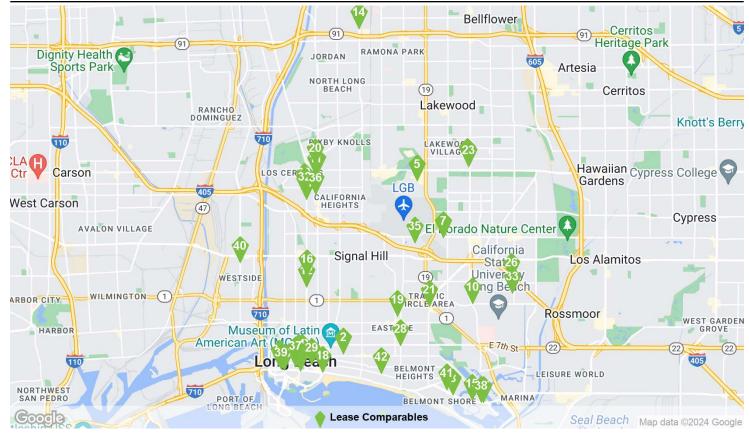
Lease Comps Report



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 Report

			Lease				Rents		
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type	
	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	
	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	
Ŵ	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	
V	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 Report

				Lea	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	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 Report

			Lease			Rents		
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
41	201-203 Covina Ave	****	650	2nd	4/30/2024	New Lease	\$3.40/+elec	Asking
41	201-203 Covina Ave	****	650	2nd	4/30/2024	New Lease	\$3.07/mg	Asking
42	2734 E Broadway	****	720	1st	4/25/2024	New Lease	\$3.61/fs	Asking



\$3.50

CONCESSIONS AND BUILDOUT

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	

LEASE TERM

Start Date: Aug 2024

TIME ON MARKET		TIME VACANT		
Date On Market:	Oct 2023	Date Vacated:	Oct 2023	
Date Off Market:	Jul 2024	Date Occupied:	Aug 2024	
Months on Market:	9 Months	Months Vacant:	9 Months	

RENTS Asking Rent:

Buildout:

Buildout Status:

Space Condition:

PROPERTY

Property Type:	Retail	Rentable Area:	15,000 SF
Status:	Built 1945	Stories:	2
Tenancy:	Multi	Floor Size:	7,500 SF
Class:	С	Vacancy at Lease:	52.0%
Construction:	Masonry	Land Acres:	0.17

W 6th St 1 W 5th S Maine (ā EAST VILLAGE Be W 4th St E 4th St AVE DOXTOWN W 3rd St WEST GATEWAY LONG Bea W Broadway R 1st St Ø W Ocean Blvd E Ocean Blvd PINE oide Way W Shoreling Ave WATERFRONT Coorle Map data @2024 Good

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	v -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



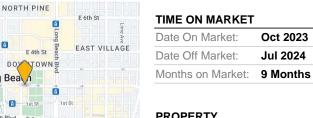




Restaurants & Cafes

Full Build-Out

Excellent



Lease Comps Details

Lease Comps Report

\$2.75/MG

*** * * * ***

1327 E 4th 2

Long Beach, CA 90802 - Long Beach: Downtown Submarket



291 SF
Jul 2024
Office
Direct
2nd Floor
E

RENTS

Asking Rent:

LEASE TERM

Start Date:

Aug 2024

TIME ON MARKET TIME VACANT			
Date On Market:	Jun 2024	Date Vacated:	Jun 2024
Date Off Market:	Jul 2024	Date Occupied:	Aug 2024
Months on Market:	1 Months	Months Vacant:	1 Months

PROPERTY

Property Type:	Retail	Rentable Area:	2,474 SF
Status:	Built 1935	Stories:	2
Tenancy:	Multi	Floor Size:	1,759 SF
Class:	С	Vacancy at Lease:	11.8%
Construction:	Masonry	Land Acres:	0.19
Parking:	18 Surface Spaces a		



Vacancy Rates	2024 Q3	YOY		
Current Building	11.8%	v -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	v -1.5%		
Market Overall	\$3.03	v -0.2%		
Submarket Leasing Activity	2024 Q3	YOY		
12 Mo. Leased SF	88,771	♦ -5.6%		
Months On Market	6.6	♦ -0.6		

 $\star \star \star \star \star$

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		TIME VACANT	
Date On Market:	Jul 2024	Date Vacated:	Aug 2024
Date Off Market:	Jul 2024	Date Occupied:	Aug 2024
Months on Market:	1 Months	Months Vacant:	13 Days

PROPERTY

Property Type:	Office	Rentable Area:	4,922 SF
Status:	Built 1948	Stories:	2
Tenancy:	Multi	Floor Size:	2,461 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	0.28
Parking:	30 Surface Spaces a		



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	v -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



\$1.70/NNN

\$1.70/NNN

Standard Office

Full Build-Out

0.00%

Average

CONCESSIONS AND BUILDOUT

*

 $\star \star \star \star$

4195 N Viking Way

Long Beach, CA 90808 - Long Beach: Suburban Submarket

Map data ©2024



AKEWOOD VILLAGE Rutgers Ave	Centralia St	Centralia St
/ILLAGE Ruigers Ave Harvey Way	Harvey Way	Woodruff Ave Harvey Way
		00
LBCC Building D E Village &	\mathbf{V}	Ocana Ave
LBCC Building D E Village & E Greenmeadow ⁹⁰	Lakewood Family	
E Carson St	Lakewood Family	
E Carson St	E Carson St	
E Greenmeadow ⁴⁰	E Carson St	VYMCA V well Park

MARKET AT LEASE

Coogle

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	v -1.5%
Submarket 2-4 Star	\$2.52	↔ 0.0%
Market Overall	\$3.03	v -0.2%
Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased SF	375,410	157.3%
Months On Market	9.9	▲ 0.7

L	E,	A :	SE	
C	F	L	opeod.	

