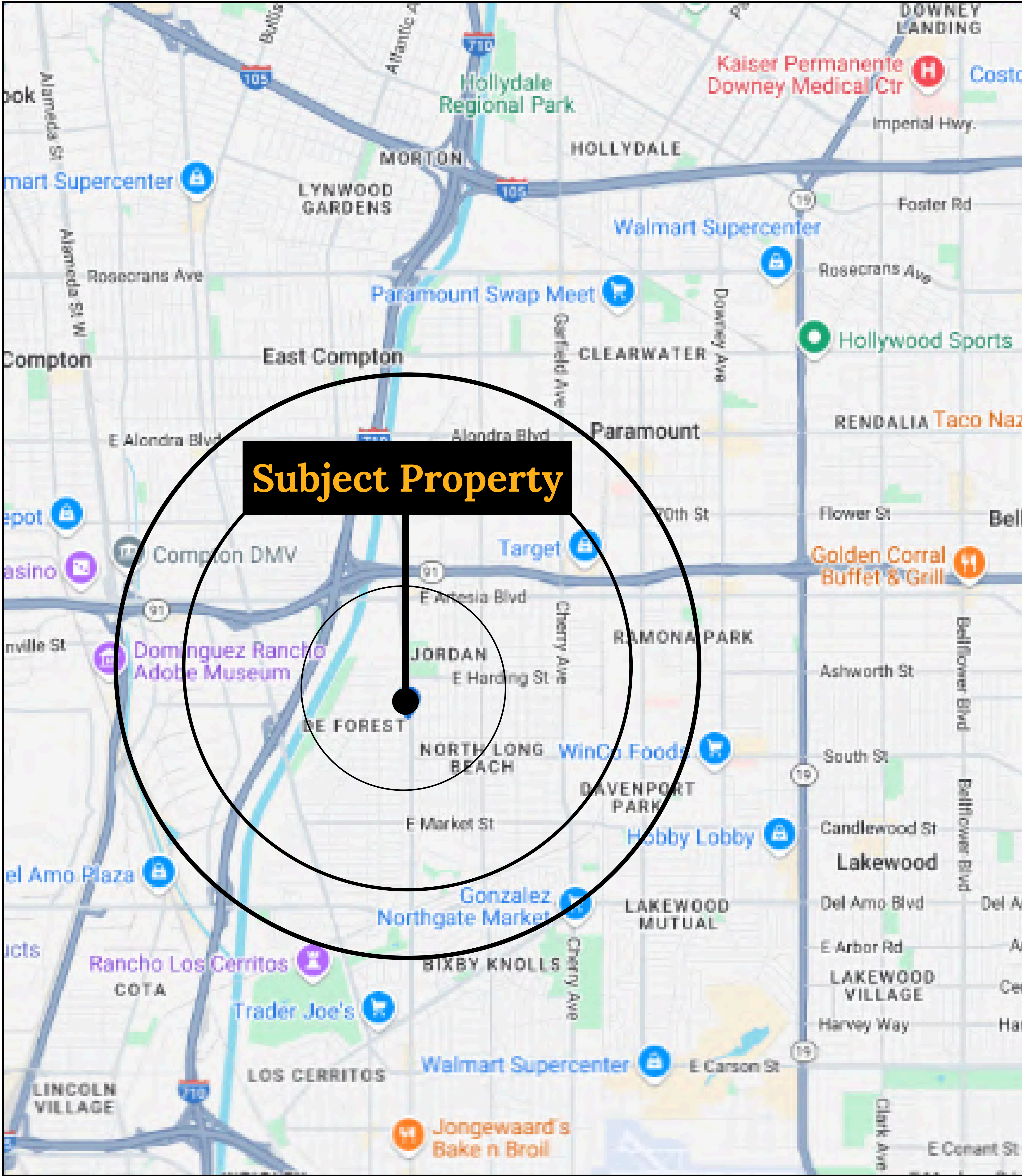
POPULATION

	1 Mile	3 Mile	5 Mile
2020 Census	74,026	239,925	418,846
2024 Estimated	75,949	234,369	403,864
2029 Projected	74,485	227,598	391,198
Growth 2020-2024	2.60%	-2.32%	-3.58%
Growth 2024-2029	-1.93%	-2.89%	-3.14%

