

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Starting Rent Per SF

Avg. Months On Market

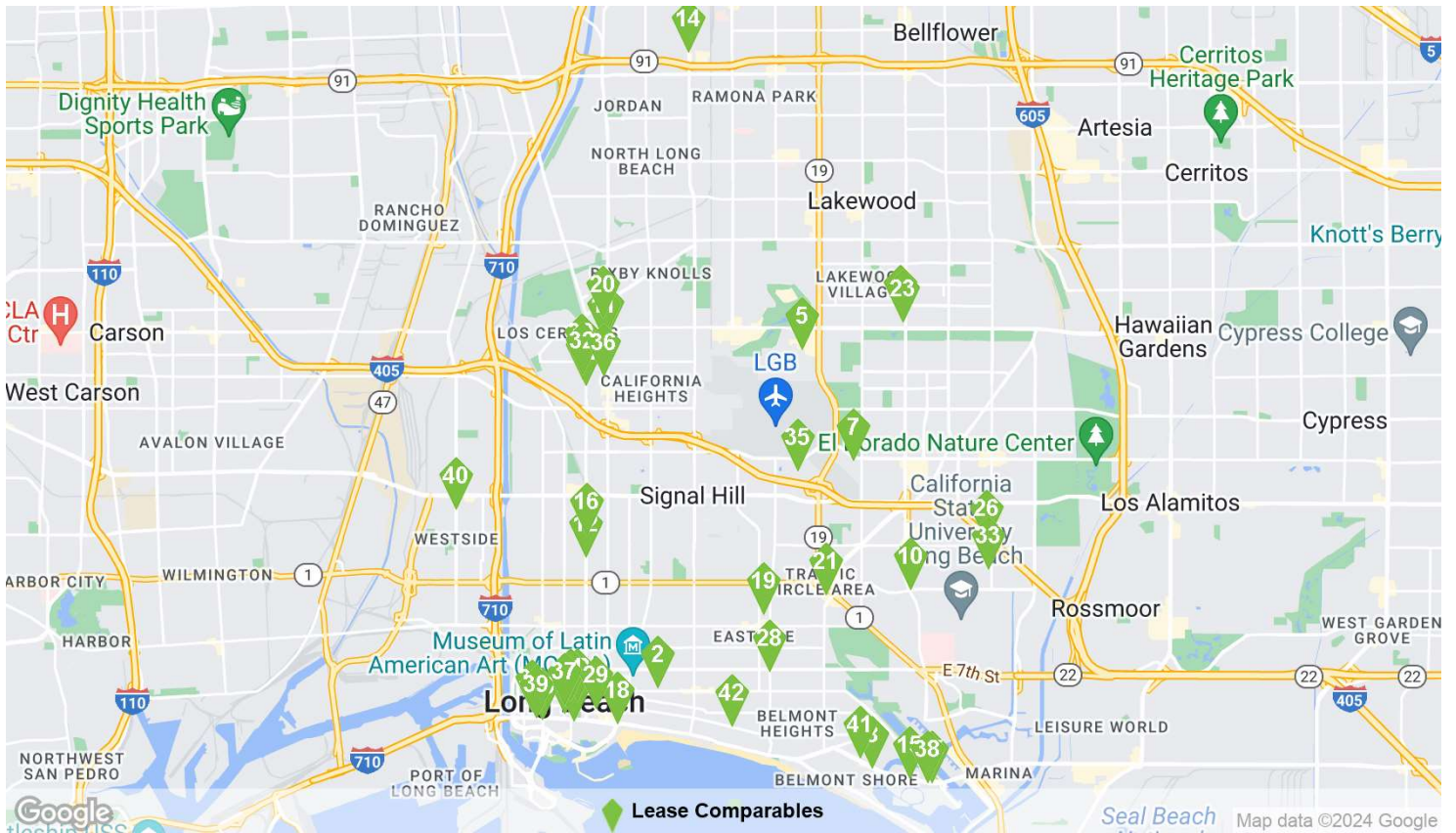
45

\$2.92

\$2.97

10

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	45	\$1.70	\$2.92	\$2.75	\$5.85
Starting Rent Per SF	10	\$1.70	\$2.97	\$2.50	\$5.85
Effective Rent Per SF	2	\$3.50	\$3.56	\$3.68	\$3.85
Asking Rent Discount	10	-38.9%	-8.2%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	44	1	10	8	36
Deal Size	45	230	2,031	1,680	8,500
Deal in Months	25	12.0	41.0	36.0	120.0
Floor Number	45	1	2	2	18

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 110-120 E Broadway	★★★★★	7,800	2nd	7/17/2024	New Lease	\$3.50	Asking
2 1327 E 4th	★★★★★	291	2nd	7/15/2024	New Lease	\$2.75/mg	Asking
3 Bixby Terrace 3646 Long Beach Blvd	★★★★★	566	1st	7/15/2024	New Lease	\$2.25	Asking
4 4195 N Viking Way	★★★★★	230	2nd	7/11/2024	New Lease	\$1.70/nnn	Starting
5 Nautilus International/Me... 3806 Worsham Ave	★★★★★	1,833	1st	7/10/2024	New Lease	\$2.75/mg	Asking
6 Landmark Square 111 W Ocean Blvd	★★★★★	2,830	15th	7/9/2024	New Lease	\$3.05/fs	Asking
7 Bldg H 5000 E Spring St	★★★★★	2,393	5th	7/8/2024	New Lease	\$2.75/fs	Asking
8 Belmont Shore 2nd Street 5354 E 2nd St	★★★★★	3,284	2nd	7/2/2024	New Lease	\$4.00	Asking
9 3958-3960 Atlantic Ave	★★★★★	1,853	1st	6/30/2024	New Lease	\$3.50/nnn	Effective
10 Atherton Plaza 5500 Atherton St	★★★★★	2,260	4th	6/27/2024	New Lease	\$2.15/fs	Asking
11 Atlantic Business Center 3939 Atlantic Ave	★★★★★	1,105	1st	6/27/2024	New Lease	\$2.00/mg	Asking
12 2000 Long Beach Blvd	★★★★★	950	1st	6/26/2024	New Lease	\$3.00	Asking
13 444 W Ocean Building 444 W Ocean Blvd	★★★★★	2,695	14th	6/25/2024	New Lease	\$2.35/fs	Asking
14 6780-6796 Cherry Ave	★★★★★	1,500	1st	6/24/2024	New Lease	\$4.00/nnn	Asking
15 The Island Center - Shop... 5630-5668 E 2nd St	★★★★★	1,825	1st	6/21/2024	New Lease	\$5.85/nnn	Starting
16 2202-2214 Long Beach B...	★★★★★	2,200	1st	6/20/2024	New Lease	\$1.75/nnn	Starting
17 The 180 Ocean Building 180 E Ocean Blvd	★★★★★	8,453	11th	6/18/2024	New Lease	\$2.95/fs	Asking
18 Villa Riviera 800 E Ocean Blvd	★★★★★	1,785	1st	6/18/2024	New Lease	\$2.25/mg	Asking
19 Coronado Modern Offices 1382 Coronado Ave	★★★★★	1,443	1st	6/12/2024	New Lease	\$2.50/nnn	Asking
20 4215-4275 Atlantic Ave	★★★★★	900	1st	6/10/2024	New Lease	\$2.95/nnn	Asking
21 Circle Business Center 2 4510 E Pacific Coast Hwy	★★★★★	967	5th	6/9/2024	New Lease	\$2.25/fs	Asking