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

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	

PROPERTY

_			
Property Type:	Retail	Rentable Area:	24,854 SF
Status:	Built 1952	Stories:	2
Tenancy:	Multi	Floor Size:	12,427 SF
Class:	В	Vacancy at Lease:	23.4%
Construction:	Wood Frame	Land Acres:	1.06
Parking:	33 Surface Spaces a		

RENTS Asking Rent:

Starting Rent:

Asking Discount:

Buildout Status:

Space Condition:

Buildout:



\$2.75/MG

+

 \star \star \star

3806 Worsham Ave - Nautilus International/Metro Headquarters

Long Beach, CA 90808 - Long Beach: Suburban Submarket

Allage Ro

Memorial

Map data ©2024

E Carson St

E Conant S



Ann Arbor Rð

1,833 SF	_
Jul 2024	
Office	
Direct	
1st Floor	
-	Jul 2024 Office Direct

Aug 2024

RENTS

Asking Rent:

LEASE TERM

Start Date:

TIME ON MARKET		TIME VACANT		
Date On Market:	Jun 2024	Date Vacated:	Jun 2024	
Date Off Market:	Jul 2024	Date Occupied:	Aug 2024	
Months on Market:	2 Months	Months Vacant:	1 Months	

PROPERTY

Property Type:	Office	Rentable Area:	40,000 SF
Status:	Built Feb 2016	Stories:	2
Tenancy:	Single	Floor Size:	18,813 SF
Class:	В	Vacancy at Lease:	4.6%
Parking:	170 Covered Space	Land Acres:	2.57

MARKET AT LEASE

Coogle

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%



\$3.05/FS

 \star \star \star \star

6 111 W Ocean Blvd - Landmark Square

Long Beach, CA 90802 - Long Beach: Downtown Submarket

EAST VILLAGE



a

W Ocean Blvd

WATERFRONT

W 4th St

E 4th St

1st S

agoon Park Map data ©2024 Googl

E Ocean Blvd

Re Seaside Way

DOWNTOWN

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

RENTS

Asking Rent:

LEASE TERM

Start Date:

ate: Aug 2024

TIME ON MARKET		TIME VACANT		
Date On Market:	Mar 2022	Date Vacated:	Mar 2022	
Date Off Market:	Jul 2024	Date Occupied:	Aug 2024	
Months on Market:	29 Months	Months Vacant:	29 Months	

PROPERTY

Property Type:	Office	Rentable Area:	464,406 SF
Status:	Built 1991	Stories:	24
Tenancy:	Multi	Floor Size:	19,296 SF
Class:	Α	Vacancy at Lease:	50.4%
Construction:	Steel	Land Acres:	1.77
Parking:	Reserved Spaces @		



W Shoreline Or

W 5th St

WEST GATEWAY Long Beach

V 5th St

W 3rd St

Vacancy Rates	2024 Q3	YOY
Current Building	50.4%	v -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	v -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



\$2.75/FS

 $\star \star \star \star \star$

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:

E Studio St	N George Breen Breen Breen C	E Sorivener St Washington arver School
	Heather Rd Fidler Ave N Greenbrier Rd 28th E	E Canton St E 29th St Montair Ave
ogie	E Patterson St E 27th St E Walton St	Map data ©2024

MARKET AT LEASE

Coople

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	v -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

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Jan 2023	Date Vacated:	Jan 2023
Date Off Market:	Jul 2024	Date Occupied:	Aug 2024
Months on Market:	18 Months	Months Vacant:	18 Months

PROPERTY

Property Type:	Office	Rentable Area:	166,246 SF
Status:	Built 1989	Stories:	8
Tenancy:	Multi	Floor Size:	20,893 SF
Class:	Α	Vacancy at Lease:	12.7%
Construction:	Steel	Land Acres:	9.46
Parking:	155 Reserved Space		



 \bigstar

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

LEASE TERM

Start Date: Aug 2024

TIME ON MARKET		TIME VACANT
Date On Market:	Mar 2023	Date Vacated:
Date Off Market:	Jul 2024	Date Occupied:
Months on Market:	17 Months	Months Vacant:

PROPERTY

Property Type:	Retail	Rentable Area:	8,991 S
Status:	Built 1952	Stories:	2
Tenancy:	Multi	Floor Size:	4,496 S
Class:	C	Vacancy at Lease:	36.5%
Construction:	Wood Frame	Land Acres:	0.30
Parking:	20 Surface Spaces a		



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	v -1.7%
Submarket 1-3 Star	\$2.92	v -1.5%
Market Overall	\$3.03	♦ -0.2%
<u></u>		
Submarket Leasing Activity	2024 Q3	YOY
Submarket Leasing Activity 12 Mo. Leased SF	2024 Q3 88,771	YOY ▼ -5.6%





 \star \star \star

CONCESSIONS A	AND BUILDOUT
Buildout:	Standard Office
Buildout Status:	Partial Build-Out

Average

Sep 2023

Aug 2024 11 Months

SF

SF

\$4.00

RENTS Asking Rent:

Buildout Status: Space Condition:

7/23/2024

 \star \star \star

3958-3960 Atlantic Ave

Long Beach, CA 90807 - Long Beach: Suburban Submarket



TENANT	
Tenant Name:	Toasty LB

SF
024
•
t
oor
:1

\$2.52/NNN
\$3.50/NNN
\$3.50/NNN
\$3.50/NNN

-38.89%

Excellent

Professional Services

Full Build-Out

CONCESSIONS AND BUILDOUT

Esan Anona Dr Long B	Avenue Inden Av	Andrews Dr. Common Fehachapi Dr. Are E Burlinghall Dr. Cartagena Dr.
E Son ^{AA} Long Beach Blvd	Marshall Pl Ci	St. Barnabas
	Charles Evans Hughes Middle School E Armando Dr	arron Ave
E Bixby Rd Em Ave Could Ave Cocolla	Myrtle Avenu Linden Ave	E Bixby Rd Cerritors A Map data ©2024

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

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

Office

тіме	VACANT	

Asking Discount:

Buildout Status:

Space Condition:

Buildout:

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

PROPERTY Property Type:

Status:	Built 2001	Stories:
Tenancy:	Multi	Floor Size:
Class:	В	Vacancy at Leas
Parking:	16 Surface Spaces a	Land Acres:

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



\$2.15/FS

 $\star \star \star \star$

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

Jul 2024

Apr 2024

Jun 2024

3 Months

RENTS

Asking Rent:

LEASE TERM

Date On Market:

Date Off Market:

Months on Market:

Start Date:

TIME ON MARKET	ТІМ

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

PROPERTY

Property Type:	Office	Rentable Area:	29,277 SF
Status:	Built 1980	Stories:	4
Tenancy:	Multi	Floor Size:	7,320 SF
Class:	C	Vacancy at Lease:	38.1%
Construction:	Masonry	Land Acres:	0.39
Parking:	Covered Spaces @		



Vacancy Rates	2024 Q2	YOY
Current Building	38.1%	4 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



Lease Comps Details

Lease Comps Report

\$2.00/MG

 \bigstar

 \star \star \star

1 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:

_		·				
1	 ~		~	-		

	LEASE TERM	
	Start Date:	Jul 2024
E Tehachapi Dr	TIME ON MARKET	
Cartagena Dr	Date On Market:	Sep 2023
	Date Off Market:	Jun 2024
St. Barnabas	Months on Market:	10 Months

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

PROPERTY

Property Type:	Office	Rentable Area:	54,103 SF
Status:	Built 1983	Stories:	2
Tenancy:	Multi	Floor Size:	30,172 SF
Class:	В	Vacancy at Lease:	8.8%
Construction:	Masonry	Land Acres:	1.39
Parking:	75 Covered Spaces		

St. Barnabas E Marshaf W Catholic Church E Bixby Rd Charles Evans Hughes E Bixby Rd E Bixb

MARKET AT LEASE

e C

Vacancy Rates	2024 Q2	YOY
Current Building	8.8%	4 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



\$3.00

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

Jul 2024

RENTS

Asking Rent:

	en bei som sitts tige witt borg				Start Date:
Pacific Ave Cedar Ave	Locust Ave Eatl Ave	23rd St Linden Ave Elm Ave	23rd St	Lewis Ave	TIME ON M
æ		Ave		Martin	Date On Ma
WRIGLEY	C Cu	21st St		Lewis Ave Luther K	Date Off Ma
	t Av			Kin	Monthe on I

TIME ON MARKET		TIME VACANT	TIME VACANT		
Date On Market:	Jun 2023	Date Vacated:	Jun 2023		
Date Off Market:	Jun 2024	Date Occupied:	Jul 2024		
Months on Market:	12 Months	Months Vacant:	12 Months		

PROPERTY

LEASE TERM

Property Type:	Retail	Rentable Area:	4,268 SF
Status:	Built 2001	Stories:	1
Tenancy:	Multi	Floor Size:	4,268 SF
Class:	В	Vacancy at Lease:	22.3%
Construction:	Masonry	Land Acres:	0.50
Parking:	Ratio of 0.00/1.000 SF		



MARKET AT LEASE

W 23rd St

NOIS W HIII St

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	4 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	-



+

 \star \star \star

🚯 444 W Ocean Blvd - 444 W Ocean Building

Long Beach, CA 90802 - Long Beach: Downtown Submarket





Tenant Name:	Gilligan Frisco & Trutanich	

LEASE		RENTS	
SF Leased:	2,695 SF	Asking Rent:	\$2.35/FS
Sign Date:	Jun 2024		
Space Use:	Office		
Lease Type:	Direct		
Floor:	14th Floor		
Suite:	1410		

TIME VACANT



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	25.2%	🔶 -1.1%
Submarket 3-5 Star	18.0%	v -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	V -5.1%
Months On Market	16.5	V -1.7

LEASE TERM

Start Date:

Oct 2024

TIME ON MARKET		
Date On Market:	Nov 2022	

Date On Market:	Nov 2022	Date Vacated:	Nov 2022
Date Off Market:	Jun 2024	Date Occupied:	Oct 2024
Months on Market:	20 Months	Months Vacant:	22 Months

PROPERTY

Property Type:	Office	Rentable Area:	196,132 SF	
Status:	Built 1968	Stories:	18	
Tenancy:	Multi	Floor Size:	10,896 SF	
Class:	В	Vacancy at Lease:	25.2%	
Construction:	Steel	Land Acres:	1.41	
Parking:	200 Covered Space			



\$4.00/NNN

Shell Space

Excellent

CONCESSIONS AND BUILDOUT

+

 \star \star \star

6780-6796 Cherry Ave 14

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	

Nov 2024

LEASE TERM

Start Date:

		TIME ON MARKET	
70th St	70th St	Date On Market:	Nov 2023
E 69th St	amour	Date Off Market:	Jun 2024
/	it Blvd	Months on Market:	8 Months
*£ 68m St	a l		

BIVO

Map data @2024

TIME VACANT

Buildout Status:

Space Condition:

RENTS Asking Rent:

Date Occupied:

Nov 2024

PROPERTY

Property Type:	Retail	Rentable Area:	6,050 SF
Status:	Built Nov 2009	Stories:	1
Tenancy:	Multi	Floor Size:	6,050 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	1.02
Parking:	49 Surface Spaces a		

Ch. oclo

MARKET AT LEASE

E 68th St

E Eleanor St

E Artesia Blvd

0

G D Mila Dr

Meridian Dr

E Artesia Blvd

Ch

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	A 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





 \star \star \star \star

15 5630-5668 E 2nd St - The Island Center - Shop Spaces

Long Beach, CA 90803 - Long Beach: Downtown Submarket

MARINA ACIEIC

Map data ©2024 Go



APLES

0

Tenant Name:	Teofilo Coffee		
Industry:	Accommodation a	and Food Services	
LEASE		RENTS	
SF Leased:	1,825 SF	Asking Rent:	\$5.85/NNN
Sign Date:	Jun 2024	Starting Rent:	\$5.85/NNN
Space Use:	Retail		
Lease Type:	Direct	CONCESSIONS A	
Floor:	1st Floor	Asking Discount:	0.00%
Suite:	5668	Buildout:	Standard Retail
		Buildout Status:	Partial Build-Out
LEASE TERM		Space Condition:	Excellent
Start Date:	Jun 2024		



Jun 2024
Jun 2034
10 Years

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

2

10,000 SF

5,000 SF 15.0% 0.44

MARKET	AT	LEASE

Coogle

pomona Ave BELMONT PARK

2nd st

The Colonnade (Naples Island)

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:
Status:	Built 1962	Stories:
Tenancy:	Multi	Floor Size:
Class:	C	Vacancy at Lease:
Parking:	42 Surface Spaces a	Land Acres:



\$1.75/NNN

\$1.75/NNN

0.00%

Average

Standard Retail

Full Build-Out

CONCESSIONS AND BUILDOUT

RENTS Asking Rent:

Starting Rent:

Asking Discount:

Buildout Status:

Space Condition:

Buildout:

1 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	

LEASE TERM

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

Months on Market: 1 Months

TIME ON MARKET	
Date On Market:	May 2024
Date Off Market:	Jun 2024

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

1

0.56

8,101 SF

8,101 SF 27.2%

PROPERTY

Property Type:	Retail	Rentable
Status:	Built 1987	Stories:
Tenancy:	Multi	Floor Siz
Class:	В	Vacancy
Construction:	Wood Frame	Land Acr
Parking:	36 Surface Spaces a	

FROFERIT		
Property Type:	Retail	Rentable Area:
Status:	Built 1987	Stories:
Tenancy:	Multi	Floor Size:
Class:	В	Vacancy at Lease:
Construction:	Wood Frame	Land Acres:
Parking:	36 Surface Spaces a	





	E 25th St		SUNRISE	
W Burnett St W 23rd St Crediar Av W Hill St	E Eagle St Locust Ave	23rd St. Linden Ave Elm Ave	Atlantic Ave	E HIII S
W 21st St OUTH WRIGLEY	E Willard St	-E 21st St	Atlantic Ave	Lewis Ave Martin Luther King Jr Ave
		POLY E 19th St		p data ©2024

MARKET AT LEASE

S

Co

Vacancy Rates	2024 Q2	YOY
Current Building	27.2%	4 27.2%
Submarket 2-4 Star	4.1%	4 0.1%
Market Overall	5.5%	▲ 0.2%
Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$1.75	4 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	-

 $\star \star \star \star \star$

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 A	AND BUILDOUT
Buildout Status:	Shell Space

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Jul 2023	Date Vacated:	Aug 2023
Date Off Market:	Jun 2024	Date Occupied:	Aug 2024
Months on Market:	12 Months	Months Vacant:	12 Months

PROPERTY

Property Type:	Office	Rentable Area:	180,951 SF
Status:	Built 1984	Stories:	12
Tenancy:	Multi	Floor Size:	17,720 SF
Class:	Α	Vacancy at Lease:	45.6%
Construction:	Steel	Land Acres:	1.13
Parking:	Reserved Spaces @		



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	v -5.1%
Months On Market	16.5	∳ -1.7



7/23/2024

\$2.25/MG

🔞 800 E Ocean Blvd - Villa Riviera

Long Beach, CA 90802 - Downtown Long Beach Submarket

Map data ©2024 Googk



WNTOWN WNTOWN	ann mhan / 2	rd St
CORE	E Brog 2nd St	adway BEACH
Cean Blvd _{Raside} Way	St St Ocean B	Ilvd E Ocean Blvd

MARKET AT LEASE

Coogle

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	-	-

LEASESF Leased:1,785 SFSign Date:Jun 2024Space Use:RetailLease Type:DirectFloor:1st FloorSuite:102

RENTS

Asking Rent:

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

TIME ON MARKET		TIME VACANT	TIME VACANT		
Date On Market:	Jan 2023	Date Vacated:	Jan 2023		
Date Off Market:	Jun 2024	Date Occupied:	Jul 2024		
Nonths on Market:	17 Months	Months Vacant:	17 Months		

PROPERTY

Property Type:	Multi-Family	Rentable Area:	162,010 SF
Status:	Built 1928	Stories:	17
Tenancy:	-	Floor Size:	8,480 SF
Class:	C	Land Acres:	1.26
Construction:	Reinforced Concrete		
Parking:	100 Covered Space	_	





7/23/2024



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	

One Organization Organization Organization Organization Organization Organization E source E spaulding str ZAFERIA E Anaheim St E fountain St E Anaheim St E founda are E Amaheim St E 11th St E AST SIDE E 10th St E 10th St

