



OFFERING MEMORANDUM

1545 W Anaheim St, Long Beach, CA 90813

Marcus & Millichap

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TABLE OF CONTENTS

SECTION 01
Investment Overview // Pg. 6

SECTION 02
Market Comparables // Pg. 20

SECTION 03
Market Overview // Pg. 36



SECTION ONE

INVESTMENT OVERVIEW

Offering Summary

OFFERING PRICE
Unpriced
CALL AGENT FOR DETAILS

OVERVIEW

Square Feet	23,181 SF
Lot Size	43,073 SF
Year Built/Renovated	1945/1988
APN #'s	7432-011-039 and 052
Zoning	IG (Industrial General)
Buyer Profile	Owner User/Investor
Occupancy	Available



Interior Photos





INVESTMENT OVERVIEW

Marcus and Millichap REIS is pleased to present the following:

1545-1555 W Anaheim Street located on the north side of W Anaheim Street between Canal Avenue and Caspian Ave. Built: 1948. Masonry and Wood Frame Stucco Buildings.

1540-1554 W 14th Street on the south side of W 14th Street between Canal Avenue and Caspian Ave in Long Beach, CA. Built: 1988. Concrete Tilt-up Building.

The Properties include:

+/- 18,531 sq. ft. of warehouse area (Measured 2022 Appraisal)

+/- 3,556 sq. ft. of office area (Measured 2022 Appraisal)

+/- 23,181 sq. ft. Total Assessed Building Area

+/- 43,073 sq. ft. Land Area (Includes +/- 4,339 sq. ft. of a metal canopy covered structure and +/- 14,926 sq. ft. of fenced yard area)

The properties are located adjacent to the Port of Long Beach. The Port of Long Beach is the premier U.S. gateway for trans-Pacific trade and a trailblazer in innovative goods movement, safety, environmental stewardship and sustainability. Voted “Best West Coast Seaport” by industry peers, the Port handles trade valued at \$300 billion annually supports 2.7 million jobs across the nation, more than 1.14 million in California, and more than 543,000 in Los Angeles and Orange counties.

The Port of Long Beach is one of the few U.S. ports that can welcome today’s largest vessels, serving 175 shipping lines with connections to 217 seaports around the world. Goods moving through the Port of Long Beach originate in or are destined for every congressional district in the United States. In 2024, the Port handled more than 9.6 million container units, achieving the busiest year in its history.

The property is also located a few miles west of the Downtown Long Beach which includes the City Hall, the Long Beach Convention Center, Entertainment and Performing Arts Center, Rainbow Harbor, Shoreline Village, Aquarium of the Pacific, The Queen Mary and Carnival Cruise Port, as well as a burgeoning urban residential population.



PROPERTY HIGHLIGHTS

- ▶ Great Owner/User Industrial Warehouse/Manufacturing/Storage/Repair Facility.
- ▶ Two (2) industrial buildings are currently used for Office, Service Bays and Machine Shops.
- ▶ 1600 A/277-480V/3PH/4WI Heavy Power. Clear Ceiling Height: 18'. Four (4) 8'w x 14'h Ground Level Commercial Doors. Secured Yard.
- ▶ Port of Long Beach Adjacent and Located on the Heavy Container Corridor.
- ▶ Close proximity and easy access to the Interstate (710) and (110) Freeways.
- ▶ Located a few miles west of Downtown Long Beach, a beachfront city that enjoys burgeoning urban living, as well as a variety of cultural, business and entertainment venues.