Lease Comps Summary

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Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
22 Creative Office on The P... 216-218 The Promenade N	★★★★★	5,336	1st	6/9/2024	New Lease	\$2.50/mg	Asking
23 4105 N Bellflower Blvd	★★★★★	1,266	1st	5/29/2024	New Lease	\$2.75/nnn	Starting
24 200 PINE 200 Pine Ave	★★★★★	1,589	6th	5/27/2024	New Lease	\$2.75/fs	Asking
25 Naples Center Building 5855 E Naples Plz	★★★★★	393	2nd	5/26/2024	New Lease	\$3.85/fs	Effective
26 2201-2221 Palo Verde Ave	★★★★★	600	2nd	5/22/2024	New Lease	\$2.25/nnn	Starting
27 3633 N Long Beach Blvd	★★★★★	1,800	1st	5/21/2024	New Lease	\$2.75/nnn	Starting
28 654 Redondo Ave	★★★★★	750	1st	5/15/2024	New Lease	\$2.75/nnn	Asking
29 425-455 E 1st St	★★★★★	1,962	1st	5/14/2024	New Lease	\$2.92/nnn	Asking
30 3745 Long Beach Blvd	★★★★★	538	2nd	5/13/2024	New Lease	\$3.00/fs	Asking
31 3610 Long Beach Blvd	★★★★★	2,352	2nd	5/12/2024	New Lease	\$2.75/nnn	Asking
32 The Meadows 3701-3703 Long Beach Blvd	★★★★★	2,075	1st	5/10/2024	New Lease	\$2.15/fs	Starting
33 Palo Verde Professional... 1945 Palo Verde Ave	★★★★★	650	2nd	5/8/2024	New Lease	\$2.15/mg	Asking
34 One World Trade Center 1 World Trade Ctr	★★★★★	2,557	18th	5/8/2024	New Lease	\$3.05	Asking
35 Aero 3760 Kilroy Airport Way	★★★★★	3,507	2nd	5/7/2024	New Lease	\$3.50	Asking
35 Aero 3760 Kilroy Airport Way	★★★★★	2,238	2nd	5/7/2024	New Lease	\$3.50	Asking
36 3647-3649 Atlantic Ave	★★★★★	1,019	1st	5/1/2024	New Lease	\$2.25/mg	Asking
37 The Hubb 100 W Broadway	★★★★★	8,500	2nd	5/1/2024	New Lease	\$2.85/fs	Asking
38 5820-5840 E Naples Plz	★★★★★	1,709	2nd	5/1/2024	New Lease	\$3.25/mg	Asking
39 Oceangate Tower 100 Oceangate St	★★★★★	692	5th	5/1/2024	New Lease	\$2.75/fs	Asking
24 200 PINE 200 Pine Ave	★★★★★	1,680	5th	5/1/2024	New Lease	\$2.65/fs	Asking
40 2446-2448 Santa Fe Ave	★★★★★	1,000	1st	5/1/2024	New Lease	\$2.20	Starting

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 201-203 Covina Ave	★★★★☆	650	2nd	4/30/2024	New Lease	\$3.40/+elec	Asking
 201-203 Covina Ave	★★★★☆	650	2nd	4/30/2024	New Lease	\$3.07/mg	Asking
 2734 E Broadway	★★★★☆	720	1st	4/25/2024	New Lease	\$3.61/fs	Asking

1 110-120 E Broadway



Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	7,800 SF
Sign Date:	Jul 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	2nd Floor

RENTS	
Asking Rent:	\$3.50

CONCESSIONS AND BUILDOUT	
Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Aug 2024



TIME ON MARKET	
Date On Market:	Oct 2023
Date Off Market:	Jul 2024
Months on Market:	9 Months

TIME VACANT	
Date Vacated:	Oct 2023
Date Occupied:	Aug 2024
Months Vacant:	9 Months

PROPERTY	
Property Type:	Retail
Status:	Built 1945
Tenancy:	Multi
Class:	C
Construction:	Masonry

Rentable Area:	15,000 SF
Stories:	2
Floor Size:	7,500 SF
Vacancy at Lease:	52.0%
Land Acres:	0.17

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	52.0%	▲ 52.0%
Submarket 1-3 Star	4.9%	▲ 0.7%
Market Overall	5.5%	▲ 0.3%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$3.11	▼ -0.1%
Submarket 1-3 Star	\$2.92	▼ -1.5%
Market Overall	\$3.03	▼ -0.2%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	88,771	▼ -5.6%
Months On Market	6.6	▼ -0.6

2 1327 E 4th

Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	291 SF
Sign Date:	Jul 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	E

RENTS	
Asking Rent:	\$2.75/MG

LEASE TERM	
Start Date:	Aug 2024

TIME ON MARKET	
Date On Market:	Jun 2024
Date Off Market:	Jul 2024
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	Jun 2024
Date Occupied:	Aug 2024
Months Vacant:	1 Months

PROPERTY	
Property Type:	Retail
Status:	Built 1935
Tenancy:	Multi
Class:	C
Construction:	Masonry
Parking:	18 Surface Spaces a...

Rentable Area:	2,474 SF
Stories:	2
Floor Size:	1,759 SF
Vacancy at Lease:	11.8%
Land Acres:	0.19

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	11.8%	▼ -1.5%
Submarket 1-3 Star	4.9%	▲ 0.7%
Market Overall	5.5%	▲ 0.3%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$3.73	▼ -1.8%
Submarket 1-3 Star	\$2.92	▼ -1.5%
Market Overall	\$3.03	▼ -0.2%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	88,771	▼ -5.6%
Months On Market	6.6	▼ -0.6

3 3646 Long Beach Blvd - Bixby Terrace



Long Beach, CA 90807 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	566 SF
Sign Date:	Jul 2024
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	105

RENTS	
Asking Rent:	\$2.25

CONCESSIONS AND BUILDOUT	
Buildout:	Professional Services
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Aug 2024



TIME ON MARKET	
Date On Market:	Jul 2024
Date Off Market:	Jul 2024
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	Aug 2024
Date Occupied:	Aug 2024
Months Vacant:	13 Days

PROPERTY	
Property Type:	Office
Status:	Built 1948
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	30 Surface Spaces a...

Rentable Area:	4,922 SF
Stories:	2
Floor Size:	2,461 SF
Vacancy at Lease:	0.0%
Land Acres:	0.28

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	0.0%	▼ -4.3%
Submarket 1-3 Star	9.7%	▲ 1.9%
Market Overall	16.2%	▲ 1.4%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$3.25	▼ -0.7%
Submarket 1-3 Star	\$2.72	▲ 1.7%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	552,055	▲ 44.8%
Months On Market	11.1	▲ 1.8

4 4195 N Viking Way

Long Beach, CA 90808 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	230 SF
Sign Date:	Jul 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	270

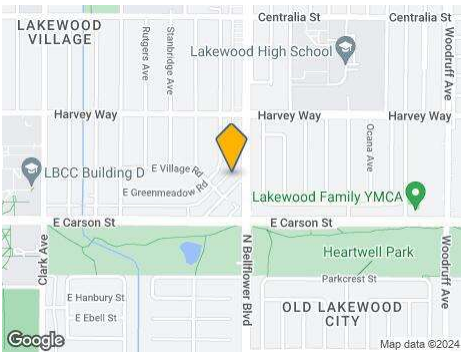
RENTS	
Asking Rent:	\$1.70/NNN
Starting Rent:	\$1.70/NNN

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM	
Start Date:	Aug 2024
Expiration Date:	Jul 2025
Lease Term:	1 Year

TIME ON MARKET	
Date On Market:	Jun 2024
Date Off Market:	Jul 2024
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	Jul 2024
Date Occupied:	Aug 2024
Months Vacant:	1 Months



MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	23.4%	▲ 23.4%
Submarket 2-4 Star	4.1%	▲ 0.1%
Market Overall	5.5%	▲ 0.3%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$1.68	▼ -1.5%
Submarket 2-4 Star	\$2.52	↔ 0.0%
Market Overall	\$3.03	▼ -0.2%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	375,410	▲ 157.3%
Months On Market	9.9	▲ 0.7

PROPERTY	
Property Type:	Retail
Status:	Built 1952
Tenancy:	Multi
Class:	B
Construction:	Wood Frame
Parking:	33 Surface Spaces a...

Rentable Area:	24,854 SF
Stories:	2
Floor Size:	12,427 SF
Vacancy at Lease:	23.4%
Land Acres:	1.06

5 3806 Worsham Ave - Nautilus International/Metro Headquarters



Long Beach, CA 90808 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	1,833 SF
Sign Date:	Jul 2024
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Asking Rent:	\$2.75/MG

LEASE TERM	
Start Date:	Aug 2024



TIME ON MARKET	
Date On Market:	Jun 2024
Date Off Market:	Jul 2024
Months on Market:	2 Months

TIME VACANT	
Date Vacated:	Jun 2024
Date Occupied:	Aug 2024
Months Vacant:	1 Months

PROPERTY	
Property Type:	Office
Status:	Built Feb 2016
Tenancy:	Single
Class:	B
Parking:	170 Covered Space...

Rentable Area:	40,000 SF
Stories:	2
Floor Size:	18,813 SF
Vacancy at Lease:	4.6%
Land Acres:	2.57

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	4.6%	▲ 4.6%
Submarket 2-4 Star	10.9%	▲ 1.4%
Market Overall	16.2%	▲ 1.4%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$2.86	▲ 1.7%
Submarket 2-4 Star	\$2.82	▲ 1.4%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	552,055	▲ 44.8%
Months On Market	11.1	▲ 1.8

6 111 W Ocean Blvd - Landmark Square



Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	2,830 SF
Sign Date:	Jul 2024
Space Use:	Office
Lease Type:	Direct
Floor:	15th Floor
Suite:	1580

RENTS	
Asking Rent:	\$3.05/FS

LEASE TERM	
Start Date:	Aug 2024



TIME ON MARKET	
Date On Market:	Mar 2022
Date Off Market:	Jul 2024
Months on Market:	29 Months

TIME VACANT	
Date Vacated:	Mar 2022
Date Occupied:	Aug 2024
Months Vacant:	29 Months

PROPERTY	
Property Type:	Office
Status:	Built 1991
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	Reserved Spaces @...

Rentable Area:	464,406 SF
Stories:	24
Floor Size:	19,296 SF
Vacancy at Lease:	50.4%
Land Acres:	1.77

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	50.4%	▼ -7.9%
Submarket 3-5 Star	18.3%	▼ -1.4%
Market Overall	16.2%	▲ 1.4%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$3.33	▼ -0.1%
Submarket 3-5 Star	\$2.85	▲ 1.3%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	326,573	▼ -24.2%
Months On Market	15.9	▼ -2.5

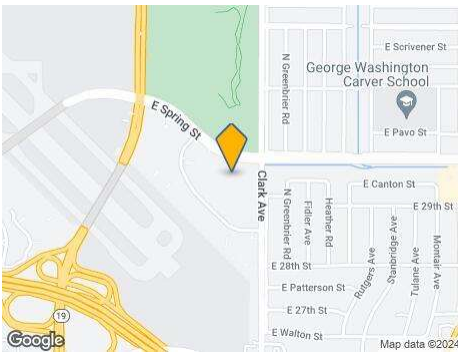
7 5000 E Spring St - Bldg H
 Long Beach, CA 90815 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	2,393 SF
Sign Date:	Jul 2024
Space Use:	Office
Lease Type:	Direct
Floor:	5th Floor
Suite:	570

RENTS	
Asking Rent:	\$2.75/FS

LEASE TERM	
Start Date:	Aug 2024
Expiration Date:	Aug 2027
Lease Term:	3 Years



TIME ON MARKET	
Date On Market:	Jan 2023
Date Off Market:	Jul 2024
Months on Market:	18 Months

TIME VACANT	
Date Vacated:	Jan 2023
Date Occupied:	Aug 2024
Months Vacant:	18 Months

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	12.7%	▲ 0.9%
Submarket 3-5 Star	12.6%	▼ -2.4%
Market Overall	16.2%	▲ 1.4%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$2.98	▼ -0.1%
Submarket 3-5 Star	\$2.93	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	552,055	▲ 44.8%
Months On Market	11.1	▲ 1.8

PROPERTY	
Property Type:	Office
Status:	Built 1989
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	155 Reserved Space...

Rentable Area:	166,246 SF
Stories:	8
Floor Size:	20,893 SF
Vacancy at Lease:	12.7%
Land Acres:	9.46

8 5354 E 2nd St - Belmont Shore 2nd Street



Long Beach, CA 90803 - Long Beach: Downtown Submarket

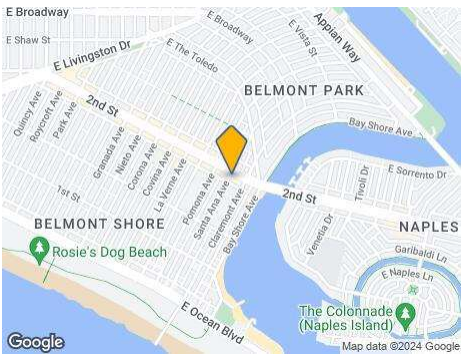


LEASE	
SF Leased:	3,284 SF
Sign Date:	Jul 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor

RENTS	
Asking Rent:	\$4.00

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM	
Start Date:	Aug 2024



TIME ON MARKET	
Date On Market:	Mar 2023
Date Off Market:	Jul 2024
Months on Market:	17 Months

TIME VACANT	
Date Vacated:	Sep 2023
Date Occupied:	Aug 2024
Months Vacant:	11 Months

PROPERTY	
Property Type:	Retail
Status:	Built 1952
Tenancy:	Multi
Class:	C
Construction:	Wood Frame
Parking:	20 Surface Spaces a...

Rentable Area:	8,991 SF
Stories:	2
Floor Size:	4,496 SF
Vacancy at Lease:	36.5%
Land Acres:	0.30

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	36.5%	↔ 0.0%
Submarket 1-3 Star	4.9%	▲ 0.7%
Market Overall	5.5%	▲ 0.3%

Same Store Asking Rent/SF	2024 Q3	YOY
Current Building	\$2.98	▼ -1.7%
Submarket 1-3 Star	\$2.92	▼ -1.5%
Market Overall	\$3.03	▼ -0.2%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	88,771	▼ -5.6%
Months On Market	6.6	▼ -0.6

9 3958-3960 Atlantic Ave

Long Beach, CA 90807 - Long Beach: Suburban Submarket



TENANT

Tenant Name: **Toasty LB**

LEASE

SF Leased: **1,853 SF**
 Sign Date: **Jun 2024**
 Space Use: **Office**
 Lease Type: **Direct**
 Floor: **1st Floor**

RENTS

Asking Rent: **\$2.52/NNN**
 Starting Rent: **\$3.50/NNN**
 Effective Rent: **\$3.50/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount: **-38.89%**
 Buildout: **Professional Services**
 Buildout Status: **Full Build-Out**
 Space Condition: **Excellent**

LEASE TERM

Start Date: **Jul 2024**
 Expiration Date: **Jul 2029**
 Lease Term: **5 Years**

TIME ON MARKET

Date On Market: **Feb 2023**
 Date Off Market: **Jul 2024**
 Months on Market: **17 Months**

TIME VACANT

Date Vacated: **Feb 2023**
 Date Occupied: **Jul 2024**
 Months Vacant: **17 Months**

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	48.2%	↔ 0.0%
Submarket 2-4 Star	10.6%	▲ 1.0%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.46	▲ 2.2%
Submarket 2-4 Star	\$2.83	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

PROPERTY

Property Type: **Office**
 Status: **Built 2001**
 Tenancy: **Multi**
 Class: **B**
 Parking: **16 Surface Spaces a...**

Rentable Area: **3,843 SF**
 Stories: **1**
 Floor Size: **3,843 SF**
 Vacancy at Lease: **48.2%**
 Land Acres: **0.15**

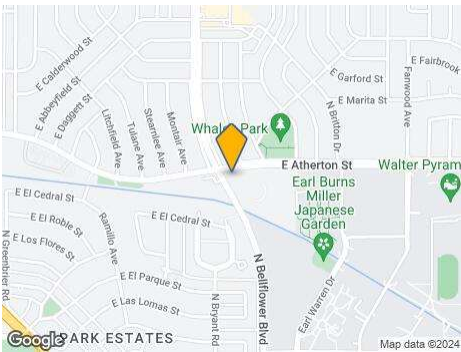
10 5500 Atherton St - Atherton Plaza
 Long Beach, CA 90815 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	2,260 SF
Sign Date:	Jun 2024
Space Use:	Office
Lease Type:	Direct
Floor:	4th Floor
Suite:	416

RENTS	
Asking Rent:	\$2.15/FS

LEASE TERM	
Start Date:	Jul 2024



TIME ON MARKET	
Date On Market:	Apr 2024
Date Off Market:	Jun 2024
Months on Market:	3 Months

TIME VACANT	
Date Vacated:	Mar 2023
Date Occupied:	Jul 2024
Months Vacant:	16 Months

PROPERTY	
Property Type:	Office
Status:	Built 1980
Tenancy:	Multi
Class:	C
Construction:	Masonry
Parking:	Covered Spaces @...

Rentable Area:	29,277 SF
Stories:	4
Floor Size:	7,320 SF
Vacancy at Lease:	38.1%
Land Acres:	0.39

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	38.1%	▲ 38.1%
Submarket 1-3 Star	9.1%	▲ 1.4%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.27	▲ 4.8%
Submarket 1-3 Star	\$2.73	▲ 1.9%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

11 **3939 Atlantic Ave - Atlantic Business Center**
 Long Beach, CA 90807 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	1,105 SF
Sign Date:	Jun 2024
Space Use:	Medical
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Asking Rent:	\$2.00/MG

LEASE TERM	
Start Date:	Jul 2024



TIME ON MARKET	
Date On Market:	Sep 2023
Date Off Market:	Jun 2024
Months on Market:	10 Months

TIME VACANT	
Date Vacated:	Mar 2023
Date Occupied:	Jul 2024
Months Vacant:	16 Months

PROPERTY	
Property Type:	Office
Status:	Built 1983
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	75 Covered Spaces...

