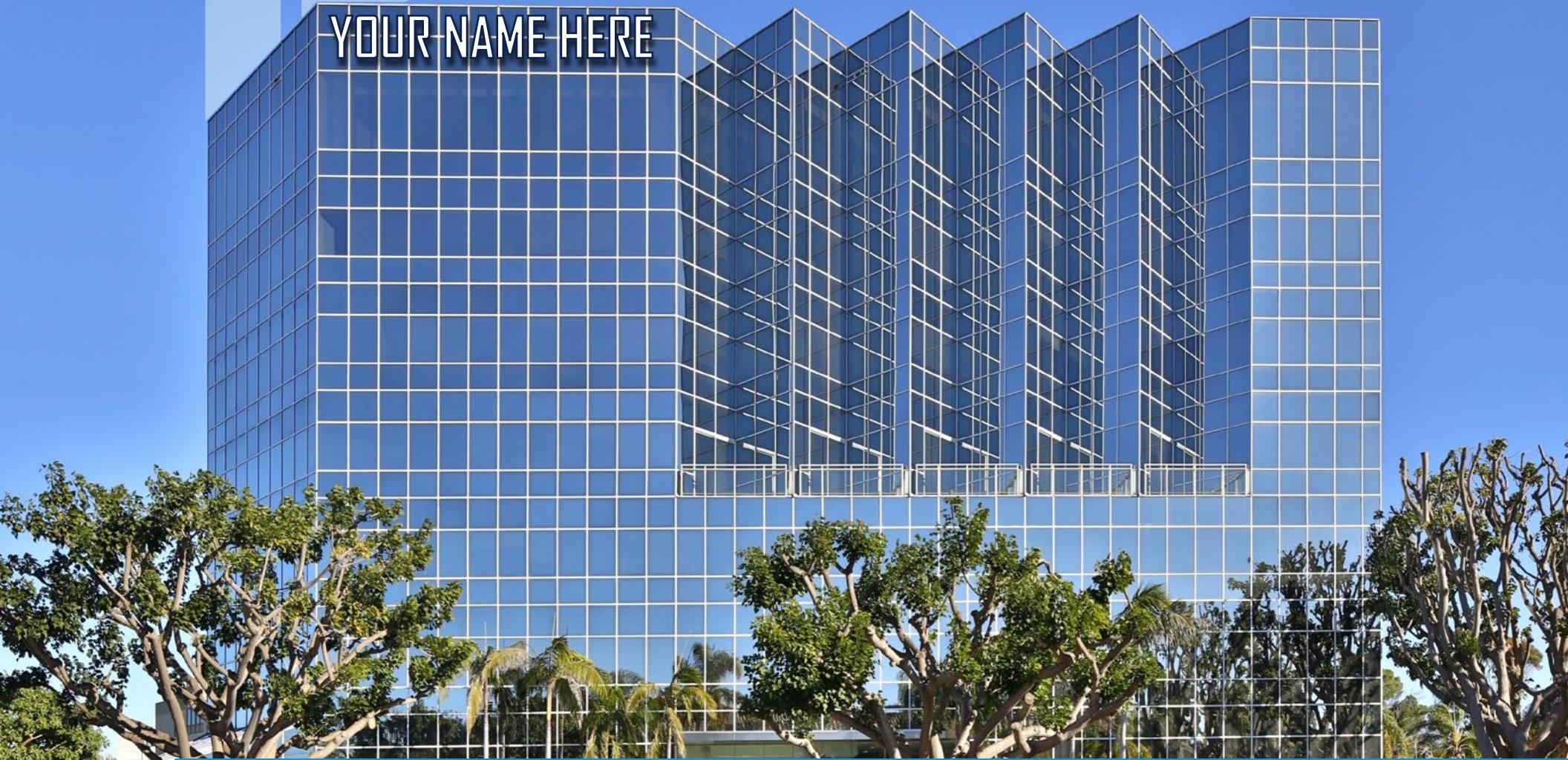




PARK TOWER

5150 Pacific Coast Highway, Long Beach CA

YOUR NAME HERE



119,597 SF Class A Office | Office Owner-User or Entitled Student Housing Conversion Opportunity



THE OFFERING

Cushman & Wakefield of California, Inc., as exclusive advisor, is pleased to offer for sale PARK TOWER, a landmark seven story steel and glass office asset located in Long Beach, Los Angeles County, California on world-renowned Pacific Coast Highway (PCH).

Park Tower (“Property”) is a 119,597 SF Class A office building with three levels of subterranean parking currently 28.4% leased to three tenants. With Landlord termination options on top of a short 3.1-year weighted average lease term and over 68,000 SF of immediate availability, the Property presents a rare opportunity for an owner-user to secure a high-profile coastal asset for immediate occupancy. Situated along PCH, Park Tower provides exceptional access to the Southern California live/work environment and stands as one of the most recognizable office buildings in Suburban Long Beach.

Property Overview

Address	5150 Pacific Coast Highway, Long Beach CA
Square Footage	119,597 SF
Land Area	1.17 Acres (50,965 SF)
Year Built/Renovated	1982/2011
Parking	3 Subterranean levels. 19 surface, 401 subterranean (3.51/1,000)
Parcel	7220-018-009
Zoning	MU-3 (Mixed Use 3)
Tenants	3
Occupancy	28.4%
Latest Lease Expiration	6/30/2030; Landlord holds options/a path to terminate in-place tenant leases
Status of Residential Entitlements	Expected to be approved prior to YE 2025.

Additionally, the property received a zone change to Mixed Use 3 on November 18, 2025 and is expected to be entitled for residential / student housing by year end 2025. Strategically located <1 mile from CSULB, Park Tower has the capability to meet the overflowing demand for quality off-campus options. The parking, floor plate depth, and construction coupled with PCH frontage and proximity to retail, dining, and transit make it an ideal conversion opportunity to satisfy growing student / housing demand.

Park Tower offers a rare opportunity for users or developers to control a landmark tower in the heart of Long Beach’s dynamic coastal suburban corridor, benefiting from strong corporate presence, flourishing educational systems, and exceptional demographics.



0.7 Miles

**CAL STATE UNIVERSITY
LONG BEACH**

PACIFIC COAST HIGHWAY

CLARK AVE.

E ANAHEIM ST.

Recreation Park
Golf, Tennis Center, Lawn Bowling,
Baseball Field, Driving Range

INVESTMENT HIGHLIGHTS

Landmark Office Tower with Premier Access & Identity

Built in 1982 and renovated in 2011, Park Tower's coastal Los Angeles County location near the convergence of the Interstate 405, Interstate 605, and SR-22 Freeways provides access from all directions to the Property. This highly recognizable landmark location along Pacific Coast Highway provides a central hub for tenants and offers signage opportunities with visibility from approximately 12 million vehicles per year.

Ideal Owner-User Opportunity

Currently 28.4% leased to three tenants averaging 3.1 Yrs. of WALT, Park Tower offers a rare chance for an owner-user to secure a high-profile asset with immediate occupancy potential. Floors 1 & 4-7 (totaling 68,389 RSF) are available, allowing for full or partial occupancy, future expansion, and long-term control in a premier coastal location. Additionally, all tenants have Landlord Termination Options.

Surrounded by Corporate Occupiers

Long Beach, California is home to several prominent corporate headquarters, particularly in the healthcare, logistics, technology, and engineering industries. Companies such as Molina Healthcare (Fortune 500 HQ), Moffatt & Nichol (global engineering HQ), Mercedes-Benz Research & Development, Boeing, and California State University Long Beach (one of the region's largest institutional employers) have established major operations in the city, contributing to Long Beach's reputation as a key business hub in coastal Los Angeles County.

Affluent Coastal Long Beach Location

Long Beach, California, is a vibrant coastal city in Los Angeles County known for its dynamic economy, waterfront lifestyle, and strategic location. Home to the Port of Long Beach, one of the busiest in the world, the city benefits from a strong employment base in logistics, aerospace, healthcare, education, and technology. Long Beach offers a blend of urban amenities and scenic coastal living, with attractions such as Belmont Shore, 2nd & PCH, Downtown Waterfront, and the Long Beach Exchange providing premier dining, shopping, and entertainment. The city also features California State University, Long Beach (CSULB), excellent parks, cultural institutions, and convenient access to major freeways and both Long Beach and LAX airports—making it an ideal location for residents, students, and businesses alike.

City of Long Beach Drivers/Outstanding Demographics

- **Population:** 460,000 (7th largest city in California)
- **Bachelors Degree or Higher:** 34%
- **Median Age:** 35.4
- **Median Home Value:** \$800,000
- **Average Household Income:** \$103,000

Average Median Home Price 1 mile from Park Tower

- **La Marina Estates:** \$1.3M
- **University Park Estates:** \$1.3M
- **Alamitos Heights:** \$1.1M

HUNTINGTON BEACH

SUNSET BEACH

SEAL BEACH

NAPLES

BELMONT SHORE

LONG BEACH

CAL STATE
UNIVERSITY
LONG BEACH

VETERAN'S
HOSPITAL

hotel CURRENT



RECREATION
PARK

LONG BEACH
PLAYHOUSE



E. ANAHEIM ST.

CSULB
STUDENT
HOUSING



SPROUTS
FARMERS MARKET

LA FITNESS

PACIFIC COAST HIGHWAY

CIRCLE
CENTER

CAVA

IN-N-OUT
BURGER

Ralphs

POSCHE

RETAIL CENTERS

LONG BEACH FORTUNE 500

BOEING

MOLINA
HEALTHCARE

verizon[®]

Gulfstream[®]

EPSON

Perfect Student Housing Conversion Opportunity

Adjacent to CSULB & Long Beach Community College

Located a mile from campus, the property is ideally situated to capture steady demand from the university's **42,355 students**. With limited on-campus housing many are looking for off-campus living options close to class, dining, and entertainment.

Ideal Conversion Candidate

At roughly **120,000 square feet**, the **seven-story tower already features three levels of subterranean parking**, efficient floorplates, and strong visibility along Pacific Coast Highway. These features reduce redevelopment complexity and cost compared to ground-up construction while offering a structure that's perfectly sized for **149 residential suites and nearly 600 student beds**, as outlined in the city's CEQA filing.

Fully Entitled for Residential in 2025

Over the past 2.5 years Park Tower has undergone extensive structural and architectural conversion feasibility studies prior to moving forward through the entitlement process with the City. After September's unanimous vote, the project is on-track to be fully entitled prior to year end 2025.

The work completed, including zoning, engineering and legal consultation, architectural drawings, permitting, feasibility studies, and numerous fees, extensively mitigates risk and saves time and money.

Whether purchased as an owner-user or a developer looking to immediately convert, the flexible residential entitlements are extremely valuable.

Completed Entitlement Work/Timeline for Park Tower



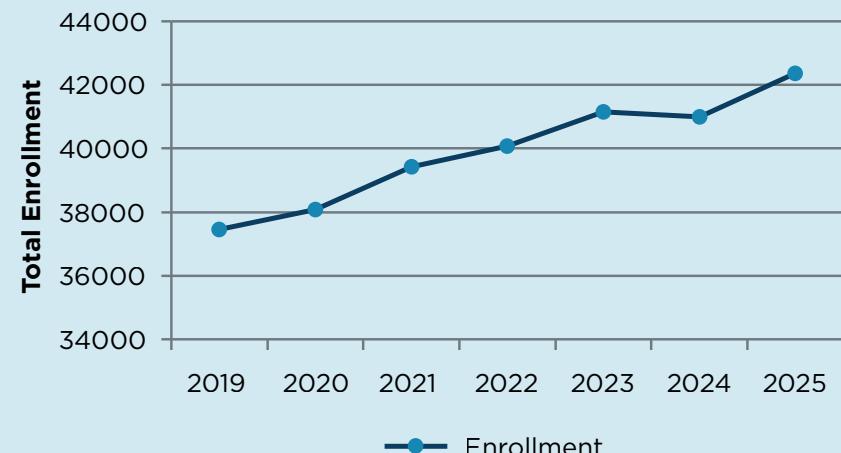
Cal State University Long Beach Growth

California State University, Long Beach (CSULB) is one of the largest universities in the California State University system and serves as a key institutional anchor for the region. Known for its strong programs in engineering, business, arts, and sciences, CSULB enrolls over 42,000 students each year and plays a central role in local economics.

Cal State Long Beach (CSULB) has seen steady growth over the past five years, with enrollment rising from **37,446 students in 2019 to a record 42,300+ in 2025**—an increase of more than **13% (averaging 2.1% annually)**. The university continues to attract strong interest, receiving **over 100,000 applications each year**, making it one of the most in-demand campuses in the state.

Currently there is a 3,000 person long waiting list for existing CSULB housing, some of which is further from Campus than Park Tower.

CSULB Enrollment Growth (2019-2025)



December 2024

Draft EIR
Noticing

May 2025

Public Hearings and
Notice of Determination

Final EIR & Mitigation Monitoring
and Reporting Program

September 2025

Planning Commission
Unanimously
Voted in Favor

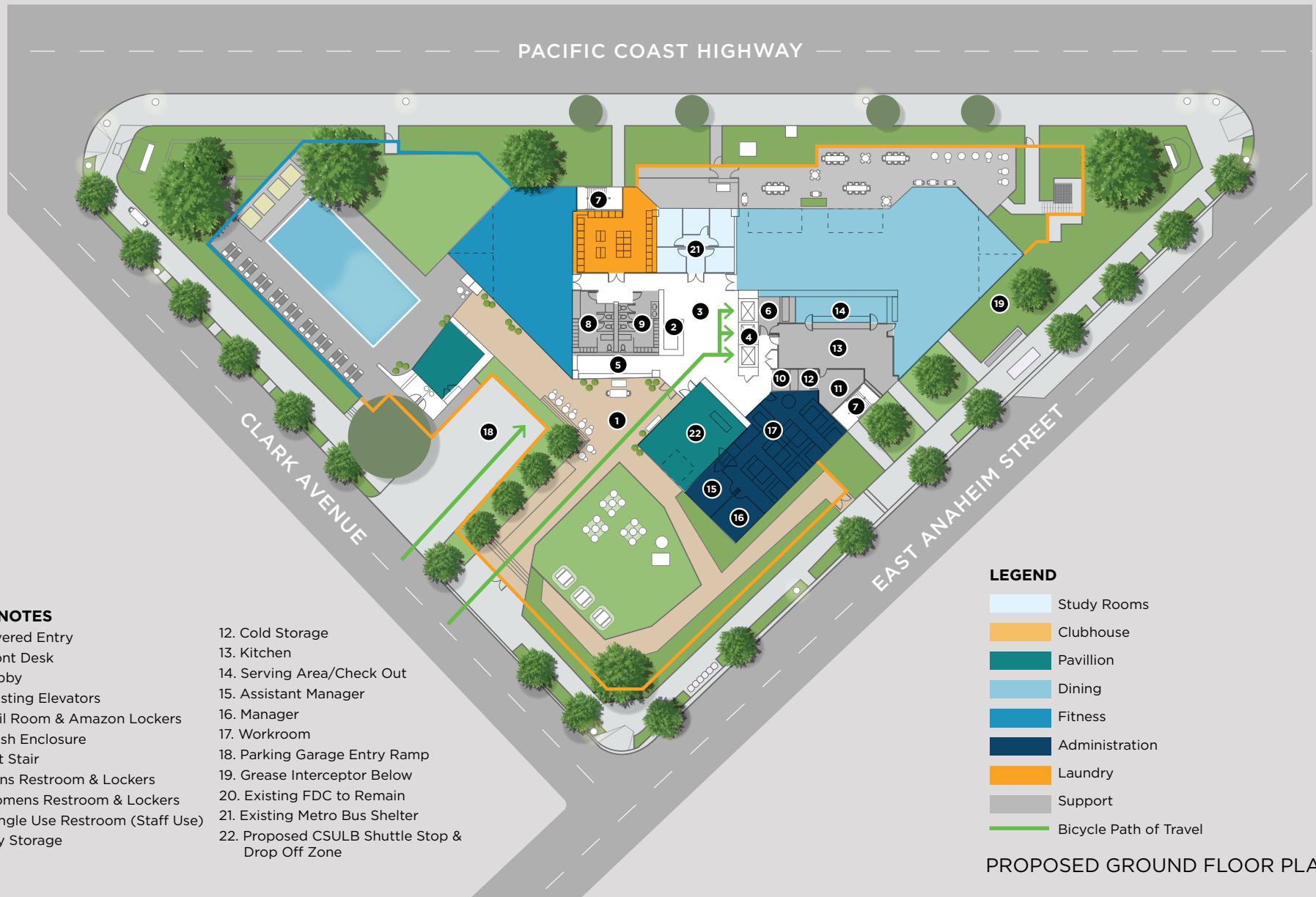
November 2025

City Council Meeting
for Plan Approval

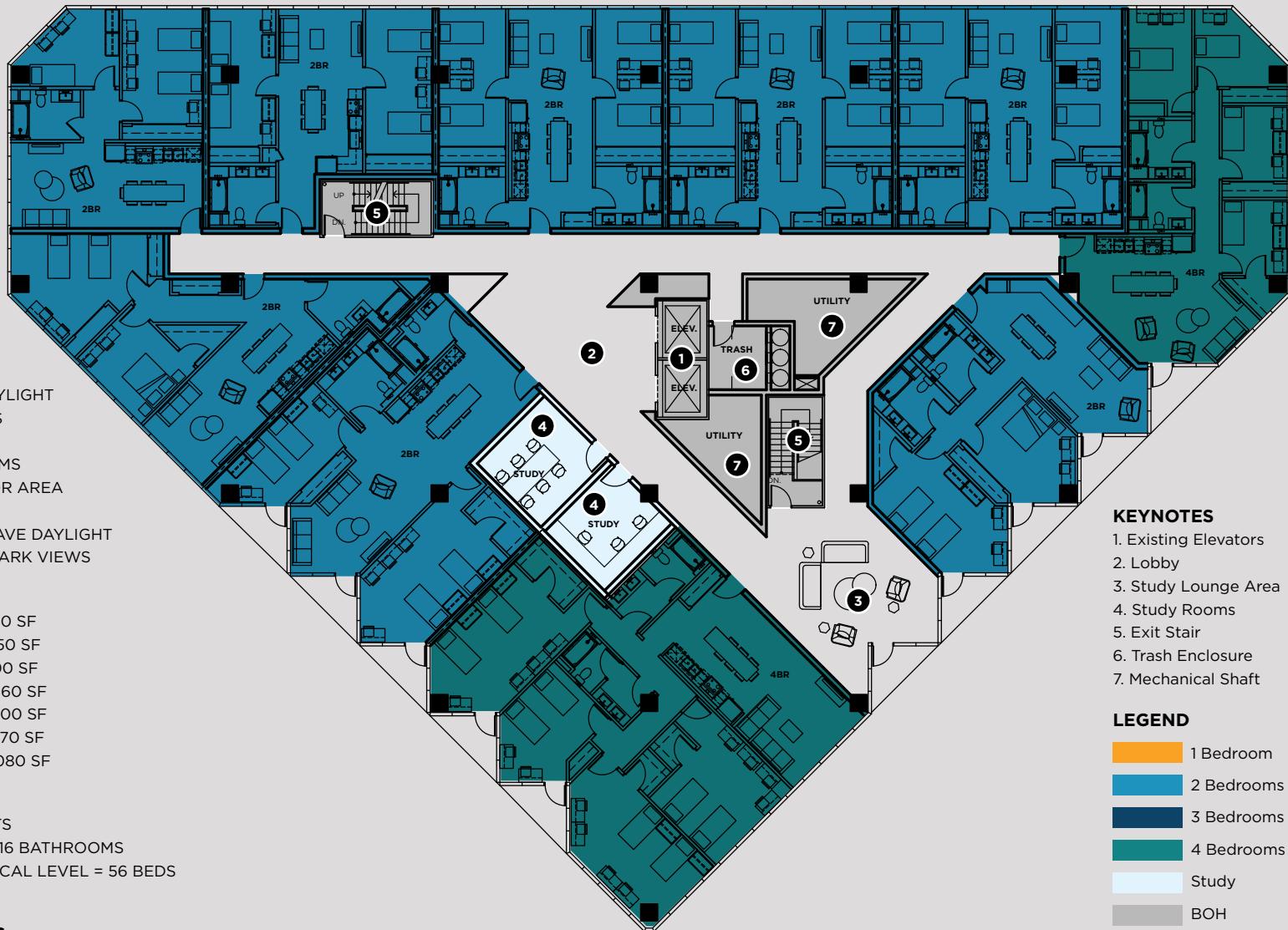
December 2025

Final Approval After
30-Day Appeal Period

STUDENT HOUSING SITE PLAN



REPRESENTATIVE FLOOR PLAN



SCALE 1/16" = 1'-0"



FLOOR PLAN LEVEL 4
 'OFF CAMPUS' SCENARIO



PARK TOWER

5150 Pacific Coast Highway, Long Beach CA

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