

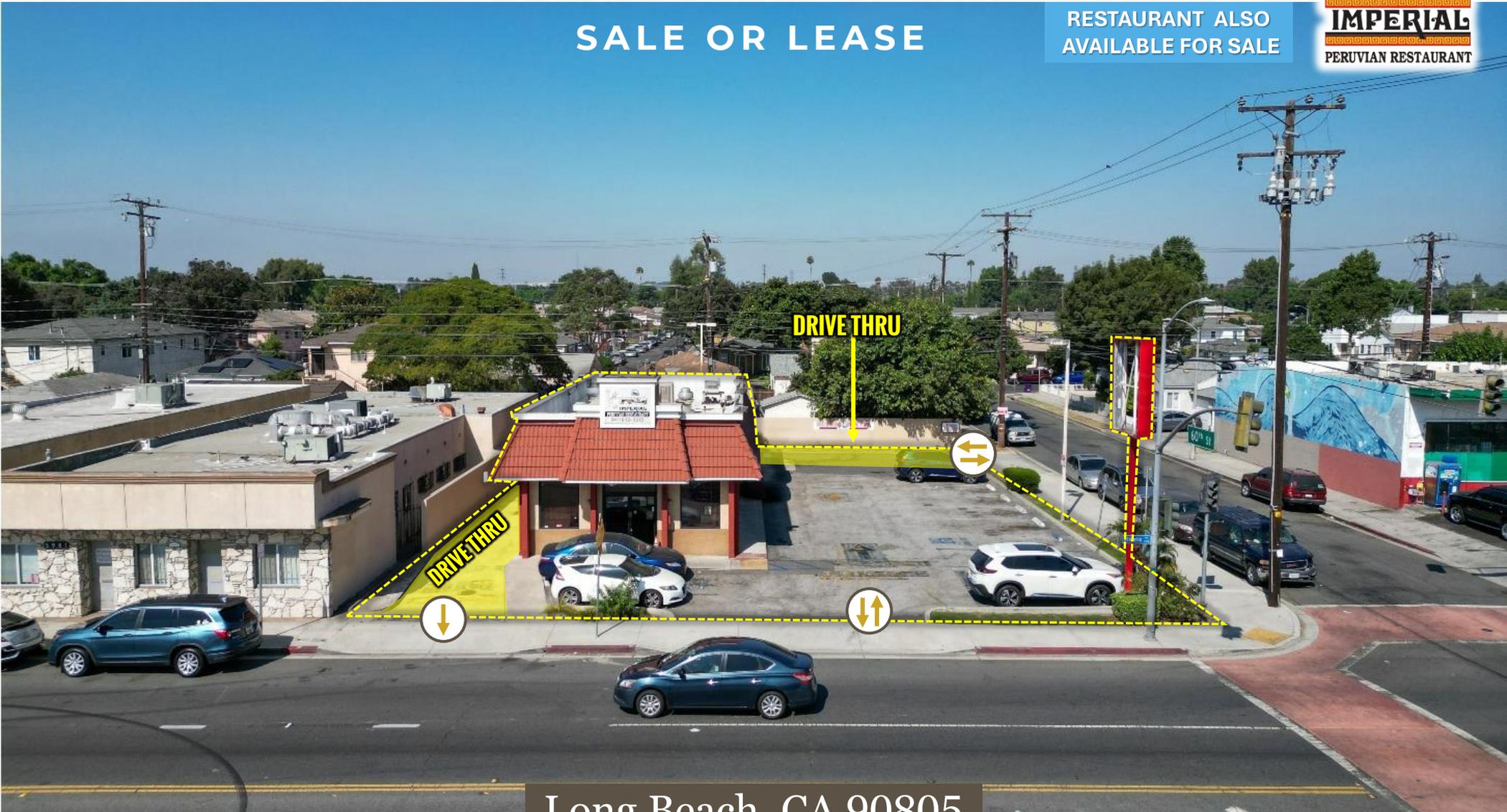
5991

ATLANTIC AVENUE



SALE OR LEASE

RESTAURANT ALSO
AVAILABLE FOR SALE



Long Beach, CA 90805

Rare Opportunity in the heart of
North Long Beach!



Prime Drive-Through Restaurant Space
Available for Immediate Use

5991 Atlantic Avenue Long Beach, CA 90805



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Darvishian Real Estate. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Darvishian Real Estate and it should not be made available to any other person or entity without the written consent of Darvishian Real Estate. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Darvishian Real Estate.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Darvishian Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Darvishian Real Estate has not verified, and will not verify, any of the information contained herein, nor has Darvishian Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Darvishian Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Darvishian Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Darvishian Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Darvishian Real Estate makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.





