

Prime Development Opportunity

2180-2196

LONG BEACH BLVD

Long Beach, CA

CBRE

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2180-2196  
LONG BEACH BLVD

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LONG BEACH BLVD

Long Beach  
Polytechnic High School  
3,954 Students

Alamitos Beach

Downtown  
Long Beach

Port of  
Long Beach



Metro A Line  
69,216 Daily Passengers



LONG BEACH BLVD | #9,090 VPD

LONG BEACH BLVD | #8,737 VPD

# 01

## EXECUTIVE SUMMARY

# THE OFFERING

2180-2196 Long Beach Blvd is a prime development site in Long Beach CA, featuring a signalized corner location with approximately 120 feet of frontage along Long Beach Blvd and 122 feet on Hill Street. Zoned SP1-CDR, the property supports diverse uses within the Midtown Specific Plan Corridor District. Situated about 2 miles north of Downtown Long Beach and close to the 710 and 405 Freeways, it offers excellent visibility and accessibility.

## Investment Highlights

- ±9,090 Northbound VPD  
±8,737 Southbound VPD
- Midtown Specific Plan Corridor District Location
- Variety of Uses Available (Multifamily, Retail, etc)
- Clean Phase 1 & 2
- Signalized Corner Location
- Excellent Frontage
  - + 120 Feet on Long Beach Blvd
  - + 122 Feet on Hill Street
- Excellent Street Visibility
- Easy Access to Metro Blue Line Rail transit
- Minutes from 405 and 710 Freeways

*\*Source: Sites USA*



**OWNERSHIP**  
FEE SIMPLE



**PRICE**  
\$1,350,000



**ZONING**  
SP1-CDR (per City)



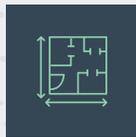
**APN**  
7208-027-036



**LOT SIZE SF**  
14,810 (Est.)



**LOT SIZE AC**  
0.34 (Est.)



**BUILDING SIZE**  
380 (Est.)



**YEAR BUILT**  
1952



**ACCESS**  
Ingress/Egress  
(Long Beach Blvd)





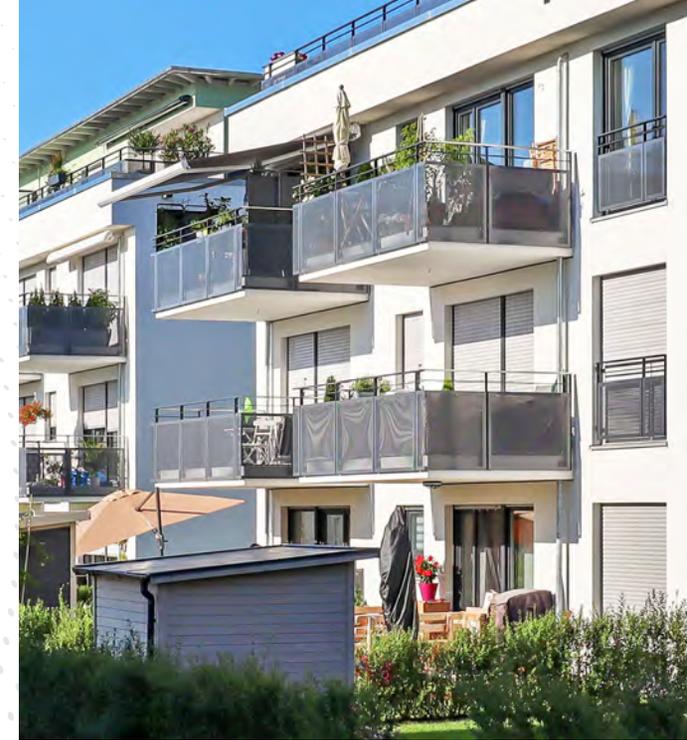
2180-2196  
LONG BEACH BLVD

PROPERTY  
DESCRIPTION

02

# Property Overview

The property located at 2180-2196 Long Beach Blvd, Long Beach, CA encompasses 14,810 square feet on a .34-acre lot. This prime land development site is ideally situated for a variety of permitted uses, including multifamily residential units, live-work spaces, restaurants, ready-to-eat food establishments, and retail opportunities. Its strategic location in Long Beach makes it an attractive option for developers looking to capitalize on the growing demand for mixed-use environments. With its versatile zoning, this property presents an excellent opportunity for investment and development in a vibrant community.