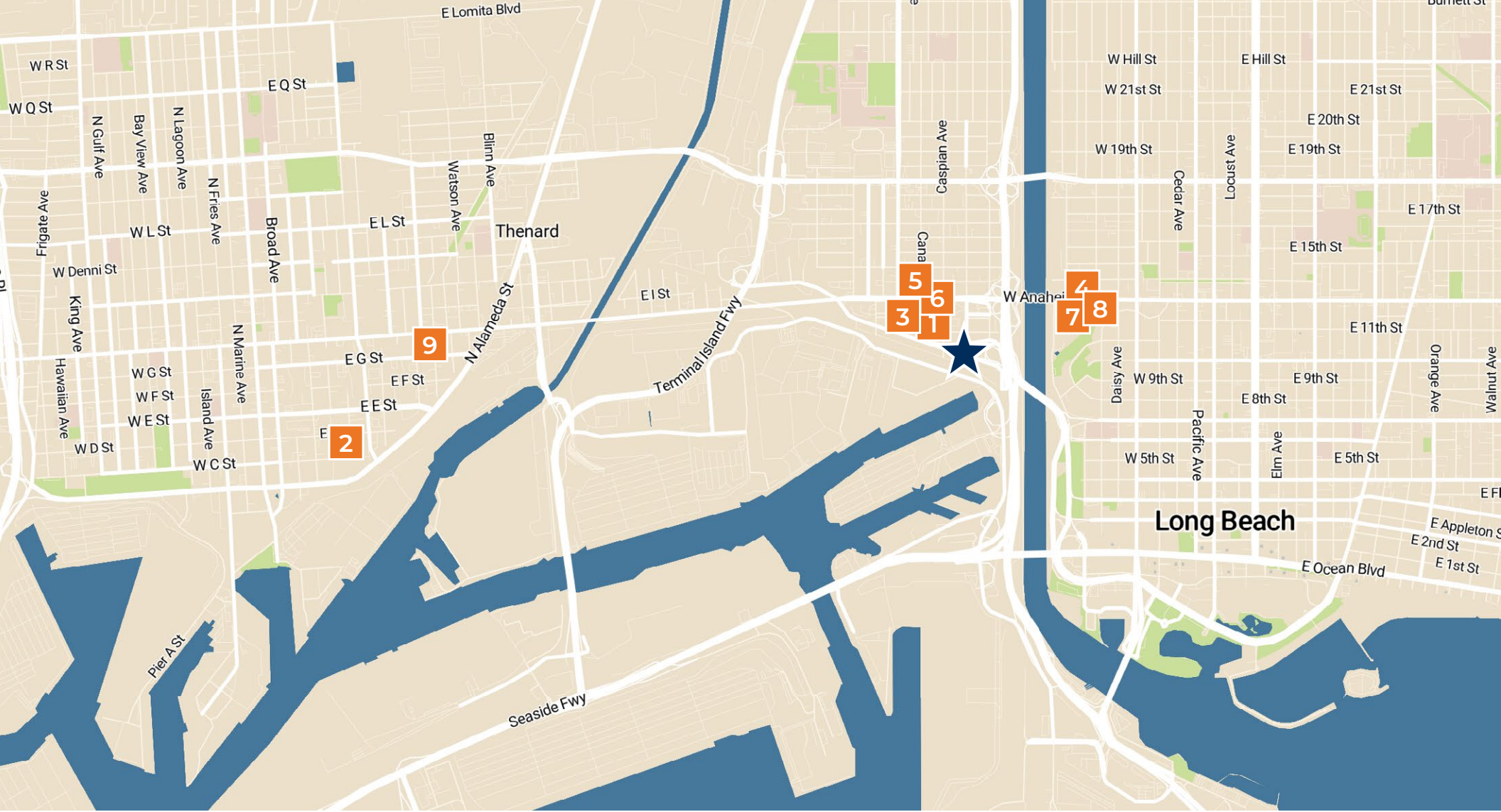






SECTION TWO

MARKET COMPARABLES



SALES
COMPARABLES

-  1545 W Anaheim St
-  1638 W Cowles St
-  314 Lakme Ave
-  1480 & 1500 Seabright Ave
-  847 W 15th St
-  1700-1724 Seabright Ave
-  1601-1619 W 15th St
-  828 W Cowles St
-  620 W 16th St
-  900 E Anaheim St

SALES COMPARABLES

Property	PRICE	GROSS SF	PRICE/SF	LOT SIZE	CLOSE
★ 1545 W Anaheim St, Long Beach, CA 90813	TBD	23,181 SF	TBD	0.99 AC	On Market
1 1638 W Cowles St, Long Beach, CA 90813	\$2,325,000	8,000 SF	\$290.63	0.29 AC	3/17/2025
2 314 Lakme Ave, Los Angeles, CA 90744	\$4,650,000	9,600 SF	\$484.38	0.44 AC	1/9/2024
3 1480 Seabright Ave, Long Beach, CA 90813	\$3,800,000	12,810 SF	\$296.64	0.67 AC	7/1/2025
4 847 W 15th St, Long Beach, CA 90813	\$4,760,000	23,193 SF	\$205.23	0.65 AC	2/7/2025
5 1700 Seabright Ave, Long Beach, CA 90813	\$5,900,000	24,590 SF	\$239.93	1 AC	7/25/2024
6 1601 W 15th St, Long Beach, CA 90813	\$3,274,500	8,964 SF	\$365.29	0.2 AC	9/14/2023
7 828 W Cowles St, Long Beach, CA 90813	\$7,540,000	29,522 SF	\$255.40	0.66 AC	On Market
8 620 W 16th St, Long Beach, CA 90813	\$3,970,000	8,964 SF	\$442.88	0.57 AC	On Market
9 900 E Anaheim St, Los Angeles, CA 90744	\$3,556,525	11,500 SF	\$309.26	0.83 AC	2/14/2025
Averages	\$4,419,558	15,345 SF	\$317.60	0.59 AC	--

SALES COMPARABLES



1545 W Anaheim St Long Beach, CA 90813	
Offering Price	TBD
Close of Escrow	On-Market
Property Type	Industrial
Year Built/Renovated	1945/1988
Gross Square Feet	23,181 SF
Lot Size	0.99 Acres



1638 W Cowles St Long Beach, CA 90813	
Offering Price	\$2,325,000
Close of Escrow	3/17/2025
Property Type	Industrial
Year Built	1985
Gross Square Feet	8,964 SF
Lot Size	0.29 Acres
Power	300A/240V/3PH/4WI
Clear Height	17"
Days On Market	152

A +/- 8,964 sq. ft. 2-tenant industrial masonry building located on +/- 12,457 sq. ft. of land area with a fenced concrete yard 8 on-site parking spaces. Four (4) 10' w x 12' h ground level commercial doors. Zoning: LBIG.