Executive Summary

5991 Atlantic Avenue

SALE OR LEASE SUMMARY

OFFERING PRICE: \$1,495,000

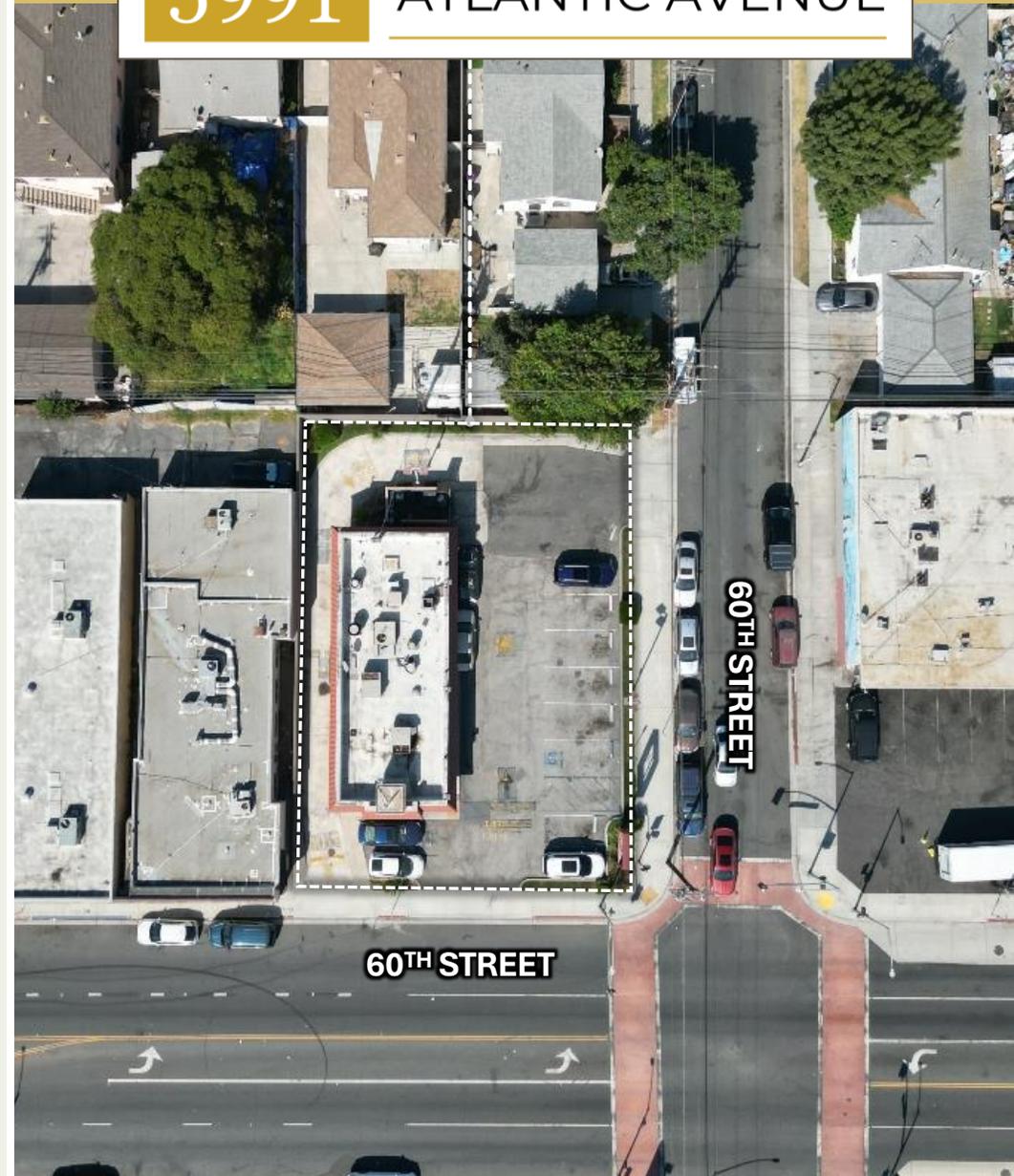
- | | |
|--------------------------|--|
| LEASE RATE | ▪ \$5.00 PSF/Mo NNN |
| PROPERTY TYPE | ▪ Free-Standing Drive Through Restaurant |
| BUILDING SF | ▪ 1,488 SF |
| LOT SF | ▪ 9,613 SF |
| YEAR BUILT | ▪ 1983 |
| APN | ▪ 7125-034-016 |
| ZONING | ▪ RMU3-A |
| PARKING | ▪ 9 Spaces |
| DRIVE THROUGH | ▪ Yes |
| SIGNALIZED CORNER | ▪ Yes |

79
WALKSCORE®

76
BIKE SCORE®

5991

ATLANTIC AVENUE



NEIGHBORHOOD SYNERGY



Investment Overview

Introducing a Rare Opportunity in the heart of North Long Beach! Prime Drive-Through Restaurant Space Available for Immediate Use

Turnkey Availability

Ready for immediate occupancy, allowing for a swift and seamless launch of your restaurant concept.