## ADDRESS

2180-2196 LONG BEACH BLVD, LONG BEACH CA



## MARKET/SUBMARKET

LONG BEACH, CA



## LOT SIZE

14,810 SF/ 0.34 ACRES



## SAMPLE USES

MULTIFAMILY, LIVE-WORK, RESTAURANTS AND READY-TO-EAT FOODS, AND RETAIL



03

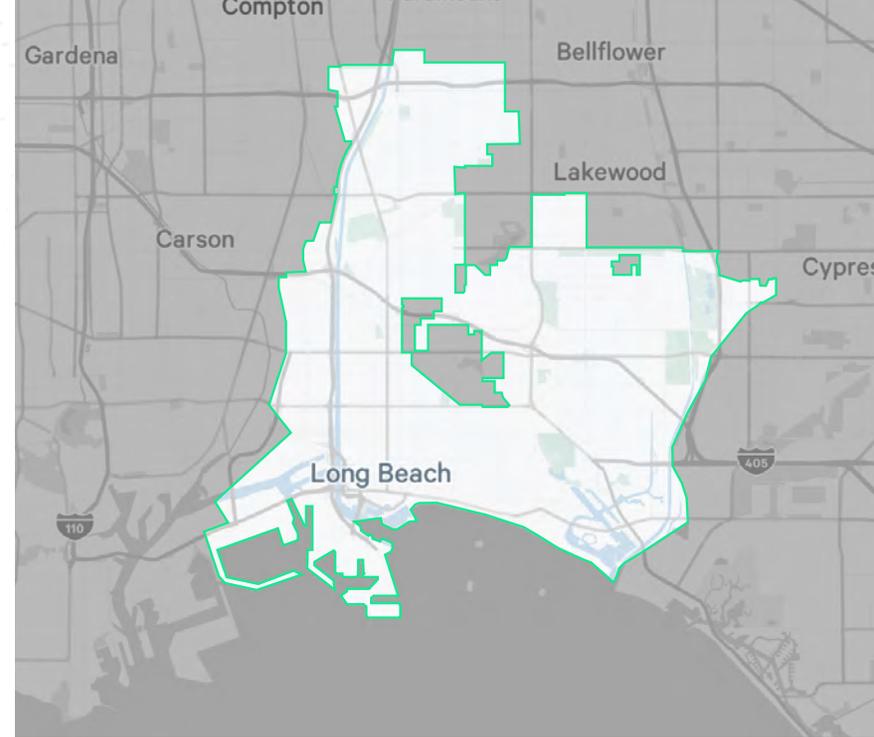
LOCATION  
OVERVIEW

# LOCATION OVERVIEW

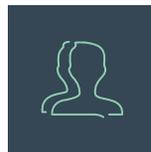
## Long Beach, California

Incorporated in 1897, Long Beach is a vibrant city situated in Southern California, approximately 20 miles south of downtown Los Angeles. As part of the Gateway Cities region, Long Beach boasts the second busiest container port in the United States, making it one of the largest shipping hubs in the world.

The city is renowned for its waterfront attractions, including the iconic RMS Queen Mary, permanently docked at the harbor, and the engaging Aquarium of the Pacific. Long Beach is also famous for hosting the Grand Prix of Long Beach, an exhilarating IndyCar race that draws motorsport enthusiasts from around the globe. Additionally, California State University, Long Beach, one of the largest universities in the state by enrollment, contributes to the city's dynamic atmosphere and educational landscape. With its unique blend of coastal charm and urban energy, Long Beach is a distinctive destination in Southern California.



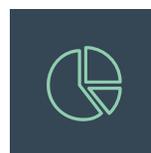
**POPULATION**  
502,267 (2024)



**AVERAGE AGE**  
38 YEARS (2024)



**MEDIAN HOUSEHOLD INCOME**  
\$73,646



**PERCENTAGE OF RENTERS**  
60%

Sources – census.gov, datausa.io

# Demographics

## Population

	1 mile	3 miles	5 miles
2020 Population	50,215	266,623	524,440
2024 Population	48,089	258,866	502,267
2029 Population Projection	46,504	251,070	485,798
Annual Growth 2020-2024	-1.1%	-0.7%	-1.1%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.7%
Median Age	33.9	37.1	38
Bachelor's Degree or Higher	15%	28%	29%