314 Lakme Ave Los Angeles, CA 90744	
Offering Price	\$4,650,000
Close of Escrow	1/9/2024
Property Type	Industrial
Year Built	1973
Gross Square Feet	9,600 SF
Lot Size	0.44 Acres
Clear Height	16'0"
Power	200-400a/277-480v/3ph/4wi
Days On Market	--

A +/- 9,600 sq. ft. industrial reinforced concrete building located on +/- 19,079 sq. ft. of land area with 25 on-site parking spaces with secured yard area. Three (3) 12' w x 14' h ground level roll up doors. Zoning: LAM2.

SALES COMPARABLES



1480 Seabright Ave Long Beach, CA 90813	
Offering Price	\$3,800,000
Close of Escrow	7/1/2025
Property Type	Industrial
Year Built	1947
Gross Square Feet	12,810 SF
Lot Size	0.67 Acres
Clear Height	12'0"
Power	200 amps
Days On Market	390

A +/- 12,819 sq. ft. three (3) industrial buildings located on +/- 29,285 sq. ft. of land area a fenced yard area. Zoning: LBIG



847 W 15th St Long Beach, CA 90813	
Offering Price	\$4,760,000
Close of Escrow	2/7/2025
Property Type	Industrial
Year Built	1967
Gross Square Feet	23,193 SF
Lot Size	0.65 Acres
Clear Height	22'0"
Power	1,200a/240v/3ph/3wi Heavy
Days On Market	--

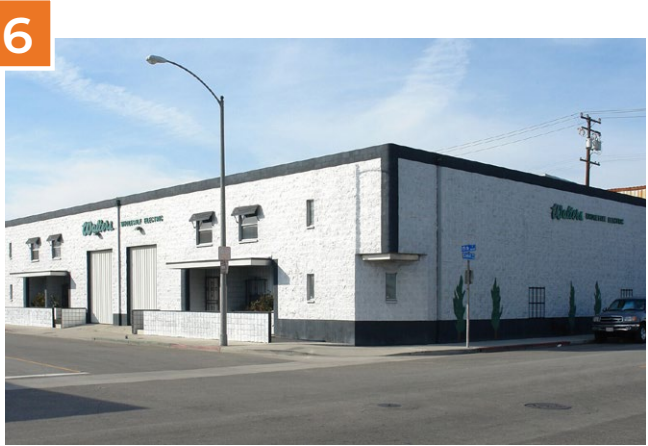
A +/- 23,193 sq. ft. industrial masonry building located on +/- 28,314 sq. ft. of land area with 7 on-site parking spaces with secured yard area. Three (3) 9' w x 16' h Ground Level Roll up Doors. Zoning: LBIG.



1700 Seabright Ave Long Beach, CA 90813	
Offering Price	\$5,900,000
Close of Escrow	7/25/2024
Property Type	Industrial
Year Built	1946
Gross Square Feet	24,590 SF
Lot Size	1 Acre
Clear Height	18"
Power	200 amp/240 volts
Days On Market	112

A +/-24,590 sq. ft. industrial masonry building located on +/- 43,560 sq. ft. of land area with 31 on-site parking spaces with secured yard area. Three (3) 8' w x 14' h ground level roll up doors. Zoning: LBIG.

SALES COMPARABLES



1601 W 15th St Long Beach, CA 90813	
Offering Price	\$3,274,500
Close of Escrow	9/14/2023
Property Type	Industrial
Year Built	1999
Gross Square Feet	8,964 SF
Lot Size	0.2 Acres
Power	200A/200V
Clear Height	16'0"
Days On Market	--

A +/- 8,964 sq. ft. industrial masonry building located on +/- 8,669 sq. ft. of land area with 15 on-site parking spaces. Six (6) 8' w x 12' Ground Level Commercial Doors. Zoning: LBIG.



828 W Cowles St Long Beach, CA 90813	
Offering Price	\$7,540,000
Close of Escrow	On Market
Property Type	Industrial
Year Built	1934
Gross Square Feet	29,522 SF
Lot Size	0.66 Acres
Power	--
Clear Height	24"
Days On Market	61

A +/- 29,522 sq. ft. industrial masonry building located on +/-28,552 sq. ft. of land area with 25 on-site parking spaces. Seven (7) total 8', 10',12',16' and 17'w x 12' ground level commercial doors. Adjacent separate +/-28,606 sq. ft. lot included. Zoning: LBIG.



620 W 16th St Long Beach, CA 90813	
Offering Price	\$3,970,000
Close of Escrow	On Market
Property Type	Industrial
Year Built	1989
Gross Square Feet	8,964 SF
Lot Size	0.57 Acres
Clear Height	18'0"
Power	200A/240V/3PH
Days On Market	229

A +/- 8,964 sq. ft. multi-tenant industrial reinforced concrete building located on +/-24,829 sq. ft. of land area with 34 on-site parking spaces. Five (5) 11' w x 14' h ground level commercial doors. Zoning: LBIG.