MARKET AT LEASE

Coopla

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

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

Map data ©2024

Property Type:	Office	Rentable Area:	3,250 SF
Status:	Built 1955	Stories:	1
Tenancy:	Multi	Floor Size:	3,250 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	0.14
Parking:	5 Surface Spaces ar		



\$2.95/NNN

 \bigstar

 \star \star \star

n 4215-4275 Atlantic Ave

Long Beach, CA 90807 - Long Beach: Suburban Submarket





RENTS

Asking Rent:

LEASE TERM

Start Date:

LEASE

te: Jul 2024

TIME ON MARKET		TIME VACANT	
Date On Market:	Mar 2024	Date Vacated:	Mar 2024
Date Off Market:	Jun 2024	Date Occupied:	Jul 2024
Months on Market:	4 Months	Months Vacant:	3 Months

PROPERTY

Property Type:	Retail	Rentable Area:	20,740 SF
Status:	Built 1979	Stories:	1
Tenancy:	Multi	Floor Size:	20,740 SF
Class:	С	Vacancy at Lease:	4.3%
Construction:	Masonry	Land Acres:	1.68
Parking:	92 Surface Spaces a		



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
vacancy nates	2024 92	101
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	A 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	-





7/23/2024

\$2.25/FS

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:

LEASE TERM
Start Date:
Expiration Date

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Jun 2021	Date Vacated:	Jun 2021
Date Off Market:	Jun 2024	Date Occupied:	Jul 2024
Months on Market:	37 Months	Months Vacant:	37 Months

PROPERTY

-			
Property Type:	Office	Rentable Area:	79,764 SF
Status:	Built 1987	Stories:	6
Tenancy:	Multi	Floor Size:	12,977 SF
Class:	В	Vacancy at Lease:	22.1%
Construction:	Steel	Land Acres:	2.35
Parking:	Ratio of 0.00/1,000 SF		



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	4 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	4 39.3%
Months On Market	11.7	▲ 3.2





*

 \star \star \star

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	

\$2.50/MG

CONCESSIONS A	ND BUILDOUT
Buildout Status:	Full Build-Out

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Sep 2023	Date Vacated:	Sep 2023
Date Off Market:	Jun 2024	Date Occupied:	Aug 2024
Months on Market:	9 Months	Months Vacant:	10 Months

RENTS

Asking Rent:

PROPERTY

Property Type:	Office	Rentable Area:	22,500 SF
Status:	Built 1937	Stories:	3
Tenancy:	Multi	Floor Size:	7,405 SF
Class:	В	Vacancy at Lease:	34.2%
Construction:	Reinforced Concrete	Land Acres:	0.17
Parking:	Ratio of 0.00/1,000 SF		



Vacancy Rates	2024 Q2	YOY
Current Building	34.2%	4 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	V -5.1%
Months On Market	16.5	V -1.7



eport

\$2.10/NNN

\$2.75/NNN

-30.95%

Excellent

Standard Retail

Full Build-Out

 \star \star \star \star

4105 N Bellflower Blvd 23

Long Beach, CA 90808 - Long Beach: Suburban Submarket



Lak	ewood H	igh School <table-cell></table-cell>		
Harvey Way	Marber	Harvey Way	Harve	y Way
E Carson St	Ave	kewood Family Y E Carson St	мса 🖓	AL STATE
Clark Ave	N Bellflower Blvd	Heartwe Parkcrest S		Woodruff Ave
E Hanbury St	ver Blvd	OLD LAKEWO CITY	DOD	Ave
Coorda	E۲	larco St	Map dati	. 00004

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	

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

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 5 Months Months Vacant:

CONCESSIONS AND BUILDOUT

RENTS

Asking Rent:

Starting Rent:

Asking Discount:

Buildout Status:

Space Condition:

Buildout:

PROPERTY

Property Type:	Retail	Rentable Area:	2,532 SF
Status:	Built 1969	Stories:	2
Tenancy:	Multi	Floor Size:	1,266 SF
Class:	С	Vacancy at Lease:	50.0%
Construction:	Wood Frame	Land Acres:	0.20
Parking:	41 free Surface Spa		



Lease	Comps	R



\$2.75/FS

 $\star\star\star\star$

💁 200 Pine Ave - 200 PINE

Long Beach, CA 90802 - Long Beach: Downtown Submarket





MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
vacancy Nates	2024 Q2	101
Current Building	22.4%	♦ -4.2%
Submarket 2-4 Star	18.6%	v -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	V -1.7

LEASESF Leased:1,589 SFSign Date:May 2024Space Use:OfficeLease Type:DirectFloor:6th FloorSuite:620

Jun 2024

RENTS

Asking Rent:

LEASE TERM

Start Date:

 TIME ON MARKET
 TIME VACANT

 Date On Market:
 Nov 2023
 Date Vacated:
 Nov 2023

 Date Off Market:
 May 2024
 Date Occupied:
 Jun 2024

 Months on Market:
 7 Months
 Months Vacant:
 7 Months

PROPERTY

Property Type:	Office	Rentable Area:	65,909 SF
Status:	Built 1968	Stories:	6
Tenancy:	Multi	Floor Size:	10,597 SF
Class:	В	Vacancy at Lease:	22.4%
Construction:	Reinforced Concrete	Land Acres:	0.52
Parking:	Reserved Spaces @		



Lease Comps Details

Lease Comps Report

\$3.80/FS

\$3.85/FS

\$3.85/FS

-1.32%

CONCESSIONS AND BUILDOUT

☆ 5855 E Naples Plz - Naples Center Building

Long Beach, CA 90803 - Long Beach: Downtown Submarket





LEASE TERM

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

TIME ON MARKE	Т	TI
Date On Market:	May 2024	Da
Date Off Market:	Jun 2024	Da

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

PROPERTY

Months on Market: 1 Months

Property Type:	Office	Rentable Area:	25,226 SF
Status:	Built 1964	Stories:	3
Tenancy:	Multi	Floor Size:	8,408 SF
Class:	В	Vacancy at Lease:	3.7%
Construction:	Masonry	Land Acres:	0.36
Parking:	18 Surface Spaces a		

