



57K sq. ft. of Opportunity

**828 W COWLES ST &
1444 SAN FRANCISCO AVE**
Long Beach, CA 90813

828 W COWLES ST AT \$7,540,000
1444 SAN FRANCISCO AVE AT \$3,720,000
BOTH EXCLUSIVELY OFFERED AT \$11,260,000

CBRE

OFFERING SUMMARY

Perfect for various types of Owners, Users & DEVELOPERS, in light of this mission critical location.

- Almost 30K sq. ft. of Warehouse on a 29K sq. ft. lot. **828 W. Cowles St**
- With adjacent 29K sq. ft. parking lot also. **1444 San Francisco Ave.**

Current home of The Foodbank of Southern California; however, tenant is relocating. The 30K sq. ft. warehouse space can be delivered vacant - or tenant may lease back for a short period of time. TBD.

The current bow truss warehouse space has an attractive lobby, offices and meeting rooms, as well as a large 1,500 sq. ft. (approx.) refrigerator and 2,500 sq. ft. freezer (approx.).

Across the alley to the South is an adjacent 29K sq. ft. parking lot.

Perfect location for an Owner or User. OR reimagine and develop the two sites (LBIG zoning).

EXCLUSIVELY LISTED AT \$11,260,000 TOGETHER. CAN BE SOLD SEPARATELY.