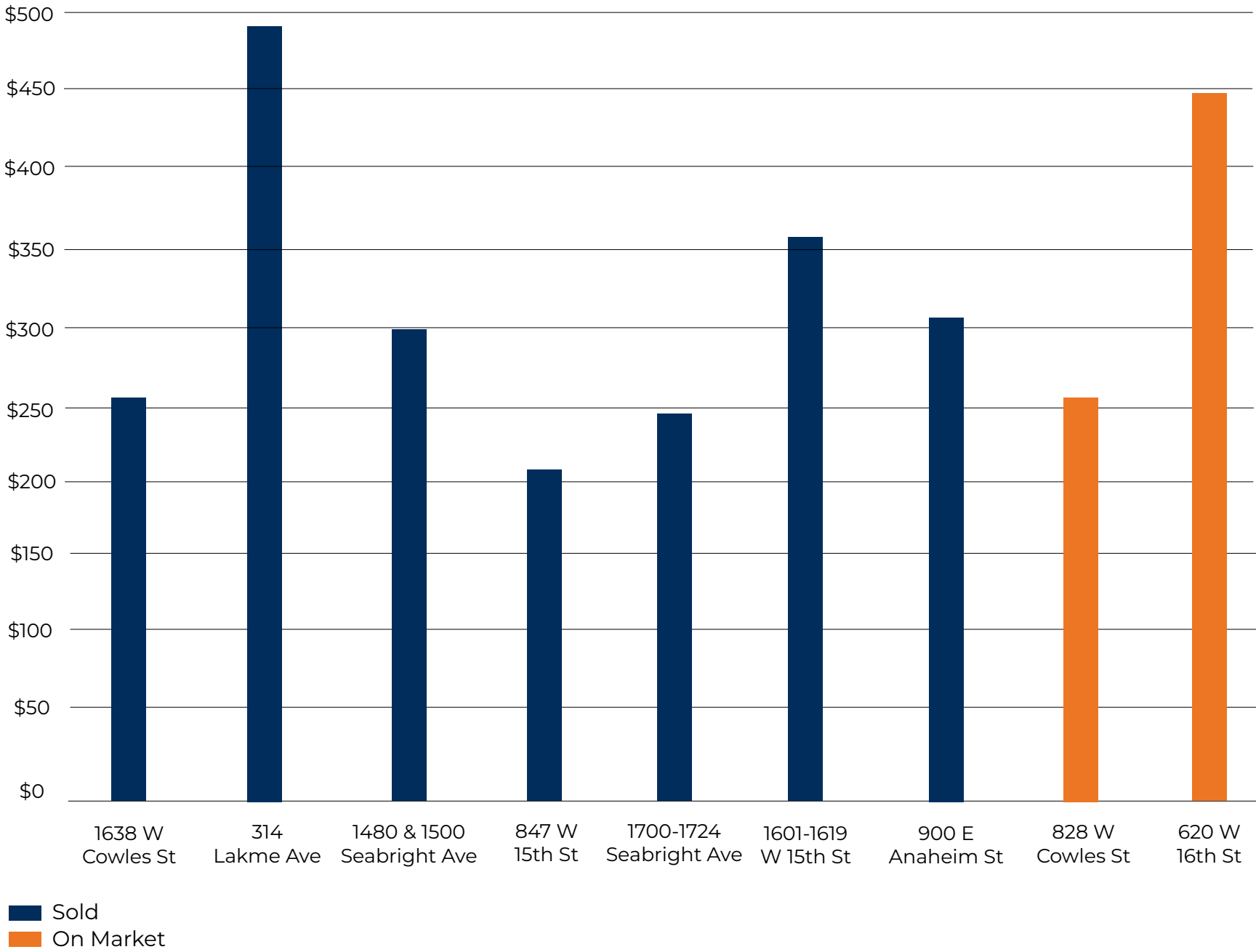
SALES COMPARABLES

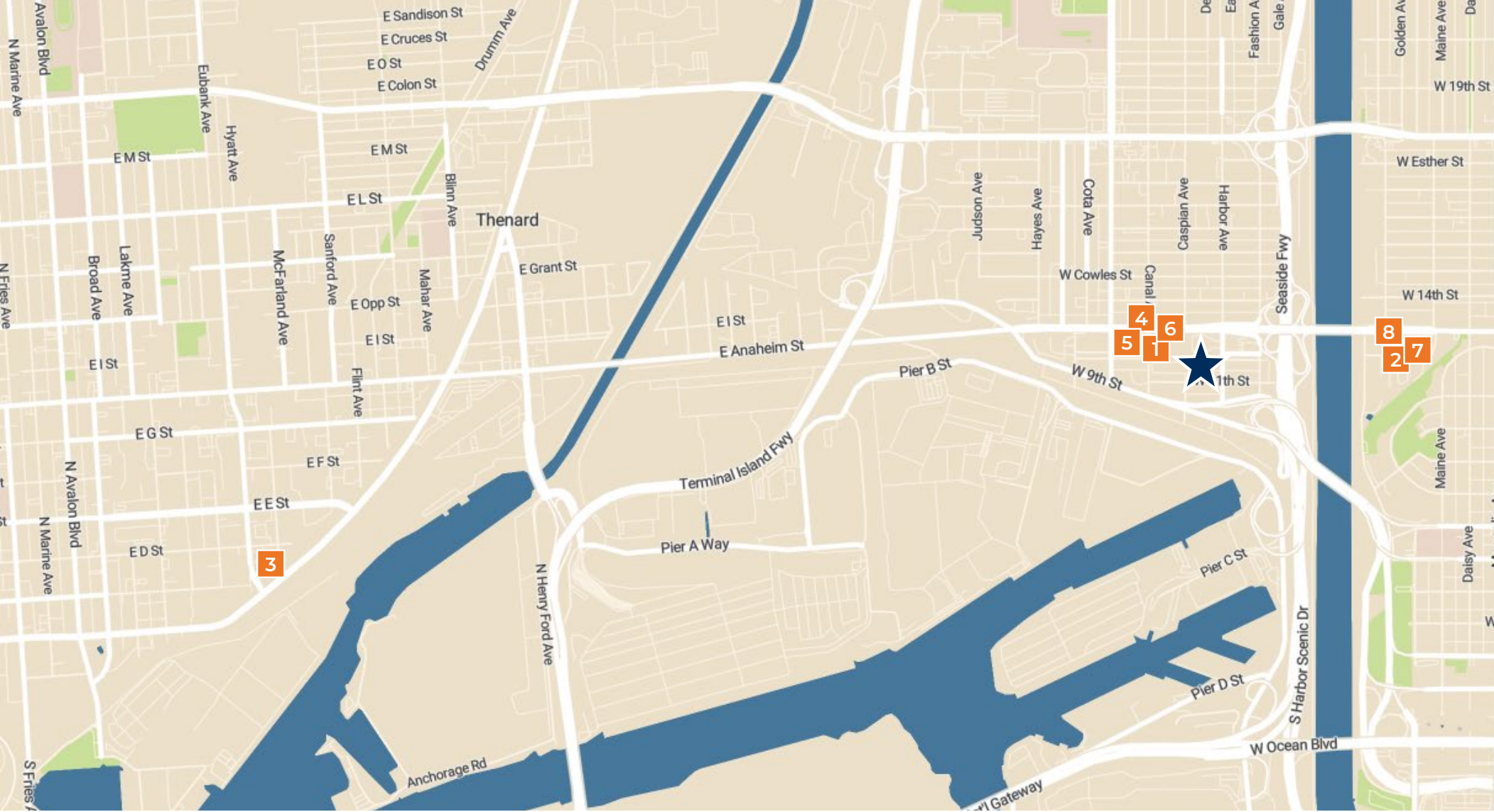


900 E Anaheim St Los Angeles, CA 90744	
Offering Price	\$3,556,525
Close of Escrow	2/14/2025
Property Type	Industrial
Year Built	1953
Gross Square Feet	11,500 SF
Lot Size	0.83 Acres
Clear Height	--
Power	--
Days On Market	407

A +/- 11,500 sq. ft. industrial building located on +/- 36,023 sq. ft. of land area a fenced yard area. Zoning: LAM2.

SALES COMPARABLES AVERAGE SALE PRICE PER SQUARE FOOT CHART





RENT COMPARABLES

Property Address	Gross SF	AVG MONTHLY RENT	LOT SIZE
★ 1545 W Anaheim St, Long Beach, CA 90813	23,181 SF	--	0.99 AC
1 1345 Cota Ave, Long Beach, CA 90813	10,000 SF	\$1.50/SF	0.4 AC
2 701 W Anaheim St, Long Beach, CA 90813	10,162 SF	\$1.34/SF	2.7 AC
3 320 E Harry Bridges Blvd, Los Angeles, CA 90744	29,622 SF	\$1.50/SF	1.47 AC
4 1700 Hayes Ave, Long Beach, CA 90813	9,102 SF	\$1.25/SF	0.23 AC
5 2135 W 15th St, Long Beach, CA 90813	10,400 SF	\$1.20/SF	0.32 AC
6 1481 Cota Ave, Long Beach, CA 90813	4,050 SF	\$1.35/SF	0.37 AC
7 1444 Daisy Ave, Long Beach, CA 90813	6,400 SF	\$1.50/SF	0.8 AC
8 745 W 17th St, Long Beach, CA 90813	28,500 SF	\$1.56/SF	1.46 AC
Averages	13,530 SF	\$1.40/SF	0.97 AC

RENT COMPARABLES

★ 1545 W Anaheim St

1 1345 Cota Ave

2 701 W Anaheim St

3 320 E Harry Bridges Blvd

4 1700 Hayes Ave

5 2135 W 15th St

6 1481 Cota Ave

7 1444 Daisy Ave

8 745 W 17th St

RENT COMPARABLES



1545 W Anaheim St Long Beach, CA 90813			
Property Type	Industrial	Divisible	Yes
% Office:	16%	Year Built/Renovated	1945/1988



1345 Cota Ave Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$1.50/SF
Divisible	No	Power	600A/240V/3PH
Year Built	1953	Clear Height	17'

A +/- 18,000 sq. ft. Multi-tenant industrial masonry building located on +/- 17,550 sq. ft. of land area with a fenced yard and 18 on-site parking spaces. Two (2) 8' w x 10' h ground level commercial doors. DOM: 64. Lease Type: Industrial Gross. Zoning: LBIG.



701 W Anaheim St Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$1.34/SF
Divisible	Yes	Power	400A/240V/3PH
Year Built/Renovated	1974/2013	Clear Height	21'

A +/- 102,052 sq. ft. multi-tenant industrial wood frame building located on +/- 117,612 sq. ft. of land area with on-site parking spaces. Available Space: One (1) 14' w x 14' h roll up ground level commercial door. Modified Gross Rent. DOM: 1. Zoning: LBIG.

RENT COMPARABLES

3



320 E Harry Bridges Blvd Los Angeles, CA 90744			
Property Type	Industrial	Avg Rent	\$1.50/SF
Divisible	Yes	Power	3000A; 277/480V; 3PH; 4W
Year Built/Renovated	1966/2002	Clear Height	15'-20"

A +/- 29,622 sq. ft. industrial masonry building located on +/- 64,016 sq. ft. of land area with a fenced yard with 38 on-site parking spaces. One (1) ground level commercial doors. Heavy Weight Corridor. DOM: 32. Lease Type: TBD. Zoning: LAM3.

4



1700 Hayes Ave Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$1.25/SF
Divisible	No	Power	400A; 280V; 3PH; 4WI
Year Built	1988	Clear Height	16'-18"

A +/- 9,102 sq. ft. industrial masonry building located on +/- 9,810 sq. ft. of land area with a fenced concrete yard with no on-site parking spaces. Two (2) 12' w x 11' h gound level commercial doors. Adjacent Lot: 9,698 sq. ft. Offered to be leased separately. DOM: 450. Zoning: LBIG.

5



2135 W 15th St Long Beach, CA 90813			
Property Type	Industrial	Avg Rent	\$1.20/SF
Divisible	No	Power	2,000A/220-480V/3PH/#WIV 3p 3w Heavy
Year Built	1970	Clear Height	21'

A +/- 8,964 sq. ft. industrial steel framed and masonry block walled building located on +/- 13,939 sq. ft. of land area. Four (4) 12' w x 18' h ground level commercial doors. DOM: 331. Zoning: LBIG.

RENT COMPARABLES



A +/- 11,740 sq. ft. multi-tenant industrial masonry building located on +/- 12,457 sq. ft. of land area with a fenced concrete yard 4 on-site parking spaces. Two (2) 10' w x 12' h ground level commercial doors. DOM: 395. Modified Gross. Zoning: LBIG.