RENTS

Asking Rent:

Starting Rent:

Effective Rent:

Asking Discount:



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	▼ -17





2201-2221 Palo Verde Ave

Long Beach, CA 90815 - Long Beach: Suburban Submarket





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		TIME VACANT
Date On Market:	Jan 2024	Date Vacated:
Date Off Market:	May 2024	Date Occupied:
Months on Market:	4 Months	Months Vacant:

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

PROPERTY

Property Type:	Retail	Rentable Area:	23,295 SF
Status:	Built 1985	Stories:	2
Tenancy:	Multi	Floor Size:	11,648 SF
Class:	С	Vacancy at Lease:	8.7%
Construction:	Wood Frame	Land Acres:	1.50
Parking:	60 Surface Spaces a		



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	-



Lease Comps Details

Lease Comps Report

\$2.75/NNN

\$2.75/NNN

Shell Space

Excellent

Jun 2024

0.00%

CONCESSIONS AND BUILDOUT

🍲 3633 N Long Beach Blvd

Long Beach, CA 90807 - Long Beach: Suburban Submarket



				Middle E Armand	lughes School o Dr
W Bixby Rd	E	Bixby Rd			
Country Credar Ave W 37th St	Logist Ave Weston Pl E Cameron I	Elm Ave	Linden Ave		California Ave Myrtle Ävenue
	c cameron n				
		E 36th St			
Magnolia Ave W Wardlow Rd			Atlantic Ave Linden Ave	E 35th St	

MARKET AT LEASE

N		VOV
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

Tenant Name:	Medical office
LEASE	

TENANT

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

LEASE TERM

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

TIME ON MARKET

PROPERTY

Tenancy: Class:

Parking:

Construction:

Property Type: Status:

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

Office

Multi

в

Built 1957

Masonry

18 Surface Spaces a...

TIME VACANT

RENTS Asking Rent:

Starting Rent:

Asking Discount:

Buildout Status:

Space Condition:

Date Occupied:

Rentable Area:14,759 SFStories:2Floor Size:7,380 SFVacancy at Lease:0.0%Land Acres:0.37







7/23/2024



\$2.75/NNN



Long Beach, CA 90814 - Long Beach: Downtown Submarket

E Mayfield St



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

RENTS

Asking Rent:

LEASE	TERM

Start Date

TIME ON MARKET		TIME VACANT	
Date On Market:	Jan 2024	Date Vacated:	Jan 2024
Date Off Market:	May 2024	Date Occupied:	May 2024
Months on Market:	4 Months	Months Vacant:	4 Months

PROPERTY

Property Type:	Retail	Rentable Area:	825 SF
Status:	Built 1964	Stories:	1
Tenancy:	-	Floor Size:	825 SF
Class:	-	Vacancy at Lease:	0.0%



E 10th St

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	v -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%
12 MO. LCOSCO OI		



★★★★

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 & Cafe		
Buildout Status:	Full Build-Out	
Space Condition:	Needs Renovation	



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	19.3%	1 9.3%
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	-

LEASE TERM

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

TIME ON MARKET		TIME VACANT	TIME VACANT	
Date On Market:	Mar 2024	Date Vacated:	Apr 2024	
Date Off Market:	May 2024	Date Occupied:	May 2024	
Months on Market:	2 Months	Months Vacant:	1 Months	

PROPERTY

Property Type:	Retail	Rentable Area:	9,987 SF
Status:	Built 1944	Stories:	2
Tenancy:	Multi	Floor Size:	4,994 SF
Class:	C	Vacancy at Lease:	19.3%
Construction:	Masonry	Land Acres:	0.17
Parking:	3 Surface Spaces ar		



 $\star \star \star \star \star$

1745 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	



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	v -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

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Dec 2023	Date Vacated:	Jan 2024
Date Off Market:	Jun 2024	Date Occupied:	Jun 2024
Months on Market:	5 Months	Months Vacant:	5 Months

PROPERTY

Property Type:	Office	Rentable Area:	10,316 SF
Status:	Built 1958	Stories:	2
Tenancy:	Multi	Floor Size:	5,158 SF
Class:	В	Vacancy at Lease:	24.5%
Construction:	Masonry	Land Acres:	0.50



\$2.75/NNN

3610 Long Beach Blvd

Long Beach, CA 90807 - Long Beach: Suburban Submarket





MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	v -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

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

RENTS

Asking Rent:

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Jun 2023	Date Vacated:	Jun 2023
Date Off Market:	May 2024	Date Occupied:	Jun 2024
Months on Market:	12 Months	Months Vacant:	12 Months

PROPERTY

Property Type:	Office	Rentable Area:	9,384 SF
Status:	Built 1963	Stories:	2
Tenancy:	Multi	Floor Size:	4,692 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Wood Frame	Land Acres:	0.46
Parking:	46 Surface Spaces a		





 \star \star \star \star

n 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%	



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

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Feb 2023	Date Vacated:	Feb 2023
Date Off Market:	May 2024	Date Occupied:	Jul 2024
Months on Market:	15 Months	Months Vacant:	17 Months

PROPERTY

Office	Rentable Area:	28,387 SF
Built 1975	Stories:	2
Multi	Floor Size:	14,194 SF
C	Vacancy at Lease:	11.7%
Ratio of 4.00/1,000 SF	Land Acres:	1.35
	Built 1975 Multi C	Built 1975Stories:MultiFloor Size:CVacancy at Lease:





7/23/2024

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	

LE El Garmen St. E El Progreso St El

E Rendina St

MARKET AT LEASE

Coord

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	v -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	4 39.3%
Months On Market	11.7	▲ 3.2

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Jan 2023	Date Vacated:	Feb 2023
Date Off Market:	May 2024	Date Occupied:	Jun 2024
Months on Market:	17 Months	Months Vacant:	15 Months

PROPERTY

Map data @2024

Property Type:	Office	Rentable Area:	11,652 SF
Status:	Built 1980	Stories:	2
Tenancy:	Multi	Floor Size:	5,826 SF
Class:	C	Vacancy at Lease:	5.6%
Construction:	Wood Frame	Land Acres:	0.41
Parking:	18 Covered Spaces		





 \star \star \star \star

7/23/2024

4 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	



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

LEASE TERM

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

TIME ON MARKET		TIME VACANT	TIME VACANT	
Date On Market:	Aug 2021	Date Vacated:	Aug 2021	
Date Off Market:	May 2024	Date Occupied:	Jun 2024	
Months on Market:	34 Months	Months Vacant:	34 Months	

Property Type:	Office	Rentable Area:	574,981 SF
Status:	Built 1989	Stories:	27
Tenancy:	Multi	Floor Size:	22,086 SF
Class:	Α	Vacancy at Lease:	25.1%
Construction:	Steel	Land Acres:	4.14
Parking:	Reserved Spaces @		





\$3.50

 \star \star \star \star

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

Jun 2024

RENTS

Asking Rent:

LEASE TERM

Start Date:

TIME ON MARKET		TIME VACANT	TIME VACANT	
Date On Market:	Feb 2023	Date Vacated:	Feb 2023	
Date Off Market:	May 2024	Date Occupied:	Jun 2024	
Months on Market:	15 Months	Months Vacant:	15 Months	

PROPERTY

Property Type:	Office	Rentable Area:	166,761 SF
Status:	Built 1989	Stories:	6
Tenancy:	Multi	Floor Size:	27,546 SF
Class:	Α	Vacancy at Lease:	33.4%
Construction:	Steel	Land Acres:	4.33
Parking:	Covered Spaces @		



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	33.4%	1 4.3%
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	A 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



\$3.50

 \star \star \star \star

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:

LEASE TERM

Start Date:

Jun 2024

TIME ON MARKET		TIME VACANT	
Date On Market:	Feb 2023	Date Vacated:	Dec 2023
Date Off Market:	May 2024	Date Occupied:	Jun 2024
Months on Market:	16 Months	Months Vacant:	6 Months

PROPERTY

Property Type:	Office	Rentable Area:	166,761 SF
Status:	Built 1989	Stories:	6
Tenancy:	Multi	Floor Size:	27,546 SF
Class:	Α	Vacancy at Lease:	33.4%
Construction:	Steel	Land Acres:	4.33
Parking:	Covered Spaces @		



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	33.4%	1 4.3%
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



\$2.25/MG

 \star \star \star

3647-3649 Atlantic Ave 36

Long Beach, CA 90807 - Long Beach: Suburban Submarket



		Charles Evans Middle E Armar	e School 💙	Marron Ave
Pine Ave Pacific Ave	E Bixby Rd Em Ave Long Beach Blvd	Linden Äve	E Bixb California Ave Myrtle Avenue	y Rd Cerritos Ave
	E 36th S	Atlantic Ave		LIFORNI <i>I</i> IEIGHTS
elsoof		e e		rdlow Rd

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	v -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

Suite:

TENANT Tenant Name:

LEASE

SF Leased:

Sign Date:

Space Use:

Lease Type: Floor:

LEASE TERM

Start Date:

May 2024

1,019 SF

May 2024 Office

1st Floor

Direct

в

TIME ON MARKET

Date On Market:	Jun 2023	Date Vacated:	Jul 2023
Date Off Market:	May 2024	Date Occupied:	May 2024
Months on Market:	11 Months	Months Vacant:	10 Months

One Neuro Psychology

PROPERTY

Property Type:	Office	Rentable Area:	6,250 SF
Status:	Built 1963	Stories:	1
Tenancy:	Multi	Floor Size:	6,250 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	0.31
Parking:	22 Surface Spaces a		

RENTS

Asking Rent:

TIME VACANT



\$2.85/FS

Standard Office

Full Build-Out

Average

CONCESSIONS AND BUILDOUT

3 100 W Broadway - The Hubb

Long Beach, CA 90802 - Long Beach: Downtown Submarket

E 6th St

EAST VILLAGE



NORTH PINE

E 4th St

QWNTOWN

E Ocean Blvd

Re Seaside Way

each

8

W Ocean Blvd

W 4th St

ă

B

1st St

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

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Jun 2021	Date Vacated:	Jul 2021
Date Off Market:	May 2024	Date Occupied:	Jun 2024
Months on Market:	35 Months	Months Vacant:	35 Months

RENTS Asking Rent:

Buildout:

Buildout Status:

Space Condition:

WATERFRONT Map data ©2024 Google

MARKET AT LEASE

W Shoreline Or

Ave

WEST GATEWAY LONG

W 6th St

W 5th St

Ave

W 3rd St

Vacancy Rates	2024 Q2	YOY
Current Building	33.9%	12.5%
Submarket 3-5 Star	18.0%	v -1.7%
Market Overall	16.1%	1 .3%
Same Store Asking Rent/SF	2024 Q2	YOY
Current Building	\$2.67	v -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%