Strategic Positioning

Benefit from a corner location that enhances drive-through efficiency and customer convenience.

Community Engagement

Opportunity to become a staple in a vibrant community eager for new and diverse dining options.

This is a unique chance to establish your brand in a sought-after location that combines excellent visibility, a growing customer base, and minimal competition. Elevate your business by tapping into this dynamic and supportive community. Don't miss out on securing this exceptional property for your culinary venture! Contact us today to schedule a viewing and explore the possibilities.

Exceptional Visibility

- Situated on a bustling, signalized corner at Atlantic Avenue & 60th Street, ensuring high traffic exposure and easy accessibility.

Thriving Community

- Nestled within a dense neighborhood with limited food competition, offering immense potential for a successful and standout dining establishment.

Proximity to Education Hub

- Just a short walk from Jordan High School, providing a consistent flow of foot traffic from students, faculty, and visiting families.

Growing Residential Development

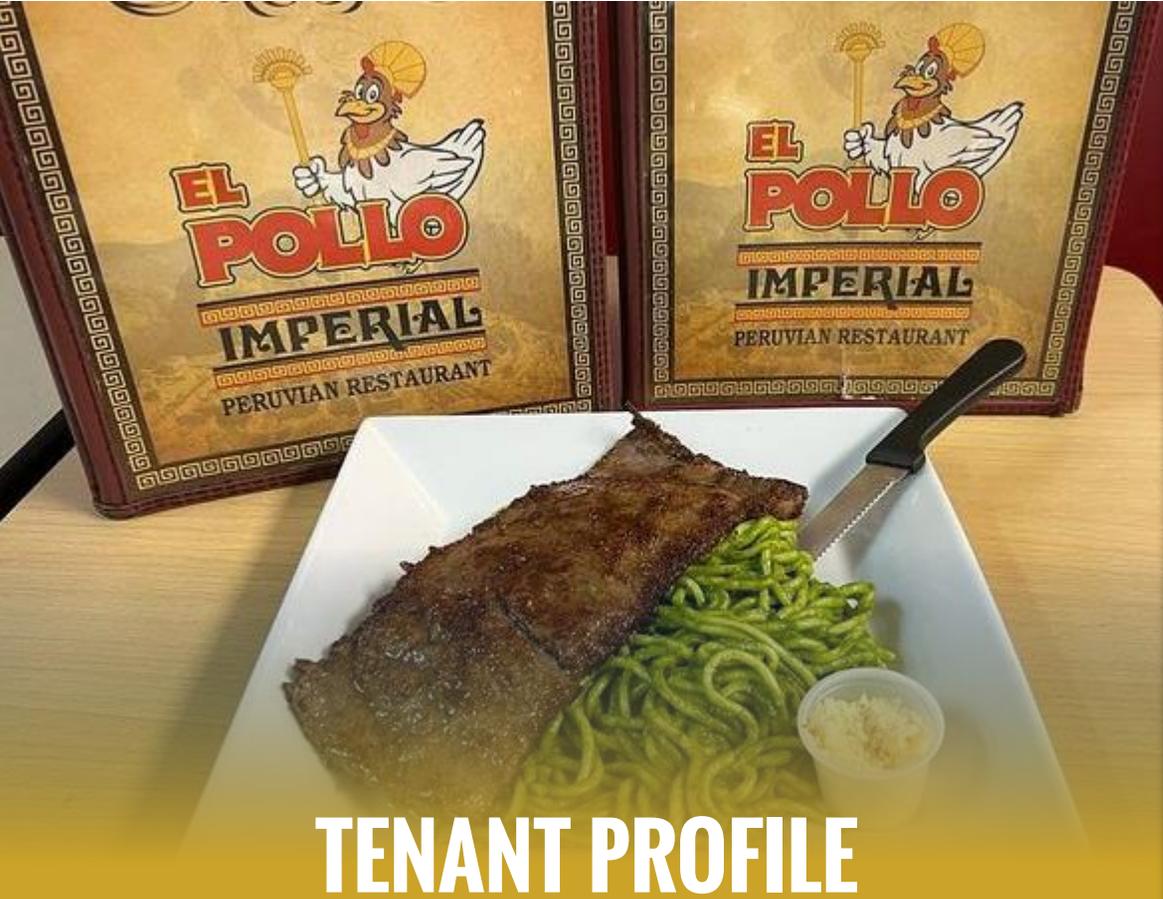
- Located merely one block north of the new KB Homes development, featuring 84 modern three-story townhomes, promising a surge of new residents and prospective customers.

Expansive Delivery Reach

- Serves the affluent Bixby Knolls area, boasting demographics of \$100,000+ average household income, expanding your customer base and delivery opportunities.

Property Layout





TENANT PROFILE

Oscar Ramirez arrived in Southern California from Peru in 1995 and learned the restaurant trade working at P.F. Chang, the Cheesecake Factory and California Pizza Kitchen. He saved money and opened his restaurant in 2010. The best part of the job: meeting different people, he says, and he gets to meet many working 8:30 a.m. to 9 p.m. every day.



WEBSITE



INSTAGRAM



FACEBOOK

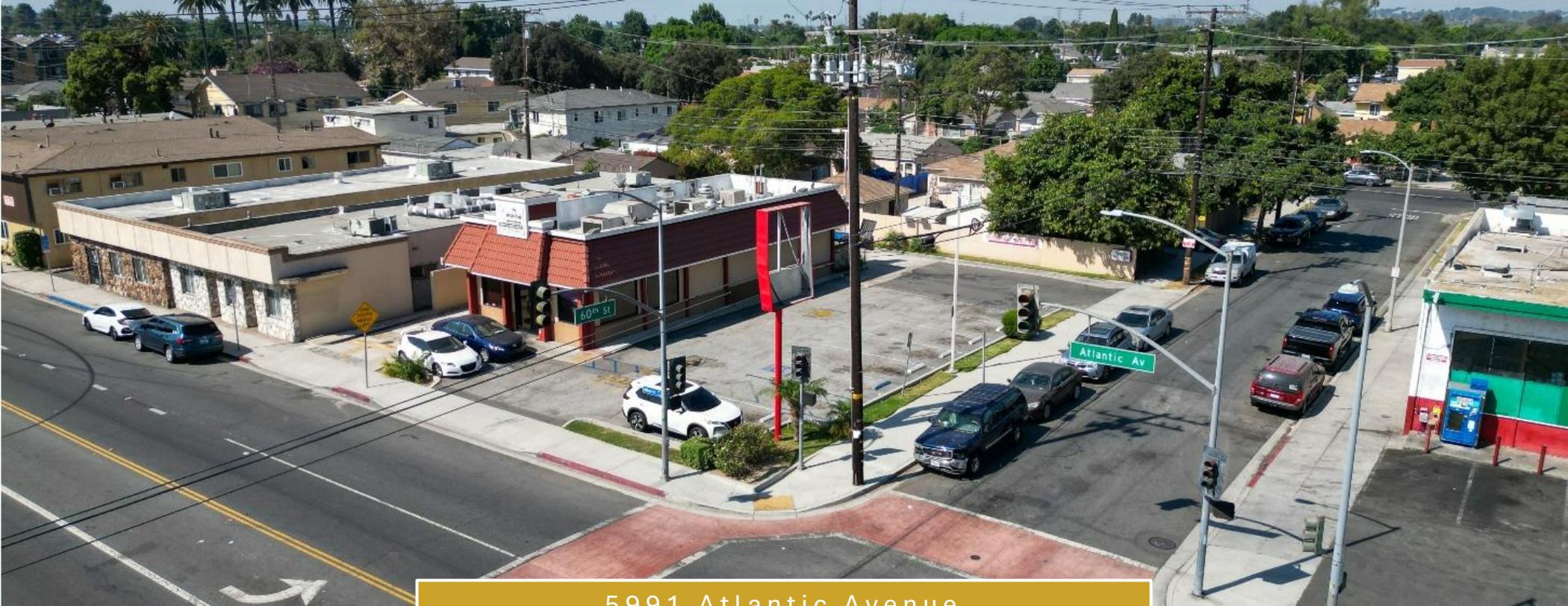
EL POLLO IMPERIAL

RESTAURANT CAN BE INCLUDED IN THE SALE

| | |
|----------------|---|
| TYPE | Peruvian Restaurant |
| ADDRESS | 5991 Atlantic Ave Long Beach, CA 90805 |
| PHONE | 562-612-3315 |
| FOUNDED | 2010 |
| FOUNDER | Oscar Ramirez |
| WEBSITE | https://elpolloimperiallb.com/ |

1,076+ REVIEWS ★★★★★

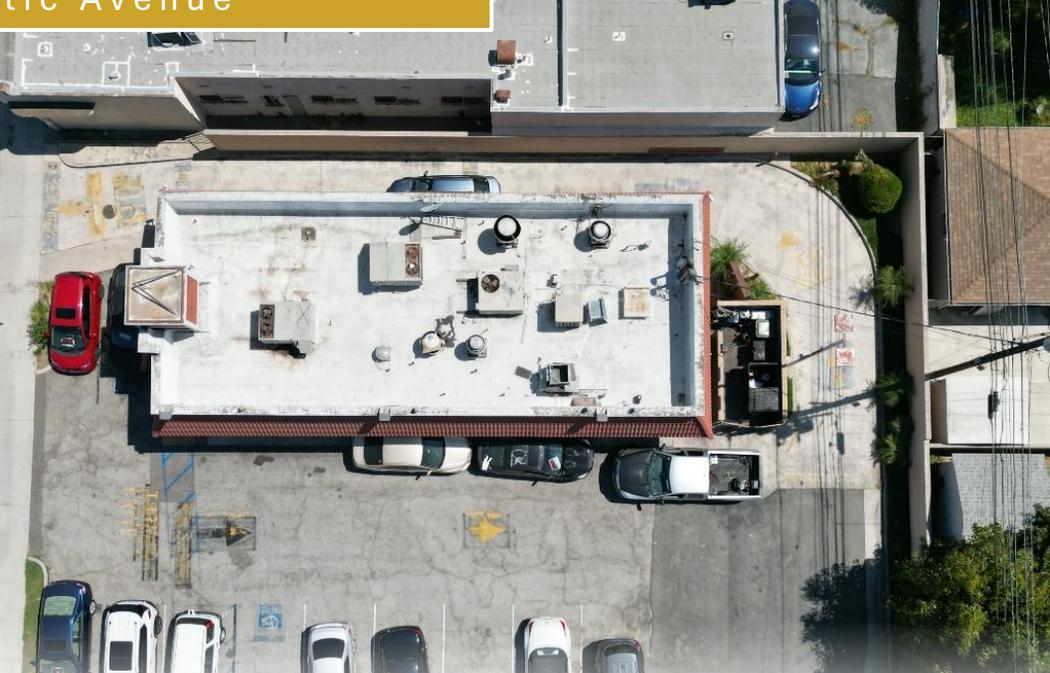
El Pollo Imperial's signature dish: Lomo Saltado, marinated strips of stir-fried beef with onions, tomatoes, french fries, and other ingredients, typically served with rice.