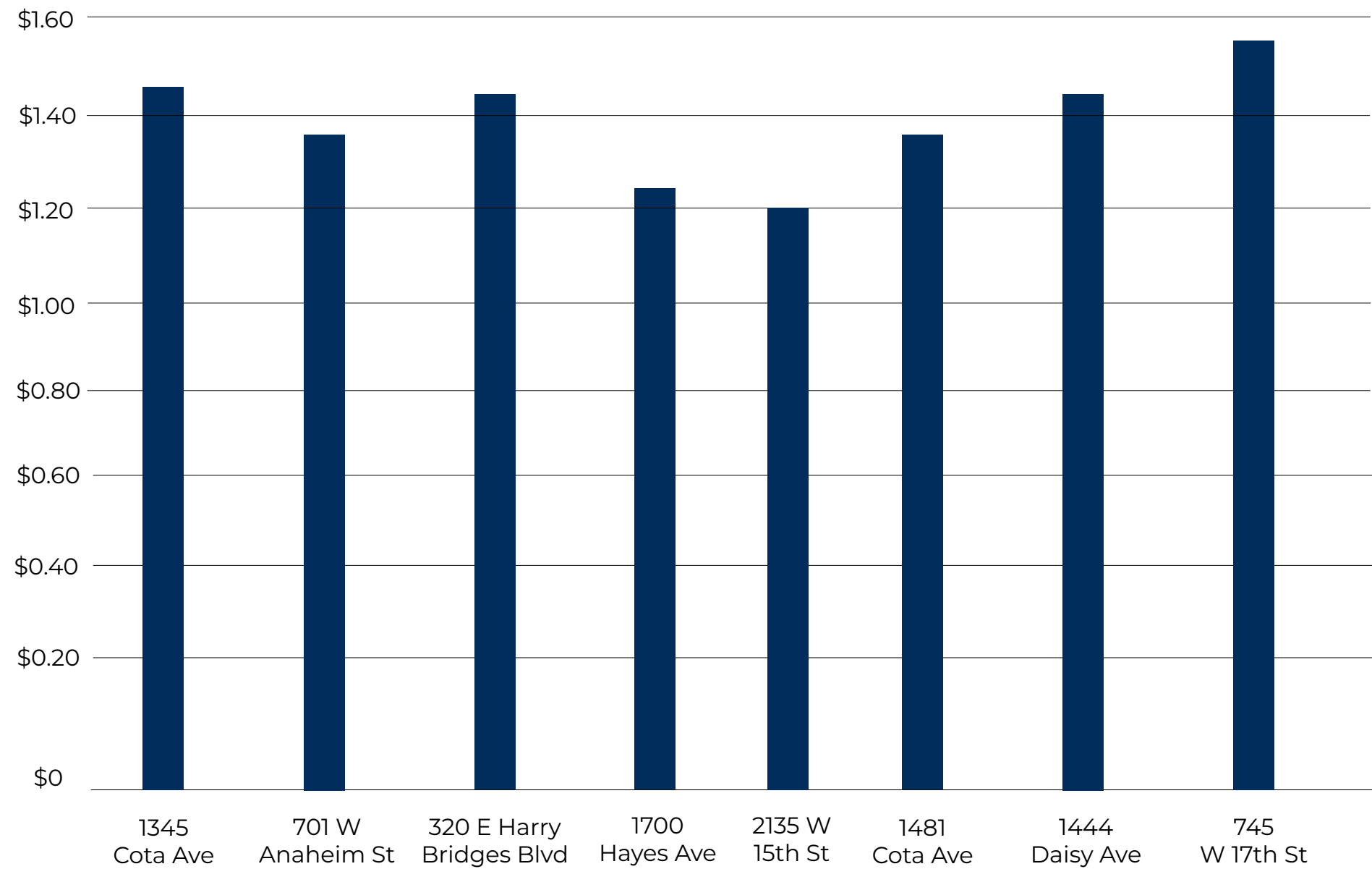


A +/- 19,040 sq. ft. multi-tenant industrial masonry building located on +/- 34,848 sq. ft. of land area with a shared fenced yard and on-site parking spaces. DOM: 870. Zoning: LBIG.



A +/- 28,500 sq. ft. industrial masonry building located on +/- 63,598 sq. ft. of land area with a secured yard and 30 on-site parking spaces. Three (3) ground level commercial doors. DOM: 150. New 3 year Lease. Modified Gross. Zoning: LBIG.

RENT COMPARABLES AVERAGE MONTHLY RENT PER SQUARE FOOT





SECTION THREE

MARKET OVERVIEW

DOWNTOWN LONG BEACH AREA

Historically known for its status as the preeminent harbor city on the West Coast, Long Beach continues to gain notoriety as an exciting and vibrant waterfront destination. Long Beach is centrally located between Los Angeles and Orange County, making it an ideal location for residents to access both markets, and the city is connected to the region via multiple modes of transportation, including the Metro Blue Line connecting Long Beach to Downtown Los Angeles as well as Southern California's vast freeway network. The seventh largest city in California with a population of over 490,000, Long Beach is home to a diverse and growing labor pool and offers the amenities of a large city within a clean and safe beachfront community. Long Beach's world-class port, prestigious university, unique business market, and unmatched local attractions have made it one of Southern California's most desirable and versatile markets.

DESIRABLE COASTAL COMMUNITY

Long Beach offers high quality of life attributes that attract recent college graduates, young couples, affluent professionals, and corporate executives seeking coastal living proximate to leading corporate concentrations. The city's population has increased 4% since 2010, and it is projected to increase an additional 3.4% in the next five years. Individuals and families seeking a dynamic urban environment are increasingly choosing downtown Long Beach. Downtown Long Beach offers abundant resident-serving amenities and services; is one of the most walkable and bike-friendly neighborhoods in Southern California; enjoys convenient public transit (downtown Long Beach is the southern terminus for the Metro Blue Line light rail corridor connection to downtown Los Angeles) and freeway accessibility; and offers easy beach access.

Market Overview



65k

International City Bank Marathon



180k

Long Beach Grand Prix



4.3M

SF of Total Office Inventory



37k

Total Number of Students in Area



10k

Workers in Area - Average Age of 37

THE PORT OF LONG BEACH



SECOND BUSIEST PORT IN THE UNITED STATES



The Port of Long Beach, also known as the Harbor Department of the City of Long Beach, is the second-busiest container port in the United States, after the Port of Los Angeles, which it adjoins. Acting as a major gateway for US-Asian trade, the port occupies 3,200 acres of land with 25 miles of waterfront in the city of Long Beach, California. The Port of Long Beach is located less than two miles southwest of Downtown Long Beach and approximately 25 miles south of Downtown Los Angeles. The seaport generates approximately US\$100 billion in trade and employs more than 316,000 people in Southern California.

THE PORT OF LONG BEACH FACTS & STATS

In 2024, the port handled nearly 9.65 million TEUs (twenty-foot equivalent units). That was up about 20.3% from the previous year.

In February 2025: total volume ~ 765,385 TEUs (a 13.4% increase year-over-year). In July 2025, it processed ~ 944,232 TEUs, making it the third busiest month in its history.

1.4 million jobs throughout the U.S. are related to trade generated by the Port of Long Beach.

The top imports are crude oil, electronics, plastics, furniture and clothing.

The Port of Long Beach provides about 370,000 jobs and generates close to \$5.6 billion a year in state and local tax revenues.

The port has 80 available berths and 10 piers.

The Port Los Angeles & The Port of Long Beach
Combine to Make the
BUSIEST
Port in the United States



LONG BEACH A BURGEONING CORE MARKET

STRONG UNDERLYING FUNDAMENTALS WILL DRIVE OPERATIONS & GROWTH

Long Beach’s central location and proximity to a diverse labor pool have made the city a logical choice for many California and international businesses. The city is anchored by two world-class ports and a modernized airport, and offers numerous amenities and a well-developed infrastructure including quality office and commercial space, public transit options, and freeway accessibility. Downtown Long Beach acts as the city’s economic and cultural center and is home to over 1,700 businesses, employing approximately 44,000 people. The city’s economy is well diversified, with no single employment sector accounting for a majority of the regional workforce.