\$11,260,000

LISTED PRICE

\$7,540,000

828 W. COWLES ST. PRICE

\$3,720,000

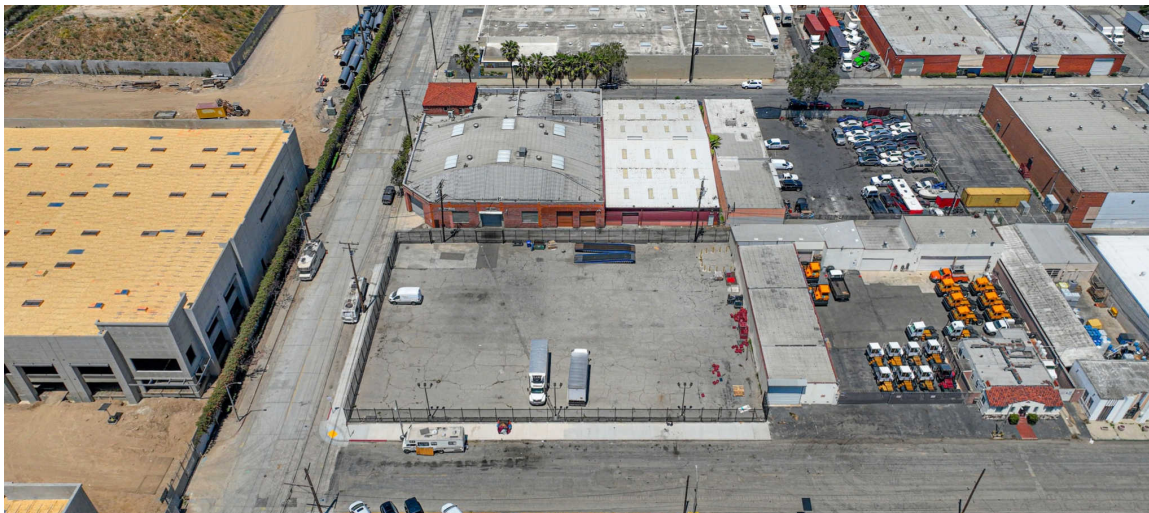
1444 SAN FRANCISCO AVE. PRICE

28,552 SF

828 W. COWLES ST. LOT SIZE

28,606 SF

1444 SAN FRANCISCO AVE. LOT SIZE



PROPERTY OVERVIEW

PROPERTY PROFILE

Property Address: 828 W COWLES ST
LONG BEACH, CA 90813

Year Built: 1934

Square Footage: 29,522

Lot Size: 28,552

Zoning: LBIG

APN: 7271-008-003

PROPERTY PROFILE

Property Address: 1444 SAN FRANCISCO AVE
LONG BEACH CA 90813

Year Built: 1959

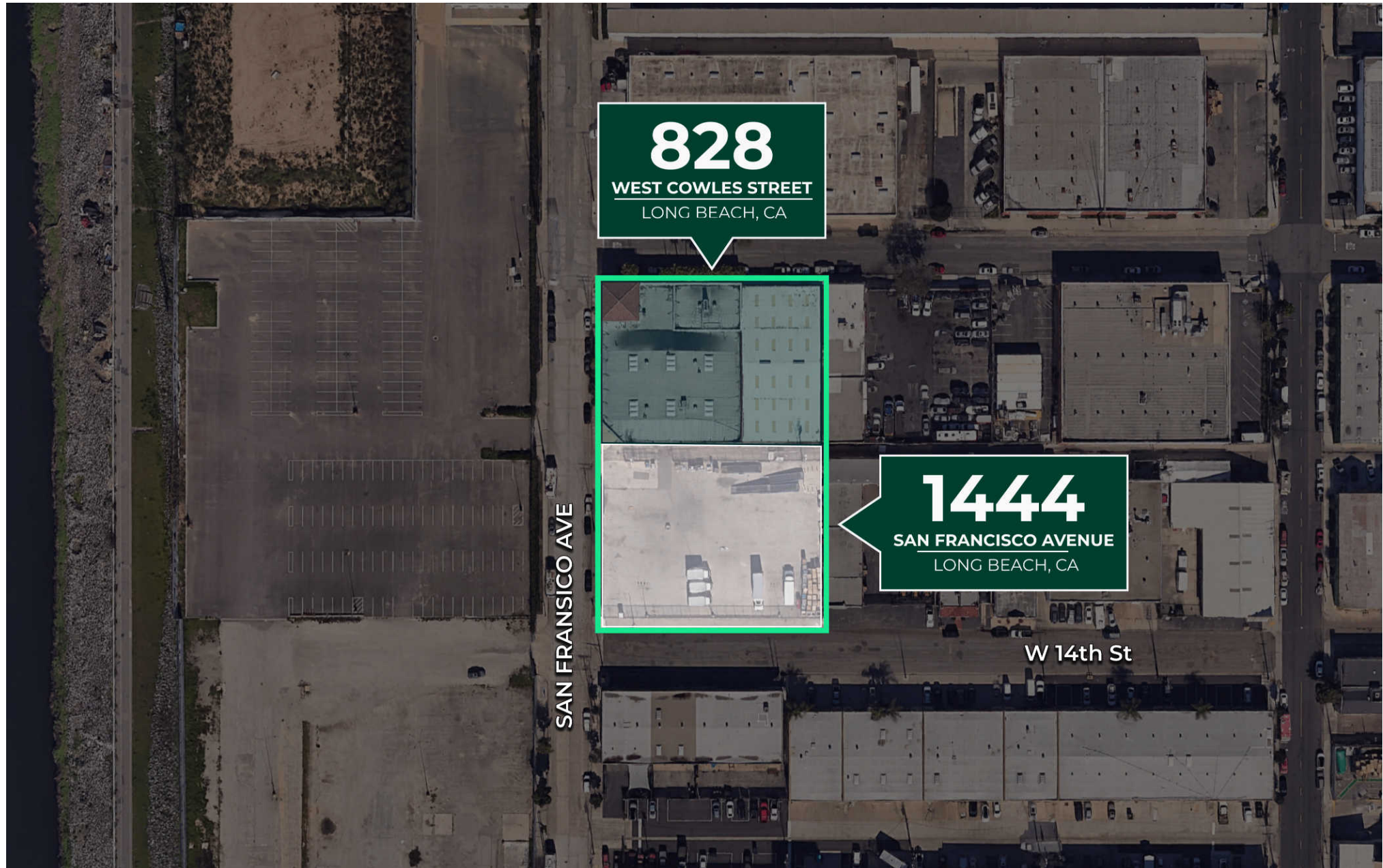
Lot Size: 28,606

Zoning: LBIG

APN: 7271-008-004



SITE MAP



Architectural floor plan of 1444 San Francisco Ave. The plan shows a large warehouse space (16,940 SQ. FT.) with a barrel vaulted roof. It includes several smaller rooms: an office (961 SQ. FT.), a break room, a glass front office space, and a walk-in refrigerator. The plan also shows an entrance, stairs, and various structural elements like beams and railings. Dimensions are provided for various sections and rooms. The plan is oriented with San Francisco Ave. to the left and an alleyway to the right. A north arrow is located in the bottom right corner.