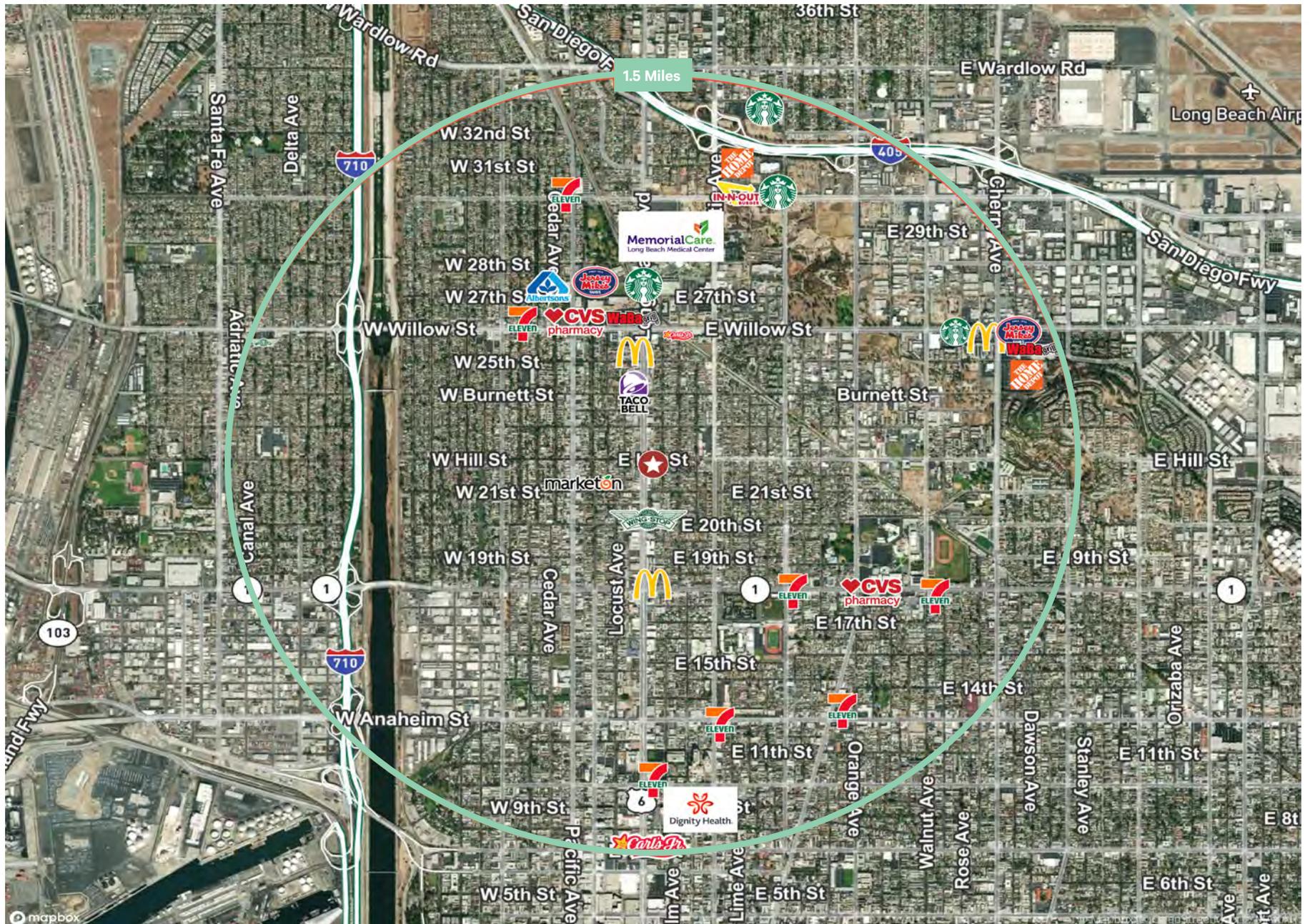
## Income

	1 mile	3 miles	5 miles
Avg Household Income	\$74,419	\$85,395	\$96,351
Median Household Income	\$54,525	\$63,695	\$73,646
< \$25,000	3,024	19,211	31,150
\$25,000 - 50,000	3,542	18,581	30,719
\$50,000 - 75,000	2,850	17,745	29,121
\$75,000 - 100,000	1,618	13,015	24,707
\$100,000 - 125,000	1,289	8,544	18,421
\$125,000 - 150,000	702	5,998	12,695
\$150,000 - 200,000	645	7,165	15,515
\$200,000+	731	6,648	16,808