Major Employers Include:

The City of Long Beach
The California State University • BRAGG Companies Apparel • EPSON
MemorialCare Health System • BOEING • Verizon
Molina HealthCare



Over \$2B
Invested in real estate transactions & new development projects since 2013



Port of Long Beach
One of the largest ports in the world



2,000
Residential units built within the last 10 years



344k SF
of retail & entertainment space



Over 100
Restaurants in DTLB



1.3M SF
Of ground retail space



\$6.5M
Invested into the Pine Avenue refresh project



\$114K
DTLB has many wealthy workers who earn an average income of \$114k

DOWNTOWN ECONOMIC DEVELOPMENT

Downtown Long Beach has one of the highest employment densities in Long Beach. It also provides a large share of job opportunities for the residents of nearby cities. More than 37,000 people are employed in Downtown Long Beach. More than 24 percent of the people employed in Downtown are from Long Beach; nearby cities such as Los Angeles, Lakewood, Carson, Bellflower and Torrance account for an additional 24 percent of the employed in Downtown.

The next wave of investment will continue Downtown Long Beach's remarkable evolution. Over the next few years, the following swell of planned development will deliver:

- ◀ Nearly 1,700 residential units
- ◀ 740,000 sq.ft. of office space
- ◀ 400 hotel rooms
- ◀ 56,370 sq.ft. of retail space
- ◀ 15,000 sq.ft. of arts-related uses
- ◀ 500,000+ sq.ft. of civic space
- ◀ 31 new courtrooms
- ◀ 545,000 sq.ft. court building



DEVELOPMENT ACTIVITY

DTLB has 38 major projects in the development pipeline totaling approximately 6,500 new housing units.

Project types include market-rate and below- market rate housing, adaptive reuse projects, micro-units and commercial development.

Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan. PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.

These planned developments also address building design, streetscape standards and open space to promote a cohesive community character.



‘LONG BEACH BOWL’ AMPHITHEATER CONCEPT AT THE QUEEN MARY TAKES ANOTHER STEP TOWARD REALITY

It is being dubbed the “Long Beach Bowl”—think Greek Theater in capacity and Hollywood Bowl in style. And it will be by the Queen Mary with the DTLB skyline as its backdrop. With the potential to draw from a larger pool of artists with such a distinctly unique venue, the city has taken a significant step toward making the Bowl a reality. Announced last year, the Long Beach Bowl was packaged as part of the City’s “Elevate 28” focus on the Olympics. Mayor Rex Richardson considers this a large part of his tenure’s focus on the need for city entertainment and culture. The first part? A temporary structure—approved back in January after directing the City Manager in his budget to look at the feasibility of the project with the DTLB skyline and water as its backdrop—would allow some 8,000 to 10,000 people to view concerts and shows. The second, much more complicated part? A permanent venue.

DEMOGRAPHIC SNAPSHOT

Population			
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	16,609	209,977	447,949
2024 Estimate			
Total Population	16,657	209,199	445,209
2020 Census			
Total Population	17,139	212,950	455,745
2010 Census			
Total Population	17,339	215,763	450,756
Daytime Population			
2024 Estimate	19,758	188,886	418,682

Households			
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	5,293	78,019	165,201
2024 Estimate			
Total Households	5,223	76,889	163,199
Average (Mean) Household Size	2.9	2.8	2.8
2020 Census			
Total Households	5,123	75,340	160,452
2010 Census			
Total Households	4,601	70,490	152,153
Growth 2023-2028	3.3%	2.5%	2.2%

Households by Income			
	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	4.2%	6.8%	10.0%
\$150,000-\$199,999	4.6%	6.7%	8.6%
\$100,000-\$149,999	12.7%	15.2%	17.7%
\$75,000-\$99,999	13.0%	13.7%	13.6%
\$50,000-\$74,999	17.5%	17.7%	16.2%
\$35,000-\$49,999	12.4%	11.6%	10.1%
\$25,000-\$34,999	11.5%	8.8%	7.5%
\$15,000-\$24,999	8.2%	8.0%	6.9%
Under \$15,000	15.9%	11.5%	9.5%
Average Household Income	\$70,870	\$84,397	\$98,557
Median Household Income	\$60,283	\$66,388	\$78,559
Per Capita Income	\$23,976	\$32,042	\$37,235

Population Profile			
	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	16,657	209,199	445,209
Under 20	28.1%	24.1%	23.0%
20 to 34 Years	24.1%	26.0%	24.5%
35 to 39 Years	7.2%	7.9%	7.6%
40 to 49 Years	12.8%	12.9%	13.0%
50 to 64 Years	18.1%	17.6%	18.6%
Age 65+	9.7%	11.5%	13.3%
Median Age	34.0	35.0	37.0

1545 W ANAHEIM ST LONG BEACH, CA 90813

EXCLUSIVELY LISTED BY

MARTIN PORTER

Director National Retail Group

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