Rentable Area:	54,103 SF
Stories:	2
Floor Size:	30,172 SF
Vacancy at Lease:	8.8%
Land Acres:	1.39

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	8.8%	▲ 5.7%
Submarket 1-3 Star	9.1%	▲ 1.4%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.21	▲ 0.3%
Submarket 1-3 Star	\$2.73	▲ 1.9%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

12 2000 Long Beach Blvd

Long Beach, CA 90806 - Long Beach: Suburban Submarket



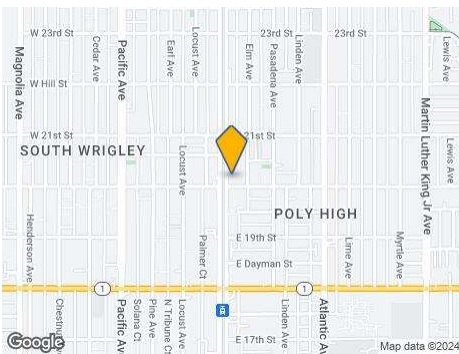
LEASE	
SF Leased:	950 SF
Sign Date:	Jun 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	UNIT F

RENTS	
Asking Rent:	\$3.00

LEASE TERM	
Start Date:	Jul 2024

TIME ON MARKET	
Date On Market:	Jun 2023
Date Off Market:	Jun 2024
Months on Market:	12 Months

TIME VACANT	
Date Vacated:	Jun 2023
Date Occupied:	Jul 2024
Months Vacant:	12 Months



PROPERTY	
Property Type:	Retail
Status:	Built 2001
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	Ratio of 0.00/1,000 SF

Rentable Area:	4,268 SF
Stories:	1
Floor Size:	4,268 SF
Vacancy at Lease:	22.3%
Land Acres:	0.50

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	22.3%	↔ 0.0%
Submarket 2-4 Star	4.1%	▲ 0.1%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.85	▲ 2.5%
Submarket 2-4 Star	\$2.53	▲ 0.2%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	275,186	▲ 22.4%
Months On Market	9.6	-

13 444 W Ocean Blvd - 444 W Ocean Building
 Long Beach, CA 90802 - Long Beach: Downtown Submarket



TENANT

Tenant Name: **Gilligan Frisco & Trutanich**

LEASE

SF Leased: **2,695 SF**
 Sign Date: **Jun 2024**
 Space Use: **Office**
 Lease Type: **Direct**
 Floor: **14th Floor**
 Suite: **1410**

RENTS

Asking Rent: **\$2.35/FS**

LEASE TERM

Start Date: **Oct 2024**

TIME ON MARKET

Date On Market: **Nov 2022**
 Date Off Market: **Jun 2024**
 Months on Market: **20 Months**

TIME VACANT

Date Vacated: **Nov 2022**
 Date Occupied: **Oct 2024**
 Months Vacant: **22 Months**

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	25.2%	▼ -1.1%
Submarket 3-5 Star	18.0%	▼ -1.7%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.55	▲ 0.8%
Submarket 3-5 Star	\$2.86	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

PROPERTY

Property Type: **Office**
 Status: **Built 1968**
 Tenancy: **Multi**
 Class: **B**
 Construction: **Steel**
 Parking: **200 Covered Space...**

Rentable Area: **196,132 SF**
 Stories: **18**
 Floor Size: **10,896 SF**
 Vacancy at Lease: **25.2%**
 Land Acres: **1.41**

14 6780-6796 Cherry Ave
 Long Beach, CA 90805 - Mid-Cities Submarket



LEASE	
SF Leased:	1,500 SF
Sign Date:	Jun 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Asking Rent:	\$4.00/NNN

CONCESSIONS AND BUILDOUT	
Buildout Status:	Shell Space
Space Condition:	Excellent

LEASE TERM	
Start Date:	Nov 2024



TIME ON MARKET	
Date On Market:	Nov 2023
Date Off Market:	Jun 2024
Months on Market:	8 Months

TIME VACANT	
Date Occupied:	Nov 2024

PROPERTY	
Property Type:	Retail
Status:	Built Nov 2009
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	49 Surface Spaces a...

Rentable Area:	6,050 SF
Stories:	1
Floor Size:	6,050 SF
Vacancy at Lease:	0.0%
Land Acres:	1.02

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.3%	▲ 0.7%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$4.21	▲ 1.6%
Submarket 2-4 Star	\$2.43	▲ 0.7%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	819,891	▲ 0.9%
Months On Market	10.0	▼ -0.4

15 5630-5668 E 2nd St - The Island Center - Shop Spaces
 Long Beach, CA 90803 - Long Beach: Downtown Submarket



TENANT

Tenant Name:	Teofilo Coffee
Industry:	Accommodation and Food Services

LEASE

SF Leased:	1,825 SF
Sign Date:	Jun 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	5668

RENTS

Asking Rent:	\$5.85/NNN
Starting Rent:	\$5.85/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout:	Standard Retail
Buildout Status:	Partial Build-Out
Space Condition:	Excellent

LEASE TERM

Start Date:	Jun 2024
Expiration Date:	Jun 2034
Lease Term:	10 Years

TIME ON MARKET

Date On Market:	Jan 2024
Date Off Market:	Jun 2024
Months on Market:	5 Months

TIME VACANT

Date Vacated:	Jan 2024
Date Occupied:	Jun 2024
Months Vacant:	5 Months

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	15.0%	▼ -16.5%
Submarket 1-3 Star	5.0%	▲ 0.9%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$5.98	▲ 1.9%
Submarket 1-3 Star	\$2.92	▼ -1.2%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	76,495	▼ -39.4%
Months On Market	7.0	-

PROPERTY

Property Type:	Retail	Rentable Area:	10,000 SF
Status:	Built 1962	Stories:	2
Tenancy:	Multi	Floor Size:	5,000 SF
Class:	C	Vacancy at Lease:	15.0%
Parking:	42 Surface Spaces a...	Land Acres:	0.44

16 2202-2214 Long Beach Blvd

Long Beach, CA 90806 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	2,200 SF
Sign Date:	Jun 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Asking Rent:	\$1.75/NNN
Starting Rent:	\$1.75/NNN

LEASE TERM	
Start Date:	Jul 2024
Expiration Date:	Jul 2026
Lease Term:	2 Years

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Average

TIME ON MARKET	
Date On Market:	May 2024
Date Off Market:	Jun 2024
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	May 2024
Date Occupied:	Jul 2024
Months Vacant:	1 Months

PROPERTY	
Property Type:	Retail
Status:	Built 1987
Tenancy:	Multi
Class:	B
Construction:	Wood Frame
Parking:	36 Surface Spaces a...

Rentable Area:	8,101 SF
Stories:	1
Floor Size:	8,101 SF
Vacancy at Lease:	27.2%
Land Acres:	0.56

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	27.2%	▲ 27.2%
Submarket 2-4 Star	4.1%	▲ 0.1%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$1.75	▲ 3.2%
Submarket 2-4 Star	\$2.53	▲ 0.2%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	275,186	▲ 22.4%
Months On Market	9.6	-

17 180 E Ocean Blvd - The 180 Ocean Building

Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	8,453 SF
Sign Date:	Jun 2024
Space Use:	Office
Lease Type:	Direct
Floor:	11th Floor
Suite:	1150

RENTS	
Asking Rent:	\$2.95/FS

CONCESSIONS AND BUILDOUT	
Buildout Status:	Shell Space

LEASE TERM	
Start Date:	Aug 2024
Expiration Date:	Aug 2031
Lease Term:	7 Years

TIME ON MARKET	
Date On Market:	Jul 2023
Date Off Market:	Jun 2024
Months on Market:	12 Months

TIME VACANT	
Date Vacated:	Aug 2023
Date Occupied:	Aug 2024
Months Vacant:	12 Months

PROPERTY	
Property Type:	Office
Status:	Built 1984
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	Reserved Spaces @...

Rentable Area:	180,951 SF
Stories:	12
Floor Size:	17,720 SF
Vacancy at Lease:	45.6%
Land Acres:	1.13

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	45.6%	▼ -35.2%
Submarket 3-5 Star	18.0%	▼ -1.7%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.32	▲ 1.1%
Submarket 3-5 Star	\$2.86	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

18 800 E Ocean Blvd - Villa Riviera
 Long Beach, CA 90802 - Downtown Long Beach Submarket



LEASE	
SF Leased:	1,785 SF
Sign Date:	Jun 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	102

RENTS	
Asking Rent:	\$2.25/MG

LEASE TERM	
Start Date:	Jul 2024
Expiration Date:	Jul 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Jan 2023
Date Off Market:	Jun 2024
Months on Market:	17 Months

TIME VACANT	
Date Vacated:	Jan 2023
Date Occupied:	Jul 2024
Months Vacant:	17 Months

PROPERTY	
Property Type:	Multi-Family
Status:	Built 1928
Tenancy:	-
Class:	C
Construction:	Reinforced Concrete
Parking:	100 Covered Space...

Rentable Area:	162,010 SF
Stories:	17
Floor Size:	8,480 SF
Land Acres:	1.26

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	-	-
Submarket 2-4 Star	5.7%	▲ 0.7%
Market Overall	5.4%	▲ 0.5%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	-	-
Submarket 2-4 Star	\$1,912	▲ 1.6%
Market Overall	\$2,268	▲ 0.6%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

19 1382 Coronado Ave - Coronado Modern Offices
 Long Beach, CA 90804 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	1,443 SF
Sign Date:	Jun 2024
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	1382

RENTS	
Asking Rent:	\$2.50/NNN

CONCESSIONS AND BUILDOUT	
Buildout Status:	Partial Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Jul 2024
Expiration Date:	Jun 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Mar 2024
Date Off Market:	Jun 2024
Months on Market:	3 Months

TIME VACANT	
Date Occupied:	Jul 2024



PROPERTY	
Property Type:	Office
Status:	Built 1955
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	5 Surface Spaces ar...

Rentable Area:	3,250 SF
Stories:	1
Floor Size:	3,250 SF
Vacancy at Lease:	0.0%
Land Acres:	0.14

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	10.6%	▲ 1.0%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.31	▲ 3.4%
Submarket 2-4 Star	\$2.83	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

20 4215-4275 Atlantic Ave

Long Beach, CA 90807 - Long Beach: Suburban Submarket



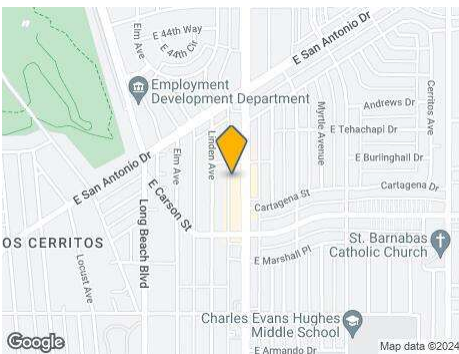
LEASE	
SF Leased:	900 SF
Sign Date:	Jun 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	4223

RENTS	
Asking Rent:	\$2.95/NNN

LEASE TERM	
Start Date:	Jul 2024

TIME ON MARKET	
Date On Market:	Mar 2024
Date Off Market:	Jun 2024
Months on Market:	4 Months

TIME VACANT	
Date Vacated:	Mar 2024
Date Occupied:	Jul 2024
Months Vacant:	3 Months



PROPERTY	
Property Type:	Retail
Status:	Built 1979
Tenancy:	Multi
Class:	C
Construction:	Masonry
Parking:	92 Surface Spaces a...

Rentable Area:	20,740 SF
Stories:	1
Floor Size:	20,740 SF
Vacancy at Lease:	4.3%
Land Acres:	1.68

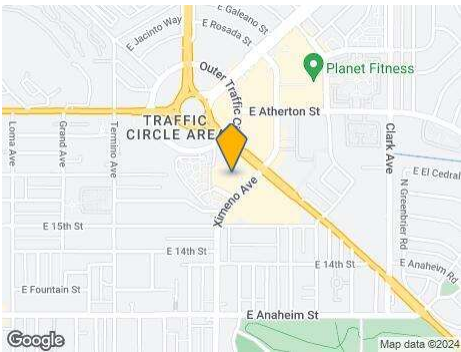
MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	4.3%	▲ 4.3%
Submarket 2-4 Star	4.1%	▲ 0.1%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.83	▲ 2.0%
Submarket 2-4 Star	\$2.53	▲ 0.2%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	275,186	▲ 22.4%
Months On Market	9.6	-

21 4510 E Pacific Coast Hwy - Circle Business Center 2
 Long Beach, CA 90804 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	967 SF
Sign Date:	Jun 2024
Space Use:	Office
Lease Type:	Direct
Floor:	5th Floor
Suite:	550

RENTS	
Asking Rent:	\$2.25/FS

LEASE TERM	
Start Date:	Jul 2024
Expiration Date:	Jul 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Jun 2021
Date Off Market:	Jun 2024
Months on Market:	37 Months

TIME VACANT	
Date Vacated:	Jun 2021
Date Occupied:	Jul 2024
Months Vacant:	37 Months

PROPERTY	
Property Type:	Office
Status:	Built 1987
Tenancy:	Multi
Class:	B
Construction:	Steel
Parking:	Ratio of 0.00/1,000 SF

Rentable Area:	79,764 SF
Stories:	6
Floor Size:	12,977 SF
Vacancy at Lease:	22.1%
Land Acres:	2.35

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	22.1%	▲ 0.2%
Submarket 2-4 Star	10.6%	▲ 1.0%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.50	▲ 2.1%
Submarket 2-4 Star	\$2.83	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

22 216-218 The Promenade N - Creative Office on The Promenade
 Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	5,336 SF
Sign Date:	Jun 2024
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	218

RENTS	
Asking Rent:	\$2.50/MG

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Aug 2024
Expiration Date:	Aug 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Sep 2023
Date Off Market:	Jun 2024
Months on Market:	9 Months

TIME VACANT	
Date Vacated:	Sep 2023
Date Occupied:	Aug 2024
Months Vacant:	10 Months

PROPERTY	
Property Type:	Office
Status:	Built 1937
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	Ratio of 0.00/1,000 SF

Rentable Area:	22,500 SF
Stories:	3
Floor Size:	7,405 SF
Vacancy at Lease:	34.2%
Land Acres:	0.17

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	34.2%	▲ 34.2%
Submarket 2-4 Star	18.6%	▼ -1.8%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.81	▲ 2.9%
Submarket 2-4 Star	\$2.80	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

23

4105 N Bellflower Blvd

Long Beach, CA 90808 - Long Beach: Suburban Submarket



LEASE

SF Leased:	1,266 SF
Sign Date:	May 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	A

RENTS

Asking Rent:	\$2.10/NNN
Starting Rent:	\$2.75/NNN

CONCESSIONS AND BUILDOUT

Asking Discount:	-30.95%
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM

Start Date:	Aug 2024
Expiration Date:	Jul 2027
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Feb 2024
Date Off Market:	May 2024
Months on Market:	3 Months

TIME VACANT

Date Vacated:	Mar 2024
Date Occupied:	Aug 2024
Months Vacant:	5 Months



PROPERTY

Property Type:	Retail
Status:	Built 1969
Tenancy:	Multi
Class:	C
Construction:	Wood Frame
Parking:	41 free Surface Spa...

Rentable Area:	2,532 SF
Stories:	2
Floor Size:	1,266 SF
Vacancy at Lease:	50.0%
Land Acres:	0.20

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	50.0%	▲ 50.0%
Submarket 1-3 Star	4.3%	▼ -0.2%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.22	▼ -0.2%
Submarket 1-3 Star	\$2.49	▲ 0.3%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	275,186	▲ 22.4%
Months On Market	9.6	-

24 200 Pine Ave - 200 PINE

Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	1,589 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	6th Floor
Suite:	620

RENTS	
Asking Rent:	\$2.75/FS

LEASE TERM	
Start Date:	Jun 2024

TIME ON MARKET	
Date On Market:	Nov 2023
Date Off Market:	May 2024
Months on Market:	7 Months

TIME VACANT	
Date Vacated:	Nov 2023
Date Occupied:	Jun 2024
Months Vacant:	7 Months

PROPERTY	
Property Type:	Office
Status:	Built 1968
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	Reserved Spaces @...

Rentable Area:	65,909 SF
Stories:	6
Floor Size:	10,597 SF
Vacancy at Lease:	22.4%
Land Acres:	0.52

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	22.4%	▼ -4.2%
Submarket 2-4 Star	18.6%	▼ -1.8%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.78	▲ 2.4%
Submarket 2-4 Star	\$2.80	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

25 5855 E Naples Plz - Naples Center Building



Long Beach, CA 90803 - Long Beach: Downtown Submarket



LEASE

SF Leased:	393 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	207

RENTS

Asking Rent:	\$3.80/FS
Starting Rent:	\$3.85/FS
Effective Rent:	\$3.85/FS

CONCESSIONS AND BUILDOUT

Asking Discount:	-1.32%
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LEASE TERM

Start Date:	Jul 2024
Expiration Date:	Jul 2025
Lease Term:	1 Year

TIME ON MARKET

Date On Market:	May 2024
Date Off Market:	Jun 2024
Months on Market:	1 Months

TIME VACANT

Date Vacated:	Jun 2024
Date Occupied:	Jul 2024
Months Vacant:	1 Months



PROPERTY

Property Type:	Office
Status:	Built 1964
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	18 Surface Spaces a...

Rentable Area:	25,226 SF
Stories:	3
Floor Size:	8,408 SF
Vacancy at Lease:	3.7%
Land Acres:	0.36

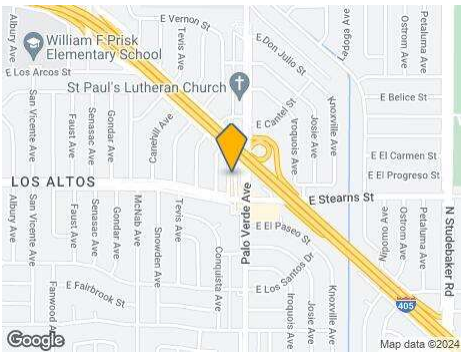
MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	3.7%	▲ 1.4%
Submarket 2-4 Star	18.6%	▼ -1.8%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.40	▲ 0.7%
Submarket 2-4 Star	\$2.80	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

26 **2201-2221 Palo Verde Ave**
 Long Beach, CA 90815 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	600 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	2G

RENTS	
Asking Rent:	\$2.25/NNN
Starting Rent:	\$2.25/NNN

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Standard Office
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Jun 2024
Expiration Date:	Jun 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Jan 2024
Date Off Market:	May 2024
Months on Market:	4 Months

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	Jun 2024
Months Vacant:	5 Months

PROPERTY	
Property Type:	Retail
Status:	Built 1985
Tenancy:	Multi
Class:	C
Construction:	Wood Frame
Parking:	60 Surface Spaces a...