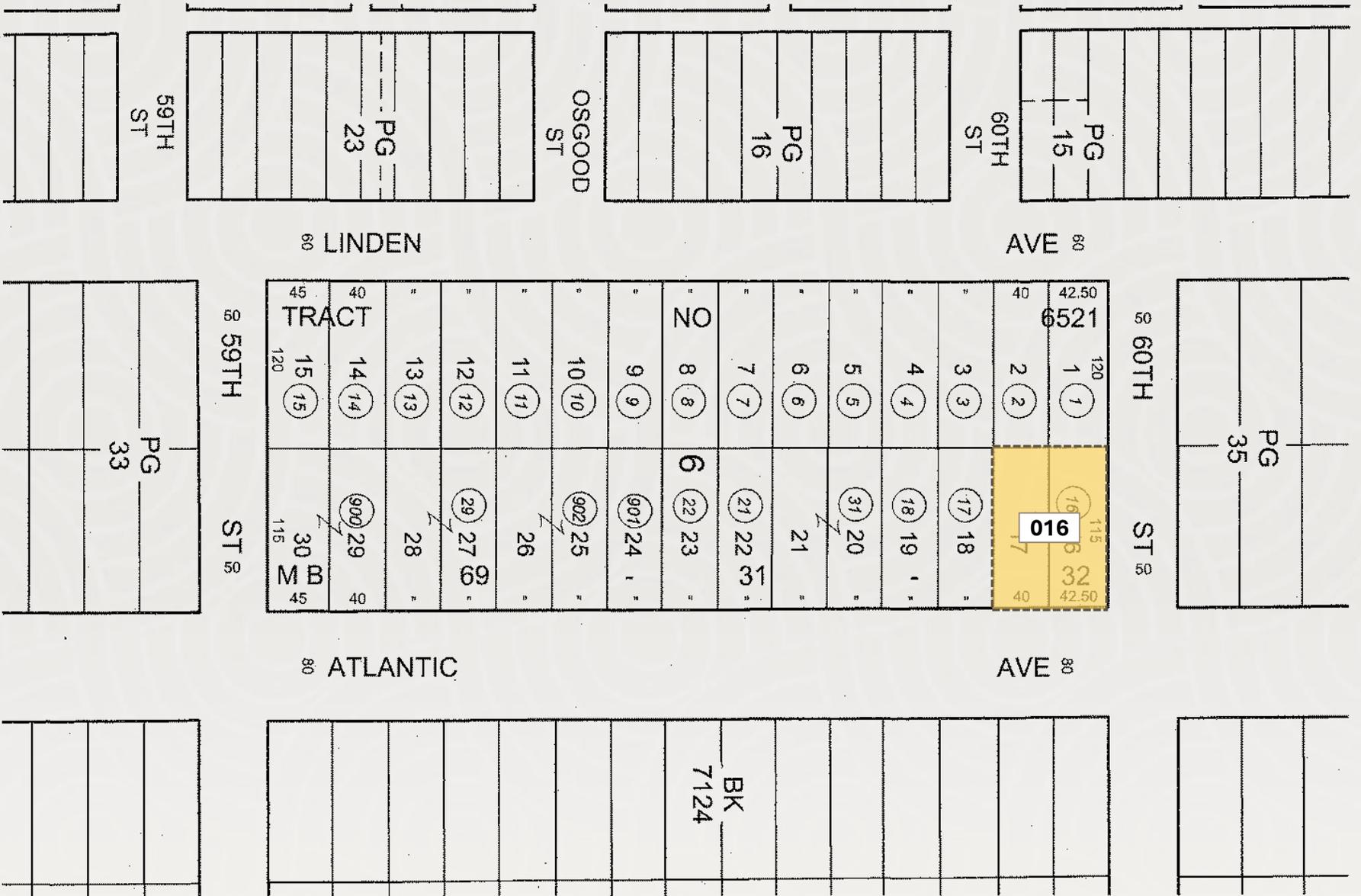
5991 Atlantic Avenue



5991 Atlantic Avenue | Long Beach, CA 90805



Parcel Map



An aerial night view of a city street, likely in Los Angeles. The scene is illuminated by streetlights and building lights, creating a vibrant urban atmosphere. In the foreground, a multi-lane road with white lane markings and crosswalks is visible. Several cars are driving on the road. To the right, a large parking lot is filled with cars. In the background, a dense urban landscape with various buildings and a city skyline is visible under a dark blue sky. A large billboard for 'Disney Christopher Robin' is prominent on the left side of the image. Another billboard for 'TOM FORD EYEWEAR' is visible in the middle ground. The text 'Location Overview' is overlaid in a yellow, cursive font, and '5991 Atlantic Avenue' is overlaid in a white, sans-serif font below it.

Location Overview

5991 Atlantic Avenue

Long Beach

Long Beach is the 36th most populous city in the United States and the 7th most populous in California. It is located on the Pacific Coast of the United States, within the Greater Los Angeles area of Southern California. As of 2010, its population was 462,257. Long Beach is the second largest city in the Los Angeles metropolitan area, and the third largest in Southern California behind Los Angeles and San Diego.



462,645
POPULATION



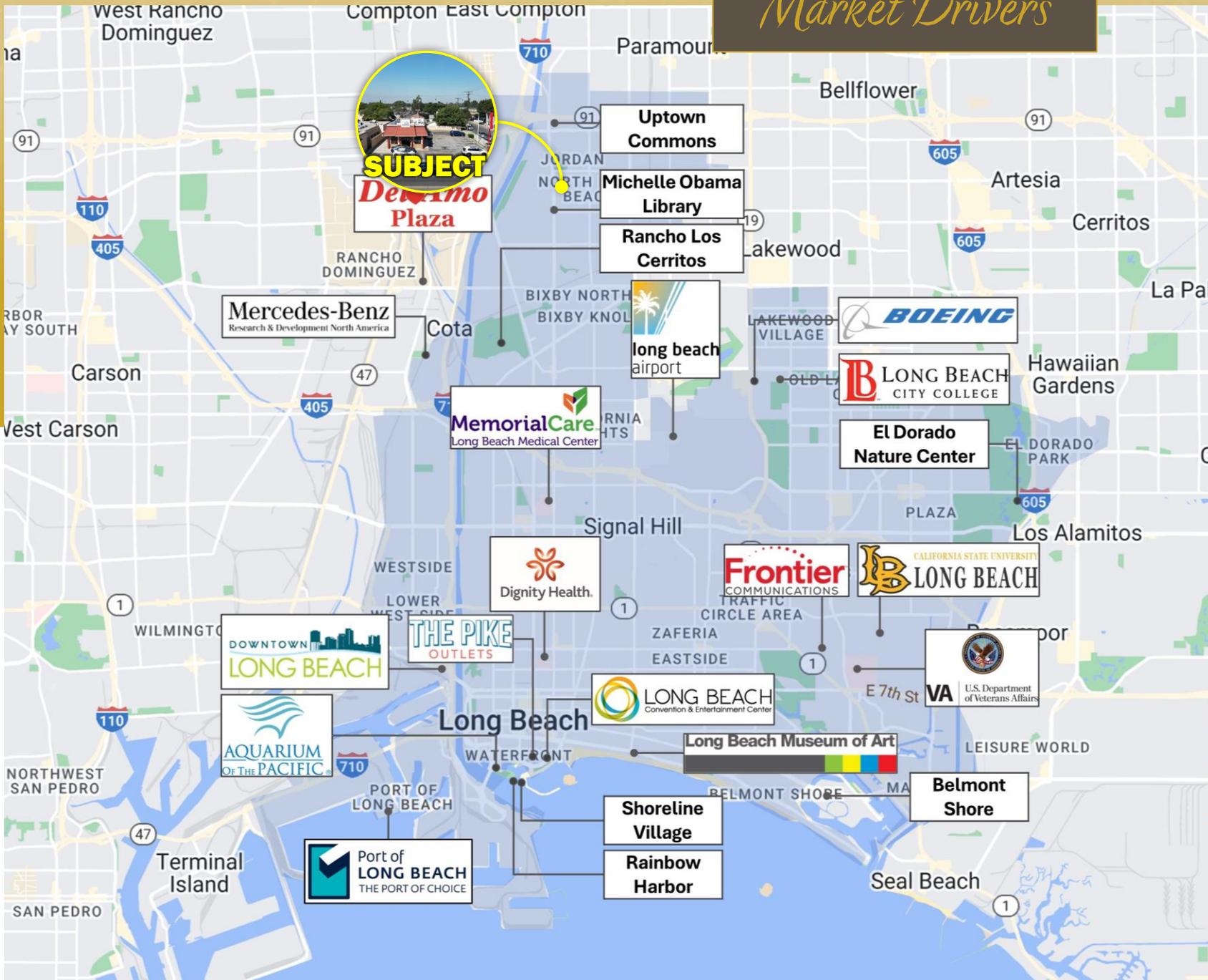
\$709,700
MEDIAN HOME PRICE



\$78,995
AVG HH INCOME



Market Drivers



Local Economy

The economic base has changed over the years. Oil extraction created a boom and this was a Navy town for many years before the base closed. The aerospace industry played an important role. Douglas Aircraft Company (later McDonnell Douglas and now part of Boeing) had plants at the Long Beach Airport where they built aircraft for World War II, and later built DC-8s, DC-9s, DC-10s, and MD-11s. Boeing built the Boeing 717 until 2006 and the C-17 Globemaster III strategic airlifter plant is scheduled to close. Even after greatly reducing the number of local employees in recent years, Boeing is still the largest private employer in the city. Polar Air Cargo, an international cargo airline, was formerly based in Long Beach. TABC, Inc., a part of Toyota, makes a variety of car parts, including steering columns and catalytic converters, in Long Beach.



5991 Atlantic Avenue | Long Beach, CA 90805



AVIATION & AEROSPACE



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



INTERNATIONAL TRADE



OIL & ENERGY



REAL ESTATE



TECHNOLOGY



Top Industries



Uptown Commons



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North Long Beach

North Long Beach is home to parks, gardens, a food hall, and many popular restaurants, including several that celebrate southern cuisine. Bordered by the cities of Carson, Compton, Paramount, and Lakewood, it is also home to the Michelle Obama Neighborhood Library and Uptown Business District.

3 Mi. Radius

860+

BUSINESSES

32,000+

RESIDENTS

The Uptown Business District is an 18-block corridor along Atlantic Avenue and Artesia Boulevard that includes about 140 businesses. The organization works to commission public art, abate graffiti, clean up trash, host networking events, and promote businesses in the area.

AREA SNAPSHOT

DTLB LOCATION & COMMUTE

Located between Los Angeles and Orange County, Downtown Long Beach is truly the heart of Southern California. The area is easily accessible from the 710 and 405 freeways, not to mention Metro access directly from Downtown Los Angeles. Additionally, Long Beach is centrally located between three prominent airports: Los Angeles International (LAX), John Wayne Airport (SNA), and our very own Long Beach Airport (LGB). Whether it's for business, pleasure, or friends and family, Downtown is the place to be!



LB AIRPORT

Long Beach Airport (LGB) is the best of both worlds when it comes to air travel, combining the outstanding service and access of a regional airport with state-of-the-art amenities and security – not to mention it's less than 7 miles from Downtown Long Beach! Since 1941, the airport's main terminal has served the surrounding community, and in 2020 the City of Long Beach approved a Terminal Improvement Plan valued at \$80 million. The Plan is set to continue through 2022, and includes improvements to the baggage claim, rental car pick-up/drop-off facility, and the Terminal itself. In 2021, LGB had 2.1M passengers, doubling from the year previous.



The Port of Los Angeles, also called America's Port, is a seaport managed by the Los Angeles Harbor Department that occupies 7,500 acres (3,000 ha) of land and water along 43 mi (69 km) of waterfront and adjoins the separate Port of Long Beach. The port is located in San Pedro Bay in the San Pedro and Wilmington neighborhoods of Los Angeles.

The Port of Los Angeles supports employment for 529,000 people throughout the five-county region and 1.6 million worldwide. The cargo coming into the port represents approximately 20% of all cargo coming into the United States.



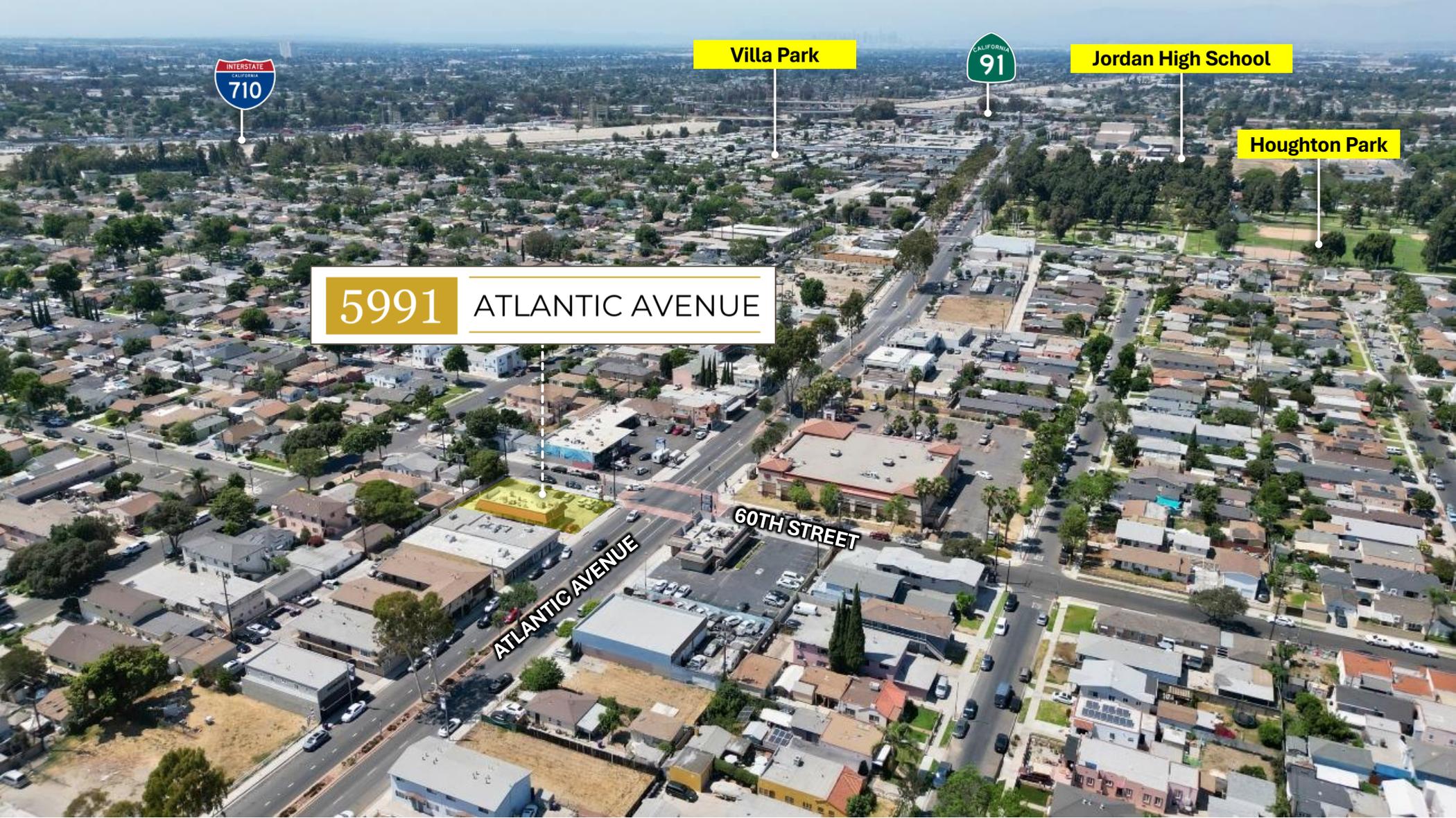
NEW NORTH LONG BEACH HIGHER EDUCATION CENTER

SHORT DISTANCE TO SUBJECT

635 E SOUTH ST | LONG BEACH, CA 90805

The North Long Beach Higher Education Center is a shared community space offering FREE education and career resources from a host of providers, including Long Beach City College, the City of Long Beach, and the Pacific Gateway Workforce Innovation Network.

FACING NORTH



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DESIGN BY CRESC