LR/A
LR/ARCHITECTURE

06/17/2025 0' 16' 32' 64' ALLEYWAY

1444 San Francisco Ave.
1444 SAN FRANCISCO AVE. LONG BEACH, CA

AS-BUILT



SALES COMPARABLES



3220 E 29th St, Long Beach,
CA 90806

Sale Date	03/21/2025
Sale Price	\$6,600,000
SF	28,350
Price Per SF	\$232.8



5580 Cherry Ave, Long
Beach, CA

Sale Date	07/25/2024
Sale Price	\$7,570,000
SF	26,100
Price Per SF	\$290.0



1700 Seabright Ave, Long
Beach, CA

Sale Date	05/14/2024
Sale Price	\$5,900,000
SF	24,590
Price Per SF	\$239.9



2701 Signal Pky, Long Beach,
CA

Sale Date	05/14/2024
Sale Price	\$10,500,000
SF	31,500
Price Per SF	\$333.3

SALES COMPARABLES



847 W 15th St, Long Beach, CA

Sale Date	02/07/2025
Sale Price	\$4,760,000
SF	23,193
Price Per SF	\$205.2



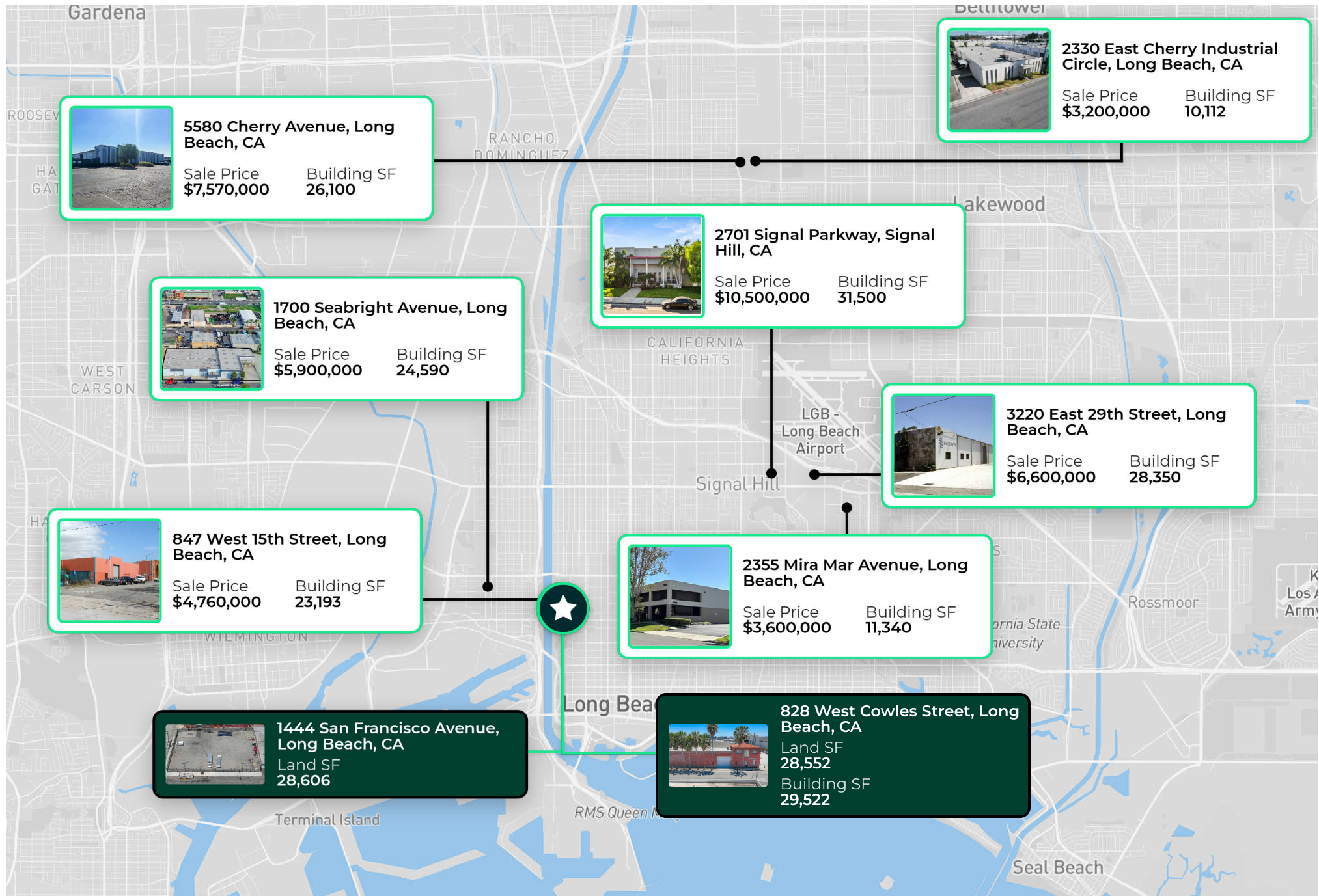
2355 Mira Mar Ave Long Beach, CA 90815

Sale Date	05/01/2025
Sale Price	\$3,600,000
SF	11,340
Price Per SF	\$317.5



2330 Cherry Ind Cr. Long Beach, CA 90805

Sale Date	05/03/2024
Sale Price	\$3,200,000
SF	10,112
Price Per SF	\$316.5



LEASE COMPARABLES



1510 Hayes Ave, Long Beach, CA, 90813

Area Leased	13,750 SF
Monthly Eff. Rent	\$1.37
Clear Height	23 Feet
Doors	2GL
Year Built	2003



3200 E Spring St, Long Beach, CA, 90806

Area Leased	20,700 SF
Monthly Eff. Rent	\$1.63
Clear Height	14 Feet
Doors	2DH/2GL
Year Built	1968



6015 Obispo Ave, Long Beach, CA, 90805

Area Leased	22,730 SF
Monthly Eff. Rent	\$1.84
Clear Height	N/A
Doors	2GL
Year Built	1983

LEASE COMPARABLES



4401 E Donald Douglas Dr, Long Beach,
CA, 90808

Area Leased	53,371 SF
Monthly Eff. Rent	\$1.84
Clear Height	22 Feet
Doors	2DH/4GL
Year Built	1968