Rentable Area:	23,295 SF
Stories:	2
Floor Size:	11,648 SF
Vacancy at Lease:	8.7%
Land Acres:	1.50

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	8.7%	▲ 8.7%
Submarket 2-4 Star	4.1%	▲ 0.1%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.24	▲ 2.9%
Submarket 2-4 Star	\$2.53	▲ 0.2%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	275,186	▲ 22.4%
Months On Market	9.6	-

27 **3633 N Long Beach Blvd**
 Long Beach, CA 90807 - Long Beach: Suburban Submarket



TENANT

Tenant Name: **Medical office**

LEASE

SF Leased: **1,800 SF**
 Sign Date: **May 2024**
 Space Use: **Medical**
 Lease Type: **Direct**
 Floor: **1st Floor**
 Suite: **150**

RENTS

Asking Rent: **\$2.75/NNN**
 Starting Rent: **\$2.75/NNN**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
 Buildout Status: **Shell Space**
 Space Condition: **Excellent**

LEASE TERM

Start Date: **Jun 2024**
 Expiration Date: **May 2029**
 Lease Term: **5 Years**

TIME ON MARKET

Date On Market: **Dec 2022**
 Date Off Market: **May 2024**
 Months on Market: **18 Months**

TIME VACANT

Date Occupied: **Jun 2024**

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	9.1%	▲ 1.4%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.66	▲ 0.4%
Submarket 1-3 Star	\$2.73	▲ 1.9%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

PROPERTY

Property Type: **Office**
 Status: **Built 1957**
 Tenancy: **Multi**
 Class: **B**
 Construction: **Masonry**
 Parking: **18 Surface Spaces a...**

Rentable Area: **14,759 SF**
 Stories: **2**
 Floor Size: **7,380 SF**
 Vacancy at Lease: **0.0%**
 Land Acres: **0.37**

28 654 Redondo Ave

Long Beach, CA 90814 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	750 SF
Sign Date:	May 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	661

RENTS	
Asking Rent:	\$2.75/NNN

LEASE TERM	
Start Date:	May 2024

TIME ON MARKET	
Date On Market:	Jan 2024
Date Off Market:	May 2024
Months on Market:	4 Months

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	May 2024
Months Vacant:	4 Months

PROPERTY	
Property Type:	Retail
Status:	Built 1964
Tenancy:	-
Class:	-

Rentable Area:	825 SF
Stories:	1
Floor Size:	825 SF
Vacancy at Lease:	0.0%

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	▼ -100.0%
Submarket 2-4 Star	4.8%	↔ 0.0%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.76	▼ -23.3%
Submarket 2-4 Star	\$2.93	▼ -1.1%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	76,495	▼ -39.4%
Months On Market	7.0	-

29 425-455 E 1st St

Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	1,962 SF
Sign Date:	May 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	455,457

RENTS	
Asking Rent:	\$2.92/NNN

CONCESSIONS AND BUILDOUT	
Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Needs Renovation

LEASE TERM	
Start Date:	May 2024
Expiration Date:	May 2029
Lease Term:	5 Years

TIME ON MARKET	
Date On Market:	Mar 2024
Date Off Market:	May 2024
Months on Market:	2 Months

TIME VACANT	
Date Vacated:	Apr 2024
Date Occupied:	May 2024
Months Vacant:	1 Months



PROPERTY	
Property Type:	Retail
Status:	Built 1944
Tenancy:	Multi
Class:	C
Construction:	Masonry
Parking:	3 Surface Spaces ar...

Rentable Area:	9,987 SF
Stories:	2
Floor Size:	4,994 SF
Vacancy at Lease:	19.3%
Land Acres:	0.17

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	19.3%	▲ 19.3%
Submarket 1-3 Star	5.0%	▲ 0.9%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$1.68	▲ 3.8%
Submarket 1-3 Star	\$2.92	▼ -1.2%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	76,495	▼ -39.4%
Months On Market	7.0	-

30 3745 Long Beach Blvd
 Long Beach, CA 90807 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	538 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	220

RENTS	
Asking Rent:	\$3.00/FS

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Jun 2024
Expiration Date:	Jun 2026
Lease Term:	2 Years

TIME ON MARKET	
Date On Market:	Dec 2023
Date Off Market:	Jun 2024
Months on Market:	5 Months

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	Jun 2024
Months Vacant:	5 Months



PROPERTY	
Property Type:	Office
Status:	Built 1958
Tenancy:	Multi
Class:	B
Construction:	Masonry

Rentable Area:	10,316 SF
Stories:	2
Floor Size:	5,158 SF
Vacancy at Lease:	24.5%
Land Acres:	0.50

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	24.5%	▲ 20.6%
Submarket 1-3 Star	9.1%	▲ 1.4%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.73	▼ -0.1%
Submarket 1-3 Star	\$2.73	▲ 1.9%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

31 3610 Long Beach Blvd
 Long Beach, CA 90807 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	2,352 SF
Sign Date:	May 2024
Space Use:	Office/Medical
Lease Type:	Direct
Floor:	2nd Floor
Suite:	202

RENTS	
Asking Rent:	\$2.75/NNN

LEASE TERM	
Start Date:	Jun 2024
Expiration Date:	Jun 2027
Lease Term:	3 Years



TIME ON MARKET	
Date On Market:	Jun 2023
Date Off Market:	May 2024
Months on Market:	12 Months

TIME VACANT	
Date Vacated:	Jun 2023
Date Occupied:	Jun 2024
Months Vacant:	12 Months

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	▼ -47.1%
Submarket 2-4 Star	10.6%	▲ 1.0%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.60	▲ 2.3%
Submarket 2-4 Star	\$2.83	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

PROPERTY	
Property Type:	Office
Status:	Built 1963
Tenancy:	Multi
Class:	B
Construction:	Wood Frame
Parking:	46 Surface Spaces a...

Rentable Area:	9,384 SF
Stories:	2
Floor Size:	4,692 SF
Vacancy at Lease:	0.0%
Land Acres:	0.46

32 3701-3703 Long Beach Blvd - The Meadows

Long Beach, CA 90807 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	2,075 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	301

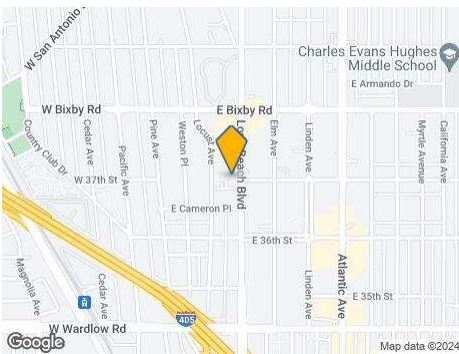
RENTS	
Asking Rent:	\$2.00/FS
Starting Rent:	\$2.15/FS

CONCESSIONS AND BUILDOUT	
Asking Discount:	-7.50%

LEASE TERM	
Start Date:	Jul 2024
Expiration Date:	Jun 2029
Lease Term:	5 Years

TIME ON MARKET	
Date On Market:	Feb 2023
Date Off Market:	May 2024
Months on Market:	15 Months

TIME VACANT	
Date Vacated:	Feb 2023
Date Occupied:	Jul 2024
Months Vacant:	17 Months



PROPERTY	
Property Type:	Office
Status:	Built 1975
Tenancy:	Multi
Class:	C
Parking:	Ratio of 4.00/1,000 SF

Rentable Area:	28,387 SF
Stories:	2
Floor Size:	14,194 SF
Vacancy at Lease:	11.7%
Land Acres:	1.35

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	11.7%	▼ -39.8%
Submarket 1-3 Star	9.1%	▲ 1.4%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.20	▲ 1.7%
Submarket 1-3 Star	\$2.73	▲ 1.9%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

33 1945 Palo Verde Ave - Palo Verde Professional Bldg

Long Beach, CA 90815 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	650 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	203A

RENTS	
Asking Rent:	\$2.15/MG

CONCESSIONS AND BUILDOUT	
Buildout:	Professional Services
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	Jun 2024
Expiration Date:	Jun 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Jan 2023
Date Off Market:	May 2024
Months on Market:	17 Months

TIME VACANT	
Date Vacated:	Feb 2023
Date Occupied:	Jun 2024
Months Vacant:	15 Months

PROPERTY	
Property Type:	Office
Status:	Built 1980
Tenancy:	Multi
Class:	C
Construction:	Wood Frame
Parking:	18 Covered Spaces...

Rentable Area:	11,652 SF
Stories:	2
Floor Size:	5,826 SF
Vacancy at Lease:	5.6%
Land Acres:	0.41

MARKET AT LEASE

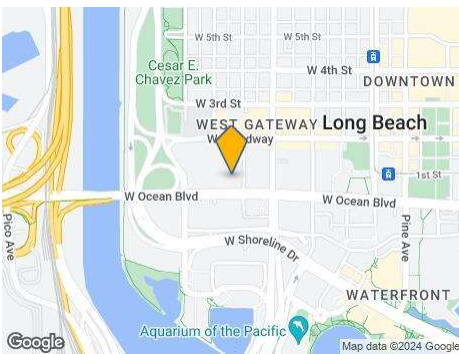
Vacancy Rates	2024 Q2	YOY
Current Building	5.6%	↔ 0.0%
Submarket 1-3 Star	9.1%	▲ 1.4%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.50	▼ -0.1%
Submarket 1-3 Star	\$2.73	▲ 1.9%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

34 1 World Trade Ctr - One World Trade Center

Long Beach, CA 90831 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	2,557 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	18th Floor
Suite:	1860

RENTS	
Asking Rent:	\$3.05

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Jun 2024
Expiration Date:	Jun 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Aug 2021
Date Off Market:	May 2024
Months on Market:	34 Months

TIME VACANT	
Date Vacated:	Aug 2021
Date Occupied:	Jun 2024
Months Vacant:	34 Months

PROPERTY	
Property Type:	Office
Status:	Built 1989
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	Reserved Spaces @...

Rentable Area:	574,981 SF
Stories:	27
Floor Size:	22,086 SF
Vacancy at Lease:	25.1%
Land Acres:	4.14

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	25.1%	▲ 0.8%
Submarket 4-5 Star	19.7%	▼ -2.5%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.07	▲ 0.3%
Submarket 4-5 Star	\$2.98	▲ 0.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

35 3760 Kilroy Airport Way - Aero



Long Beach, CA 90806 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	3,507 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	260

RENTS	
Asking Rent:	\$3.50

LEASE TERM	
Start Date:	Jun 2024

TIME ON MARKET	
Date On Market:	Feb 2023
Date Off Market:	May 2024
Months on Market:	15 Months

TIME VACANT	
Date Vacated:	Feb 2023
Date Occupied:	Jun 2024
Months Vacant:	15 Months

PROPERTY	
Property Type:	Office
Status:	Built 1989
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	Covered Spaces @...

Rentable Area:	166,761 SF
Stories:	6
Floor Size:	27,546 SF
Vacancy at Lease:	33.4%
Land Acres:	4.33

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	33.4%	▲ 14.3%
Submarket 3-5 Star	12.8%	▼ -2.3%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.34	▲ 0.4%
Submarket 3-5 Star	\$2.94	▲ 2.4%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

35 3760 Kilroy Airport Way - Aero



Long Beach, CA 90806 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	2,238 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	220

RENTS	
Asking Rent:	\$3.50

LEASE TERM	
Start Date:	Jun 2024

TIME ON MARKET	
Date On Market:	Feb 2023
Date Off Market:	May 2024
Months on Market:	16 Months

TIME VACANT	
Date Vacated:	Dec 2023
Date Occupied:	Jun 2024
Months Vacant:	6 Months

PROPERTY	
Property Type:	Office
Status:	Built 1989
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	Covered Spaces @...

Rentable Area:	166,761 SF
Stories:	6
Floor Size:	27,546 SF
Vacancy at Lease:	33.4%
Land Acres:	4.33

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	33.4%	▲ 14.3%
Submarket 3-5 Star	12.8%	▼ -2.3%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.34	▲ 0.4%
Submarket 3-5 Star	\$2.94	▲ 2.4%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

36 3647-3649 Atlantic Ave
 Long Beach, CA 90807 - Long Beach: Suburban Submarket



TENANT

Tenant Name: **One Neuro Psychology**

LEASE

SF Leased: **1,019 SF**
 Sign Date: **May 2024**
 Space Use: **Office**
 Lease Type: **Direct**
 Floor: **1st Floor**
 Suite: **B**

RENTS

Asking Rent: **\$2.25/MG**

LEASE TERM

Start Date: **May 2024**

TIME ON MARKET

Date On Market: **Jun 2023**
 Date Off Market: **May 2024**
 Months on Market: **11 Months**

TIME VACANT

Date Vacated: **Jul 2023**
 Date Occupied: **May 2024**
 Months Vacant: **10 Months**

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	9.1%	▲ 1.4%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.41	▼ -0.1%
Submarket 1-3 Star	\$2.73	▲ 1.9%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	575,703	▲ 39.3%
Months On Market	11.7	▲ 3.2

PROPERTY

Property Type: **Office**
 Status: **Built 1963**
 Tenancy: **Multi**
 Class: **B**
 Construction: **Masonry**
 Parking: **22 Surface Spaces a...**

Rentable Area: **6,250 SF**
 Stories: **1**
 Floor Size: **6,250 SF**
 Vacancy at Lease: **0.0%**
 Land Acres: **0.31**

37 100 W Broadway - The Hubb
 Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	8,500 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	200

RENTS	
Asking Rent:	\$2.85/FS

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM	
Start Date:	Jun 2024
Expiration Date:	Jun 2029
Lease Term:	5 Years

TIME ON MARKET	
Date On Market:	Jun 2021
Date Off Market:	May 2024
Months on Market:	35 Months

TIME VACANT	
Date Vacated:	Jul 2021
Date Occupied:	Jun 2024
Months Vacant:	35 Months

PROPERTY	
Property Type:	Office
Status:	Built 1985
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	84 Reserved Spaces...

Rentable Area:	210,000 SF
Stories:	6
Floor Size:	35,000 SF
Vacancy at Lease:	33.9%
Land Acres:	2.04

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	33.9%	▲ 12.5%
Submarket 3-5 Star	18.0%	▼ -1.7%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.67	▼ -7.2%
Submarket 3-5 Star	\$2.86	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7%

38 **5820-5840 E Naples Plz**
 Long Beach, CA 90803 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	1,709 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	5832

RENTS	
Asking Rent:	\$3.25/MG

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	May 2024
Expiration Date:	May 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Jul 2023
Date Off Market:	May 2024
Months on Market:	10 Months

TIME VACANT	
Date Vacated:	Sep 2023
Date Occupied:	May 2024
Months Vacant:	8 Months

PROPERTY	
Property Type:	Office
Status:	Built 1976
Tenancy:	Multi
Class:	B
Parking:	Ratio of 0.00/1,000 SF

Rentable Area:	8,897 SF
Stories:	3
Floor Size:	2,966 SF
Vacancy at Lease:	10.9%
Land Acres:	0.16

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	10.9%	▼ -20.5%
Submarket 1-3 Star	15.6%	▼ -0.5%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.54	▲ 1.3%
Submarket 1-3 Star	\$2.65	▲ 2.5%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

39 100 Oceangate St - Oceangate Tower
 Long Beach, CA 90802 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	692 SF
Sign Date:	May 2024
Space Use:	Office
Lease Type:	Direct
Floor:	5th Floor
Suite:	520

RENTS	
Asking Rent:	\$2.75/FS

LEASE TERM	
Start Date:	May 2024

TIME ON MARKET	
Date On Market:	Jan 2024
Date Off Market:	May 2024
Months on Market:	3 Months

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	May 2024
Months Vacant:	4 Months

PROPERTY	
Property Type:	Office
Status:	Built 1971
Tenancy:	Multi
Class:	B
Construction:	Steel
Parking:	Reserved Spaces @...

Rentable Area:	230,782 SF
Stories:	15
Floor Size:	15,232 SF
Vacancy at Lease:	33.0%
Land Acres:	3.29

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	33.0%	▲ 1.5%
Submarket 3-5 Star	18.0%	▼ -1.7%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.96	▲ 1.1%
Submarket 3-5 Star	\$2.86	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

24 200 Pine Ave - 200 PINE



Long Beach, CA 90802 - Long Beach: Downtown Submarket



TENANT

Tenant Name: **West Coast Alliance**

LEASE

SF Leased: **1,680 SF**
 Sign Date: **May 2024**
 Space Use: **Office**
 Lease Type: **Direct**
 Floor: **5th Floor**
 Suite: **502**

RENTS

Asking Rent: **\$2.65/FS**

LEASE TERM

Start Date: **Jun 2024**
 Expiration Date: **Jun 2027**
 Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Jun 2023**
 Date Off Market: **May 2024**
 Months on Market: **11 Months**

TIME VACANT

Date Vacated: **Jun 2023**
 Date Occupied: **Jun 2024**
 Months Vacant: **12 Months**

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	22.4%	▼ -4.2%
Submarket 2-4 Star	18.6%	▼ -1.8%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.78	▲ 2.4%
Submarket 2-4 Star	\$2.80	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

PROPERTY

Property Type: **Office**
 Status: **Built 1968**
 Tenancy: **Multi**
 Class: **B**
 Construction: **Reinforced Concrete**
 Parking: **Reserved Spaces @...**

Rentable Area: **65,909 SF**
 Stories: **6**
 Floor Size: **10,597 SF**
 Vacancy at Lease: **22.4%**
 Land Acres: **0.52**

40 2446-2448 Santa Fe Ave
 Long Beach, CA 90810 - Long Beach: Suburban Submarket



LEASE	
SF Leased:	1,000 SF
Sign Date:	May 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	2446

RENTS	
Asking Rent:	\$2.20
Starting Rent:	\$2.20

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout:	Professional Services
Buildout Status:	Full Build-Out
Space Condition:	Excellent

LEASE TERM	
Start Date:	May 2024
Expiration Date:	May 2025
Lease Term:	1 Year

TIME ON MARKET	
Date On Market:	Jan 2024
Date Off Market:	May 2024
Months on Market:	4 Months

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	May 2024
Months Vacant:	4 Months

PROPERTY	
Property Type:	Retail
Status:	Built 1939
Tenancy:	Multi
Class:	C
Construction:	Masonry
Parking:	8 Surface Spaces ar...

Rentable Area:	1,960 SF
Stories:	1
Floor Size:	1,960 SF
Vacancy at Lease:	0.0%
Land Acres:	0.10

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.3%	▼ -0.2%
Market Overall	5.5%	▲ 0.2%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.27	▼ -0.8%
Submarket 1-3 Star	\$2.49	▲ 0.3%
Market Overall	\$3.03	↔ 0.0%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	275,186	▲ 22.4%
Months On Market	9.6	-

41 201-203 Covina Ave

Long Beach, CA 90803 - Long Beach: Downtown Submarket



LEASE

SF Leased:	650 SF
Sign Date:	Apr 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	2

RENTS

Asking Rent:	\$3.40/+ELEC
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CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM

Start Date:	May 2024
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TIME ON MARKET

Date On Market:	May 2024
Date Off Market:	May 2024
Months on Market:	0 Mos

TIME VACANT

Date Vacated:	May 2024
Date Occupied:	May 2024

PROPERTY

Property Type:	Office
Status:	Built 1971
Tenancy:	-
Class:	C
Parking:	Ratio of 10.00/1,000...

Rentable Area:	12,188 SF
Stories:	2
Floor Size:	6,094 SF
Vacancy at Lease:	5.3%
Land Acres:	0.20

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	5.3%	▲ 5.3%
Submarket 2-4 Star	18.6%	▼ -1.8%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.23	▲ 3.7%
Submarket 2-4 Star	\$2.80	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

41 201-203 Covina Ave

Long Beach, CA 90803 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	650 SF
Sign Date:	Apr 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	5

RENTS	
Asking Rent:	\$3.07/MG

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM	
Start Date:	May 2024

TIME ON MARKET	
Date On Market:	Apr 2024
Date Off Market:	May 2024
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	May 2024
Date Occupied:	May 2024
Months Vacant:	0 Days

PROPERTY	
Property Type:	Office
Status:	Built 1971
Tenancy:	-
Class:	C
Parking:	Ratio of 10.00/1,000...

Rentable Area:	12,188 SF
Stories:	2
Floor Size:	6,094 SF
Vacancy at Lease:	5.3%
Land Acres:	0.20

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	5.3%	▲ 5.3%
Submarket 2-4 Star	18.6%	▼ -1.8%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.23	▲ 3.7%
Submarket 2-4 Star	\$2.80	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

42 2734 E Broadway

Long Beach, CA 90803 - Long Beach: Downtown Submarket



LEASE	
SF Leased:	720 SF
Sign Date:	Apr 2024
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	6

RENTS	
Asking Rent:	\$3.61/FS

LEASE TERM	
Start Date:	Apr 2024
Expiration Date:	Apr 2026
Lease Term:	2 Years

TIME ON MARKET	
Date On Market:	Jan 2024
Date Off Market:	Apr 2024
Months on Market:	4 Months

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	Apr 2024
Months Vacant:	3 Months

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	▼ -100.0%
Submarket 2-4 Star	18.6%	▼ -1.8%
Market Overall	16.1%	▲ 1.3%

Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$3.45	▲ 3.6%
Submarket 2-4 Star	\$2.80	▲ 1.8%
Market Overall	\$3.46	▲ 0.4%

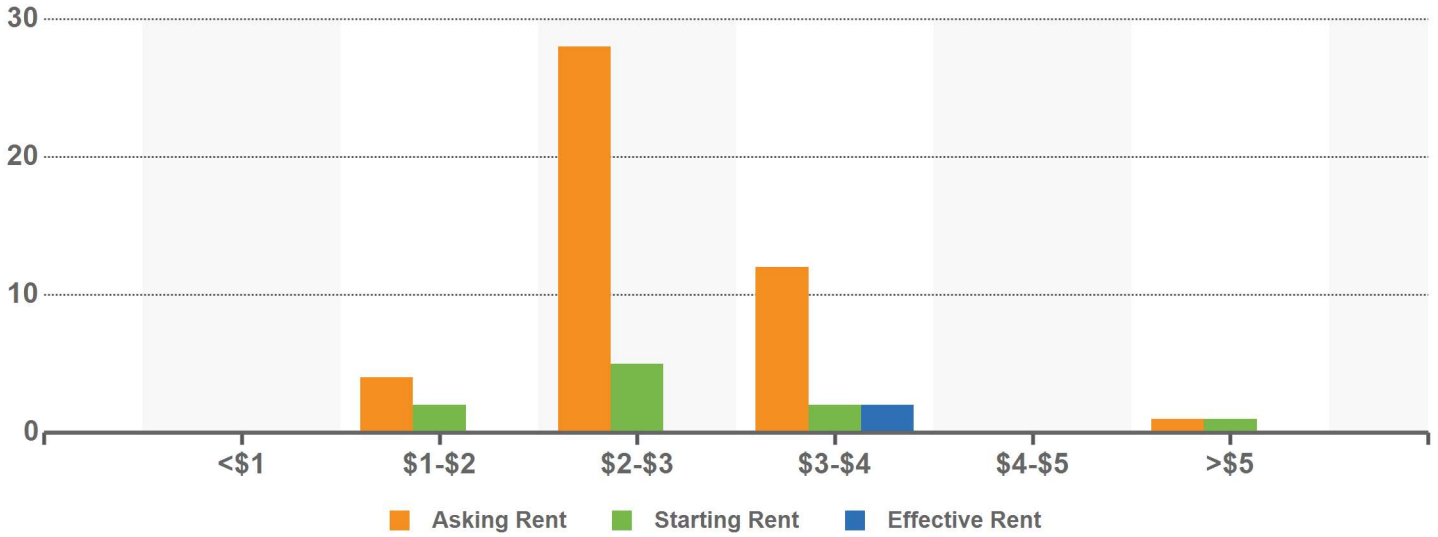
Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	▼ -5.1%
Months On Market	16.5	▼ -1.7

PROPERTY	
Property Type:	Office
Status:	Built 1986
Tenancy:	Multi
Class:	C
Construction:	Masonry
Parking:	Ratio of 0.00/1,000 SF

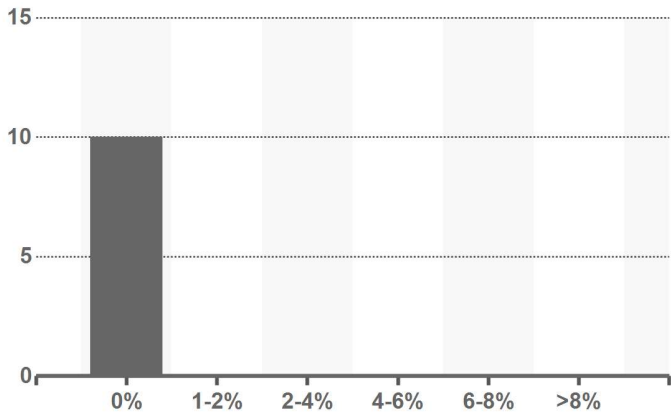
Rentable Area:	720 SF
Stories:	2
Floor Size:	360 SF
Vacancy at Lease:	0.0%
Land Acres:	0.19

Asking Rent Per SF	Starting Rent Per SF	Effective Rent Per SF	Avg. Months Free Rent
\$2.92	\$2.97	\$3.56	-

DEALS BY ASKING, STARTING AND EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT

