

± 13,408 SF AVAILABLE SHOPPING MALL



FOR SALE/FOR LEASE

1001 E. PACIFIC  
COAST HWY 1

L O N G B E A C H | C A

FOR MORE INFORMATION, CONTACT:



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OFFERING MEMORANDUM | OWNER / USER OR INVESTMENT OPPORTUNITY



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COAST HWY 1  
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± 13,408 SF AVAILABLE SHOPPING MALL

# 1001 E. PACIFIC COAST HWY 1

LONG BEACH | CA

## RENT ROLL

SUITE	TENANT	%	\$/SF/MO.	MONTHLY RENT	EXP. DATE	OPTIONS	TENANT SINCE
101-105	Lucky Laundromart	19.3%	\$1.75	\$5,500.00	June-2034	10 Yr.	January-2004
107	Beauty Salon	6.4%	\$1.56	\$1,622.00	January-2027	3 Yr.	April-2012
109	Polin Hair Salon	6.3%	\$1.56	\$1,600.00	May-2028	3 Yr.	December-2010
111	Market	22.4%	\$1.22	\$4,452.00	January-2025	5 Yr.	December-2003
117	VACANT	7.4%					
119	Gift Shop	7.4%	\$1.58	\$1,900.00	April-2027	5 Yr.	February-2004
123	Agua Gourmet	5.8%	\$2.89	\$2,750.00	November-2025	5 Yr.	November-1995
125-127	Foot Massage	9.2%	\$1.72	\$2,575.00	December-2026	5 Yr.	September-2004
129	Boba Pho	9.2%	\$1.97	\$2,950.00	September-2025	5 Yr.	September-2013
131	Coffee Shop	6.7%	\$2.56	\$2,800.00	October-2029	5 Yr.	April-2024
TOTALS	13,408 SF		\$1.60	\$26,149.00			



# Project Offering

## THE OFFERING

We are pleased to present the opportunity to acquire a ±13,408 square foot multi-tenant retail center located at 1001 E Pacific Coast Highway in Long Beach, CA. Situated on approximately 0.61 acres, this 1989-built property offers excellent visibility along Pacific Coast Highway, a major arterial with approximately 30,000 vehicles per day. Zoned LBCCA (Community Commercial Auto-Oriented District), the center benefits from a strong parking ratio and easy access to the 710, 405, and 605 freeways.

The property is strategically positioned in a dense trade area with over 450,000 residents within a five-mile radius and is near key Long Beach institutions such as Memorial Medical Center, Long Beach Poly High School, and Long Beach City College. This asset presents an ideal opportunity for investors or owner-users seeking a stabilized property with value-add potential through upgrades or repositioning. The site is well-suited for convenience retail, QSR, or neighborhood service tenants, and offers excellent synergy with surrounding businesses. Offering details, tenancy information, and financials are available upon request.

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# Property Details

TOTALING	±13,408 SF
TRAFFIC COUNT	Pacific Coast Hwy enjoys approximately 30,000 ADT (annual daily traffic)—a high-visibility corridor ideal for retail exposure
LOT SIZE	±0.99 acres (≈43,100 SF)
OFFICE SIZE	The center includes roughly ±1,500 SF of office/restaurant space available
DEMOGRAPHICS	Long Beach, CA(2024): 1-Mile Radius: 66,467 residents 3-Mile Radius: 269,856 residents 5-Mile Radius: 463,684 residents Median household incomes range from \$50K (1-mile) to ~\$74.7K (5-mile) LBCCA (Long Beach Community
ZONING	Commercial Auto-Oriented District)—supports retail, service, restaurant, office, QSR, etc
FRONTAGE	Direct frontage on Pacific Coast Hwy with a prominent pylon sign
PROXIMITY	~0.55 mile to Anaheim St ~1.5 mile to Pacific Ave Major arterials nearby: 710, 405, and 605 freeways



## Proforma

INCOME	\$/SF/Mo	Monthly	Annual
Rental Income	\$1.60	\$26,149	\$313,788
CAM	\$0.00	\$0	\$0
Total Income	\$1.60	\$26,149	\$313,788
Operating Expenses			
Current Property Taxes	\$0.32	\$5,232	\$62,789
Insurance	\$0.04	\$728	\$8,735
Trash Removal	\$0.03	\$570	\$6,839
Utilities	\$0.12	\$1,881	\$22,570
Cleaning	\$0.03	\$500	\$6,000
Maintenance	\$0.01	\$167	\$2,000
Total Operating Expenses	\$0.56	\$9,078	\$108,933
Net Operating Income (NOI)	\$1.05	\$17,071	\$204,855
Capitalization Rate:			4.41%
Sale Price			\$4,650,000
Sale Price / SF			\$285.29



# Location Highlights



## PUBLIC TRANSPORTATION

Pacific Coast Hwy Station  
(Metro A Line - - Metro - Los Angeles)  
1 min | 12 min | 0.6 mi



## AIRPORT

Long Beach (Daugherty Field)  
7 min | 3.3 mi

John Wayne/Orange County  
30 min | 20.9 mi

Los Angeles International  
30 min | 21.0 mi



Zip	90806
Submarket	Long Beach: Suburban
Submarket Cluster	South Bay
Location Type	Suburban
Market	Los Angeles
County	Los Angeles
State	California
CBSA	Los Angeles-Long Beach-Glendale, CA
DMA	Los Angeles, CA-NV
Country	United States

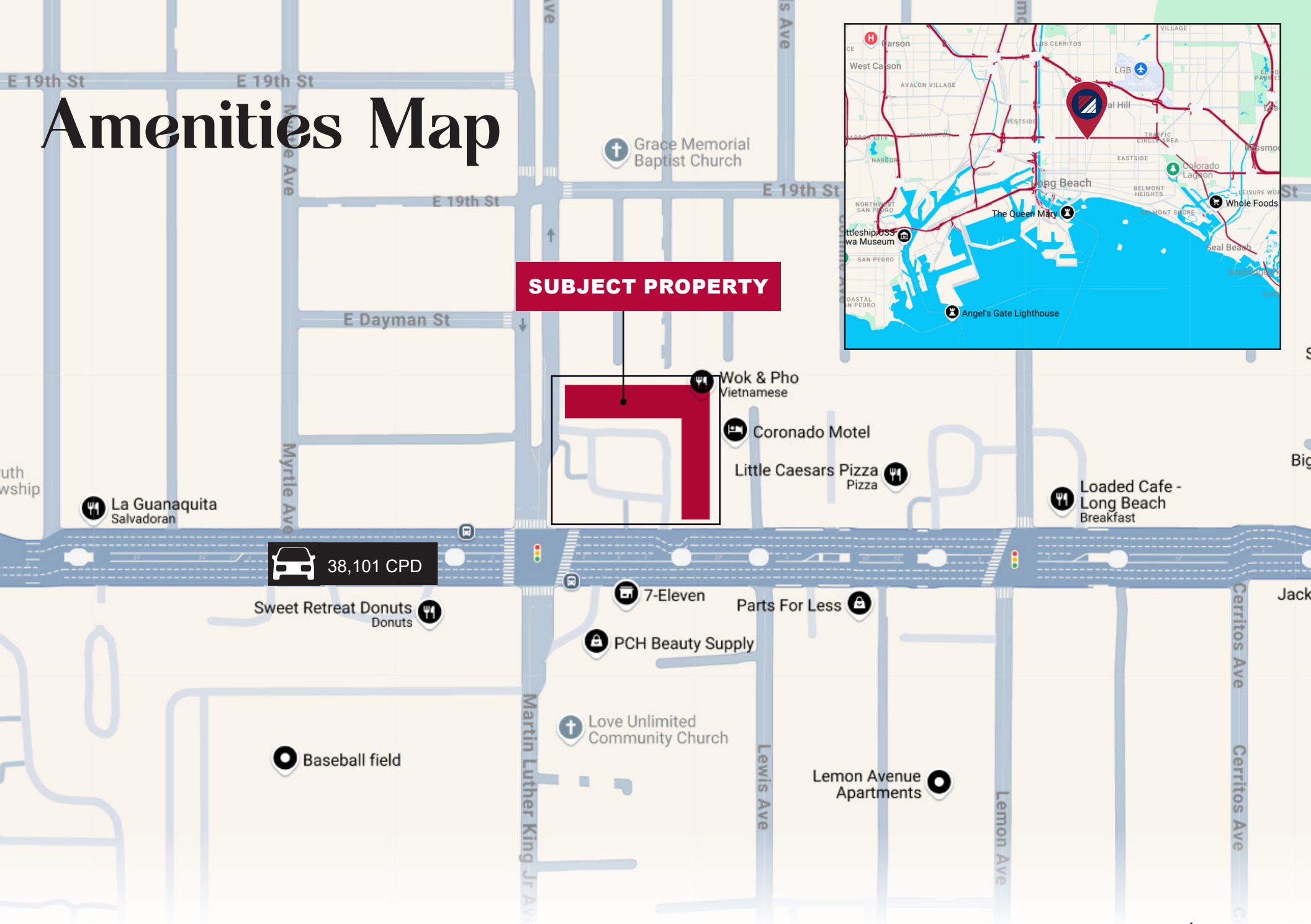


Google

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# Amenities Map



**SUBJECT PROPERTY**

38,101 CPD

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# Property Photos



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES





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