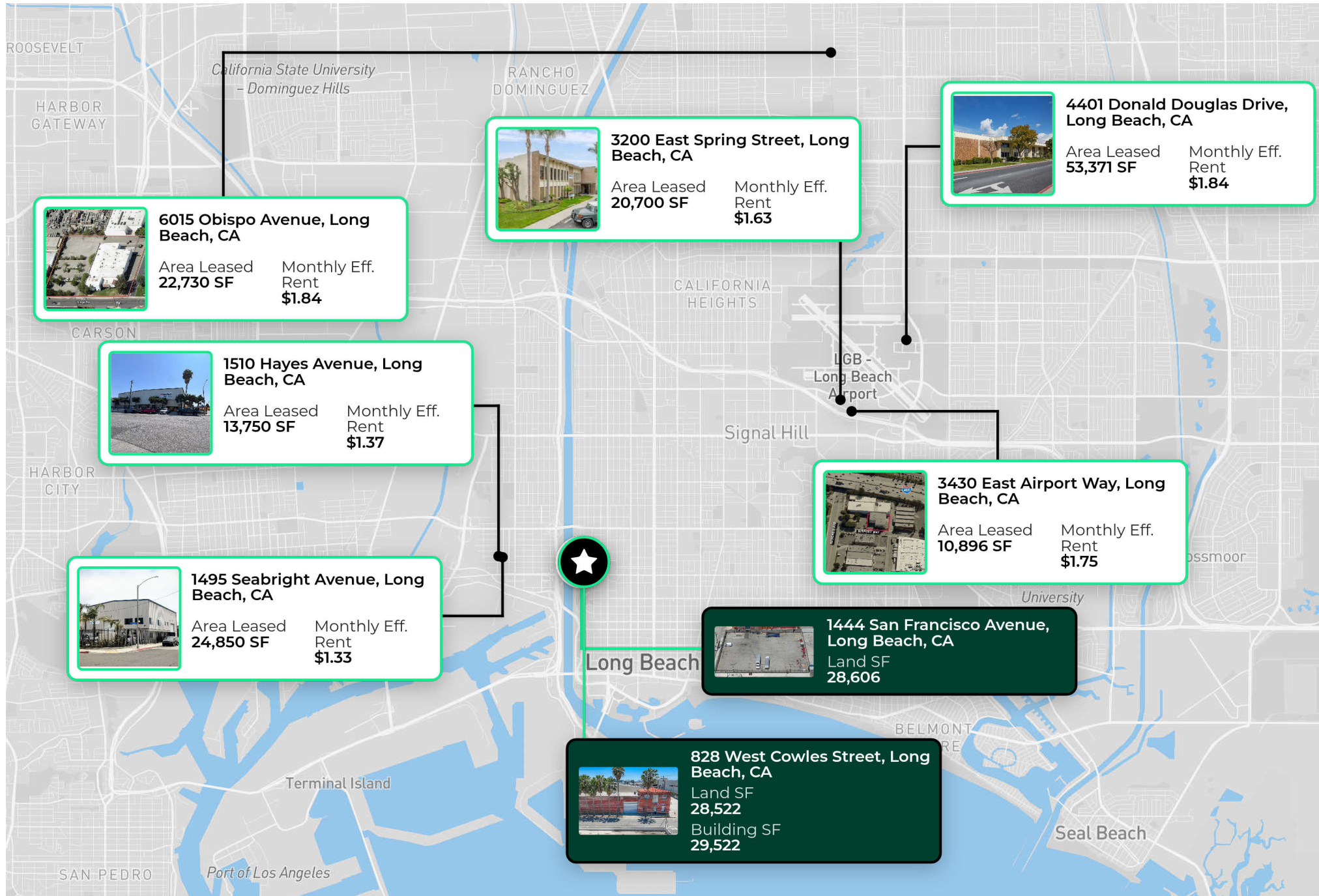
1495 Seabright Ave, Long Beach, CA,
90813

Area Leased	24,850 SF
Monthly Eff. Rent	\$1.33
Clear Height	24 Feet
Doors	3GL
Year Built	2003



3430 E Airport Way, Long Beach, CA
90806

Area Leased	24,850 SF
Monthly Eff. Rent	\$1.75
Clear Height	24 Feet
Doors	N/A
Year Built	1985





Port of Long Beach Statistics



Second-busiest U.S. port



90 million metric tons of cargo, annually



Cargo valued at \$300 Billion, annually



51,000 jobs (about 1 in 5) in Long Beach



576,000 jobs (or 1 in 20) in the five-county Southern California region



\$374 billion in direct and indirect business sales, annually

DEVELOPMENT HUB



Spin Launch, 4350 Conant St.
Size: 140,000 SF

21,000-square-foot office space on first floor and mezzanine levels. Warehouse space to be used for research, development and manufacturing of future launch vehicles. Recently expanded the build-out of its 140,000-square-foot facility



Rocket Lab, 3881 McGowen St.
Size: 94,000 SF

Relocation and expansion of headquarters at Douglas Park. New facility houses the company's first U.S.-based Mission Control Center with increased capacity for production of more than 12 launch vehicles annually. Features an immersive customer experience room designed to inspire and educate with Rocket Lab's history, mission and a viewing area for satellite launches



Relativity Space, 2401 E. Wardlow Rd.
Size: 1,000,000 SF

Situated within the Globemaster Corridor Specific Plan, Building One will occupy 24 acres at 2401 E. Wardlow Road. It will feature 61 dock doors, two grade-level doors, a 240-foot-deep truck court, and 40-foot clear heights. Tenants will have the option to customize flex office spaces.

Development Hub (cont.)

The SpaceX logo, featuring the word "SPACEX" in a bold, sans-serif font, followed by a stylized black swoosh that curves upwards and to the right.

SpaceX, Port of Long Beach – Pier T

Size: 6 Acres

SpaceX's Long Beach facility serves as their new West Coast launch vehicle recovery center. The site is used for docking vessels and offloading equipment vital to the company's rocket recovery operations. It includes warehouse space for storage and office areas to support logistics and planning.

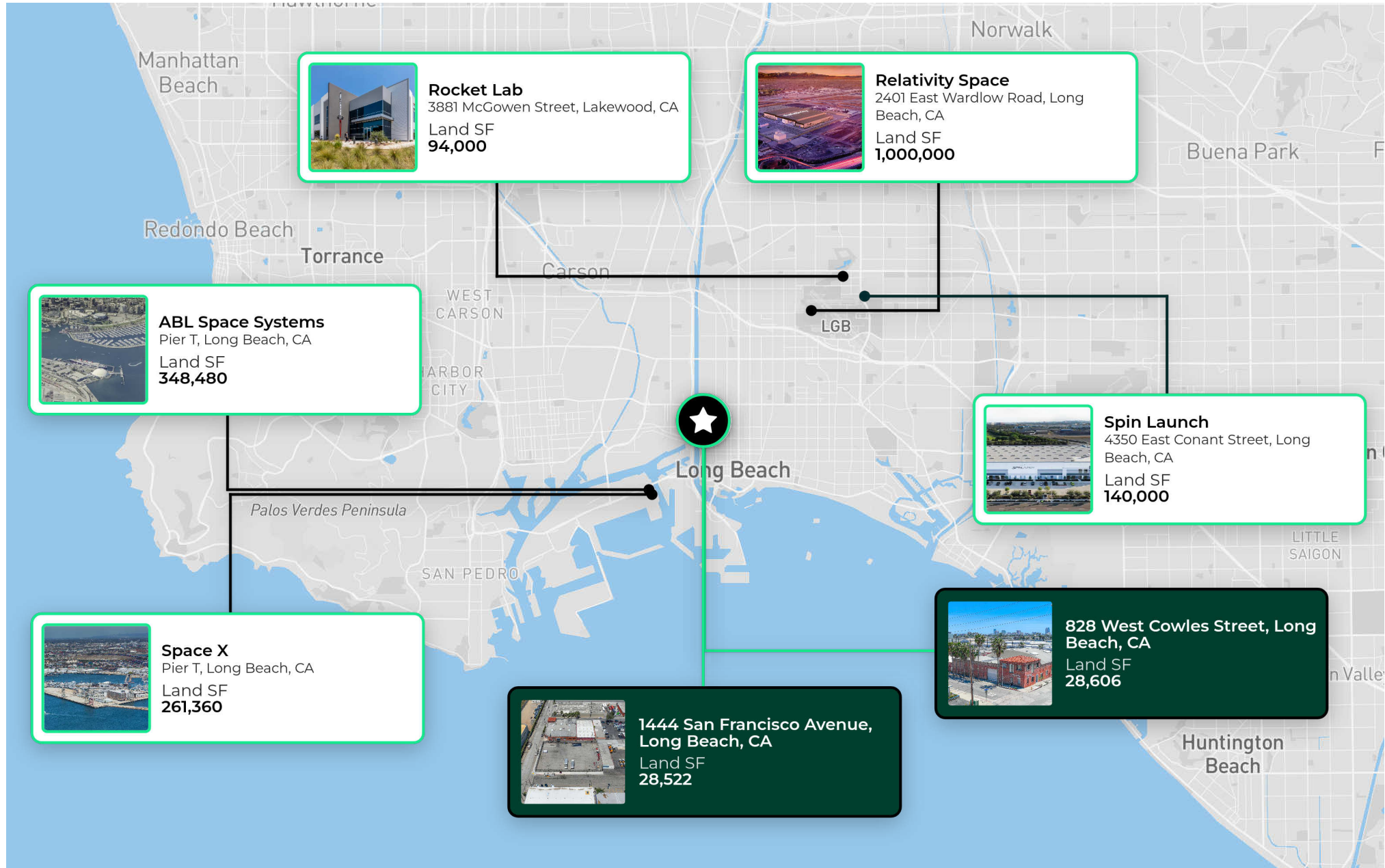
The ABL logo, consisting of the lowercase letters "abl" in a very large, bold, sans-serif font.

ABL Space Systems, Port of Long Beach – Pier T

Size: 8 Acres

ABL Space Systems' Long Beach facility functions as a spacecraft processing center, featuring both office and warehouse space. The waterfront location is used for the delivery and shipping of cargo, supporting the company's manufacturing and logistics needs.

DEVELOPMENT HUB



MARKET OVERVIEW

The property at 1444 San Francisco Avenue and 828 W Cowles Street in Long Beach, CA, is strategically located within one of Southern California's most active and evolving real estate markets. Long Beach is a critical hub for logistics, trade, and industrial activity, with easy access to the Port of Los Angeles, one of the busiest ports in the world. Positioned near major highways such as the 710 and 405 Freeways, the site benefits from exceptional connectivity, making it an ideal location for redevelopment opportunities, including multi-family, mixed-use, and commercial projects.

Long Beach boasts a population of approximately 470,000 residents and is one of the fastest-growing cities in the region. The city's economy is driven by diverse sectors, including international trade, healthcare, education, and technology. Major employers in the area include the Port of Long Beach, Long Beach Unified School District, and numerous healthcare institutions. The city's population growth, coupled with its thriving employment base, creates sustained demand for residential and commercial properties. Long Beach is also recognized for its high quality of life, attracting a diverse workforce and residents, which further strengthens the local real estate market.

In addition to its economic and demographic growth, Long Beach has seen considerable investment in both residential and commercial sectors. The area's LBIG zoning makes properties like 1444 San Francisco Avenue and 828 W Cowles Street highly attractive for redevelopment, offering potential for multi-family and mixed-use projects. With a robust economic foundation, strong population growth, and ongoing urban revitalization, Long Beach remains an in-demand market for investors and developers seeking long-term returns and substantial development opportunities.

MARKET HIGHLIGHTS



Proximity to Major Trade Hubs

Long Beach is a critical gateway to one of the busiest ports globally, positioning the city as a key player in logistics and international trade. This strategic location offers significant advantages for businesses in supply chain, warehousing, and distribution, contributing to the region's overall economic stability and growth. The site's proximity to major highways (710 and 405 Freeways) further enhances connectivity, making it a prime location for redevelopment and future commercial opportunities.



Strong Employment Base and Job Growth

Long Beach supports a diverse and growing economy with key industries such as healthcare, education, trade, and technology. Major employers in the area include the Port of Long Beach, Long Beach Unified School District, and numerous hospitals and medical centers. The city's low unemployment rate and consistent job growth are key drivers for population growth, which in turn increases demand for housing, commercial space, and mixed-use developments, making it a highly attractive market for investors.



Population Growth and Demand for Housing

With a population of approximately 470,000 residents and a steady growth rate, Long Beach is one of the most populous cities in Southern California. The city's desirable coastal location, strong economic fundamentals, and access to world-class amenities have made it a popular destination for residents. As the population continues to grow, the demand for both residential and commercial real estate, including multi-family and mixed-use developments, is expected to remain strong, offering substantial upside for developers and investors.



Ongoing Urban Revitalization and Investment

Long Beach has become a focal point for urban revitalization, with numerous projects underway aimed at transforming key areas into vibrant mixed-use districts. The city's commitment to enhancing public infrastructure, improving transportation access, and promoting sustainable development has sparked significant investment in the real estate market. Properties like 1444 San Francisco Avenue and 828 W Cowles Street, located within revitalizing areas, offer prime opportunities for development that capitalize on the city's ongoing transformation and the rising demand for well-located residential and commercial spaces.



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