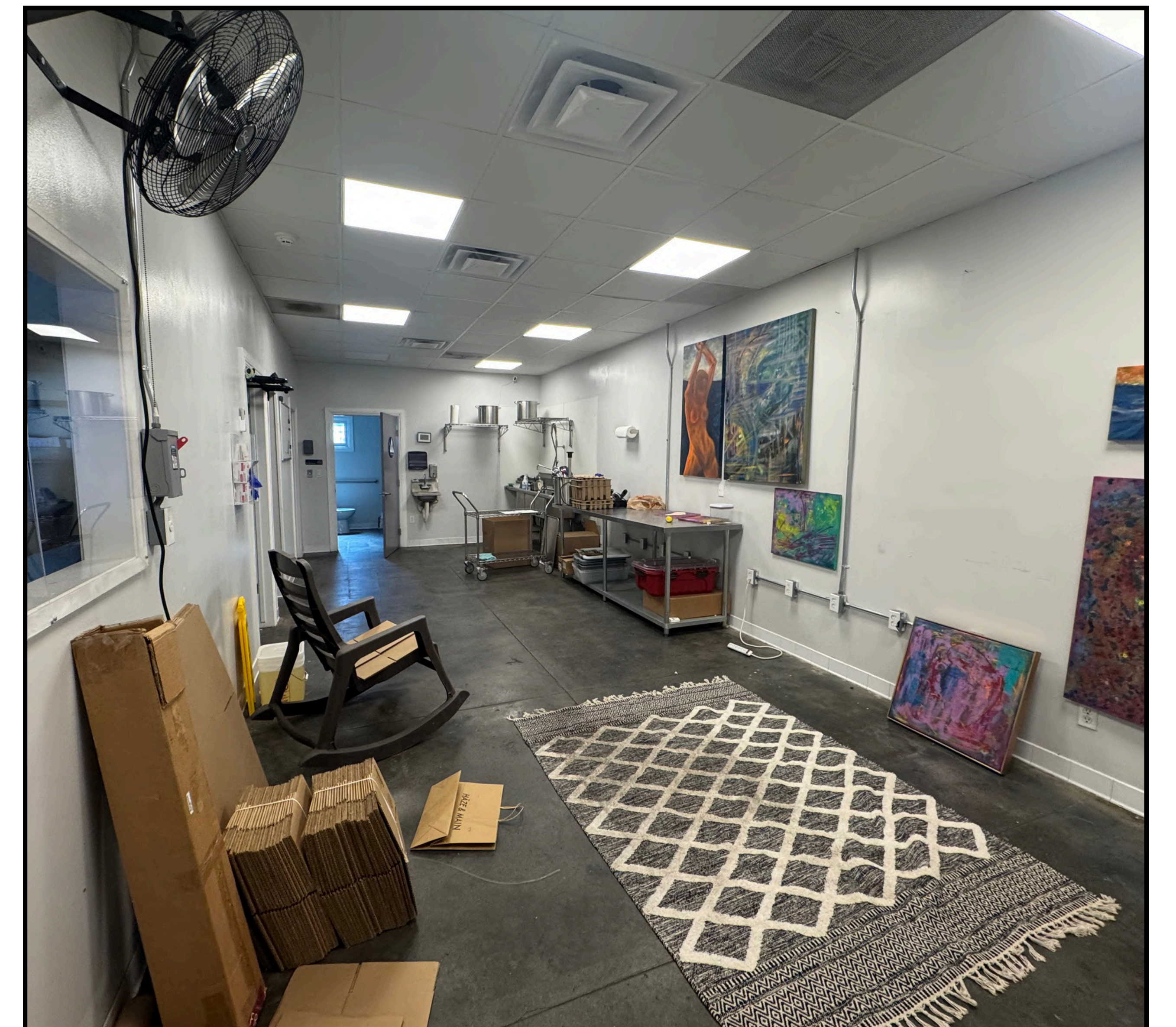
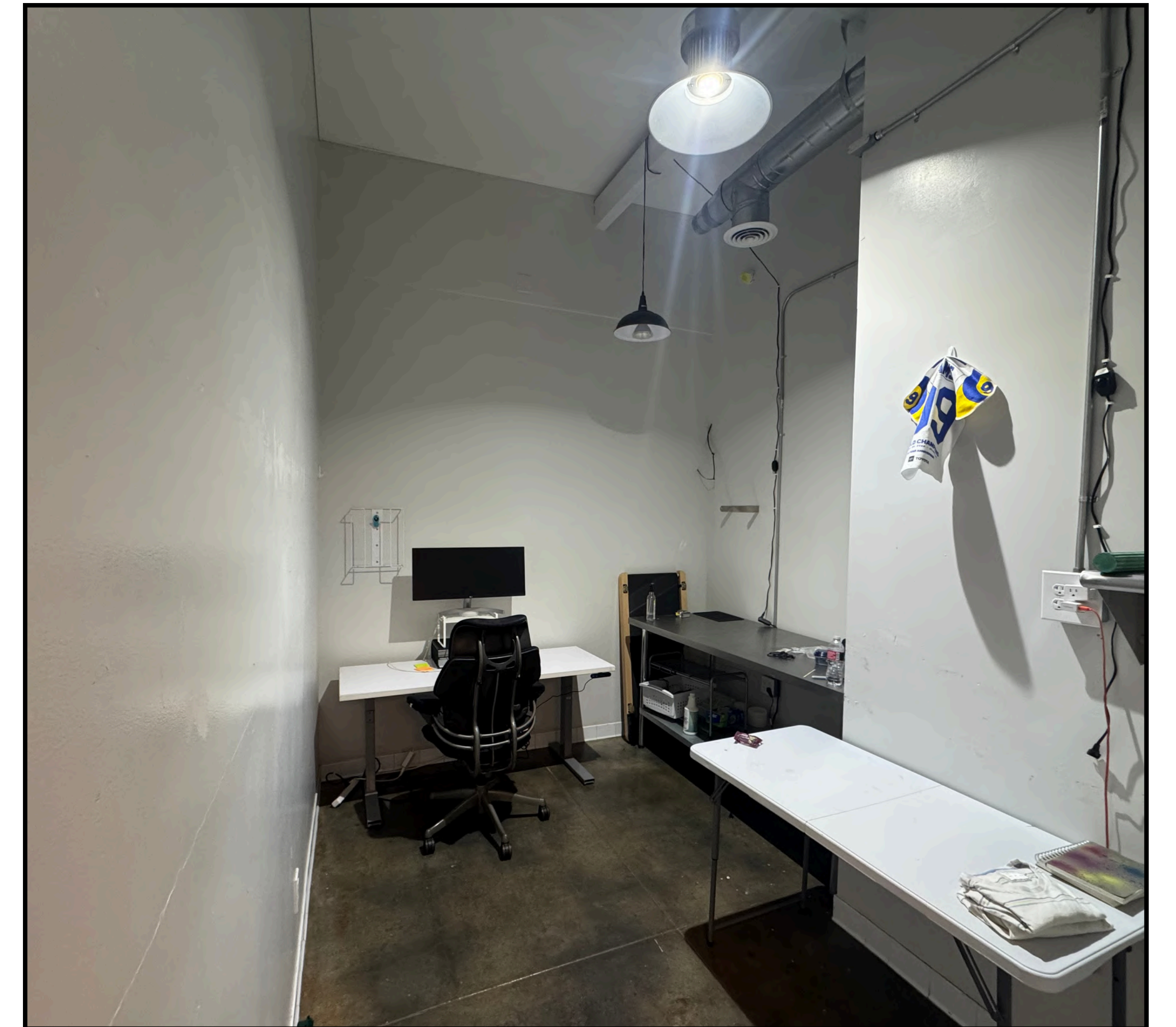


Households

	1 Mile	3 Mile	5 Mile
2024 Median Income	\$54,705	\$63,479	\$71,260
2024 Average Income	\$72,454	\$83,898	\$94,950
Owner Ocuupied	17.45%	25.44%	36.79%
Renter Ocuupied	82.55%	74.56%	63.21%



PROPERTY PHOTOS





About Our Company

Our Mission Statement

The Darvishian Group is dedicated to guiding clients through every step of their real estate journey. Whether you're a seasoned investor expanding your portfolio, a first-time buyer exploring commercial opportunities, or navigating the complexities of 1031 exchanges, our mission is to ensure your success. We are passionate about helping you achieve your real estate goals and unlocking the full potential of commercial real estate investments in Southern California and beyond.


Our Services

Our comprehensive range of services is designed to meet the diverse needs of our clients. With years of experience and extensive market knowledge, our professional team ensures that every transaction is handled with the highest level of care and diligence. We specialize in investment sales, 1031 exchanges, leasing, and advisory services, providing tailored solutions to help clients make informed real estate decisions.

View our website:
www.darvishiangroup.com



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