Property Type:	Office	Rentable Area:	210,000 SF
Status:	Built 1985	Stories:	6
Tenancy:	Multi	Floor Size:	35,000 SF
Class:	Α	Vacancy at Lease:	33.9%
Construction:	Steel	Land Acres:	2.04
Parking:	84 Reserved Spaces		





 \bigstar

 \star \star \star

38 5820-5840 E Naples Plz

Long Beach, CA 90803 - Long Beach: Downtown Submarket





RENTS	
Asking Rent:	\$3.25/MG

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



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	10.9%	v -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	4 2.5%
Market Overall	\$3.46	▲ 0.4%
Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased SF	335,583	V -5.1%
Months On Market	16.5	♦ -1.7

LEASE TERM

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

TIME ON MARKET		TIME VACANT	
Date On Market:	Jul 2023	Date Vacated:	Sep 2023
Date Off Market:	May 2024	Date Occupied:	May 2024
Months on Market:	10 Months	Months Vacant:	8 Months

Property Type:	Office	Rentable Area:	8,897 SF
Status:	Built 1976	Stories:	3
Tenancy:	Multi	Floor Size:	2,966 SF
Class:	В	Vacancy at Lease:	10.9%
Parking:	Ratio of 0.00/1,000 SF	Land Acres:	0.16





\$2.75/FS

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:

LEASE TERM

Start Date:

May 2024

TIME ON MARKET		TIME VACANT	
Date On Market:	Jan 2024	Date Vacated:	Jan 2024
Date Off Market:	May 2024	Date Occupied:	May 2024
Months on Market:	3 Months	Months Vacant:	4 Months

PROPERTY

Property Type:	Office	Rentable Area:	230,782 SF
Status:	Built 1971	Stories:	15
Tenancy:	Multi	Floor Size:	15,232 SF
Class:	В	Vacancy at Lease:	33.0%
Construction:	Steel	Land Acres:	3.29
Parking:	Reserved Spaces @		



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



 \star \star \star \star

7/23/2024

\$2.65/FS

💁 200 Pine Ave - 200 PINE

Long Beach, CA 90802 - Long Beach: Downtown Submarket





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	v -5.1%
Months On Market	16.5	∳ -1.7

TENANT Tenant Name:

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

West Coast Alliance

LEASE TERM

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

TIME ON MARKET

Date On Market:	Jun 2023	Date \
Date Off Market:	May 2024	Date C
Months on Market:	11 Months	Month

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

PROPERTY

Property Type:	Office	Rentable Area:	65,909 SF
Status:	Built 1968	Stories:	6
Tenancy:	Multi	Floor Size:	10,597 SF
Class:	В	Vacancy at Lease:	22.4%
Construction:	Reinforced Concrete	Land Acres:	0.52
Parking:	Reserved Spaces @		

RENTS Asking Rent:



1 2446-2448 Santa Fe Ave

Long Beach, CA 90810 - Long Beach: Suburban Submarket





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	

LEASESF Leased:1,000 SFSign Date:May 2024Space Use:RetailLease Type:DirectFloor:1st FloorSuite:2446

LEASE TERM

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

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

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

PROPERTY

Property Type:	Retail	Rentable Area:	1,960 SF
Status:	Built 1939	Stories:	1
Tenancy:	Multi	Floor Size:	1,960 SF
Class:	С	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	0.10
Parking:	8 Surface Spaces ar		

RENTS

Asking Rent:

Starting Rent:



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

CONCESSIONS AND BUILDOUT

\$2.20

\$2.20

7/23/2024



1201-203 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

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



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

LEASE TERM

Start Date:

May 2024

TIME ON MARKET		TIME VACANT		
Date On Market:	May 2024	Date Vacated:	May 2024	
Date Off Market:	May 2024	Date Occupied:	May 2024	
Months on Market:	0 Mos			

Property Type:	Office	Rentable Area:	12,188 SF
Status:	Built 1971	Stories:	2
Tenancy:	-	Floor Size:	6,094 SF
Class:	C	Vacancy at Lease:	5.3%
Parking:	Ratio of 10.00/1,000	Land Acres:	0.20



1201-203 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	TIME ON MARKET TIME VACANT		
Date On Market:	Apr 2024	Date Vacated:	May 2024
Date Off Market:	May 2024	Date Occupied:	May 2024
Months on Market:	1 Months	Months Vacant:	0 Days

PROPERTY

Property Type:	Office	Rentable Area:	12,188 SF
Status:	Built 1971	Stories:	2
Tenancy:	-	Floor Size:	6,094 SF
Class:	C	Vacancy at Lease:	5.3%
Parking:	Ratio of 10.00/1,000	Land Acres:	0.20

E broadway E broa

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	V -5.1%
Months On Market	16.5	V -1.7



\$3.61/FS

2734 E Broadway

Long Beach, CA 90803 - Long Beach: Downtown Submarket





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

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

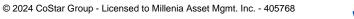
LEASE TERM

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

TIME ON MARKET TIME VACANT			
Date On Market:	Jan 2024	Date Vacated:	Jan 2024
Date Off Market:	Apr 2024	Date Occupied:	Apr 2024
Months on Market:	4 Months	Months Vacant:	3 Months

RENTS Asking Rent:

Property Type:	Office	Rentable Area:	720 SF
Status:	Built 1986	Stories:	2
Tenancy:	Multi	Floor Size:	360 SF
Class:	C	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	0.19
Parking:	Ratio of 0.00/1,000 SF		



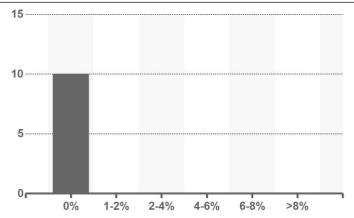




DEALS BY ASKING, STARTING AND EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT