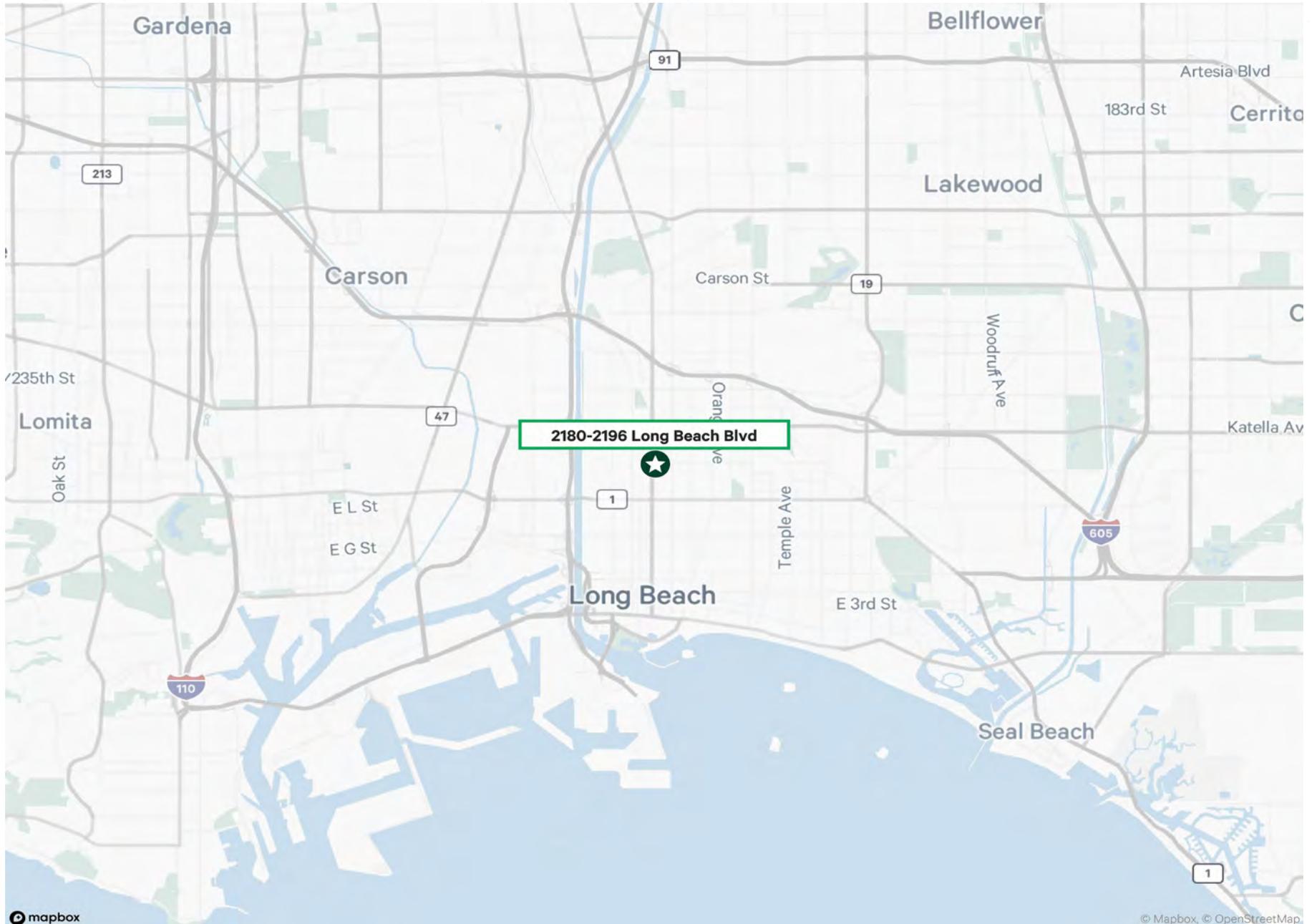
Source: Costar



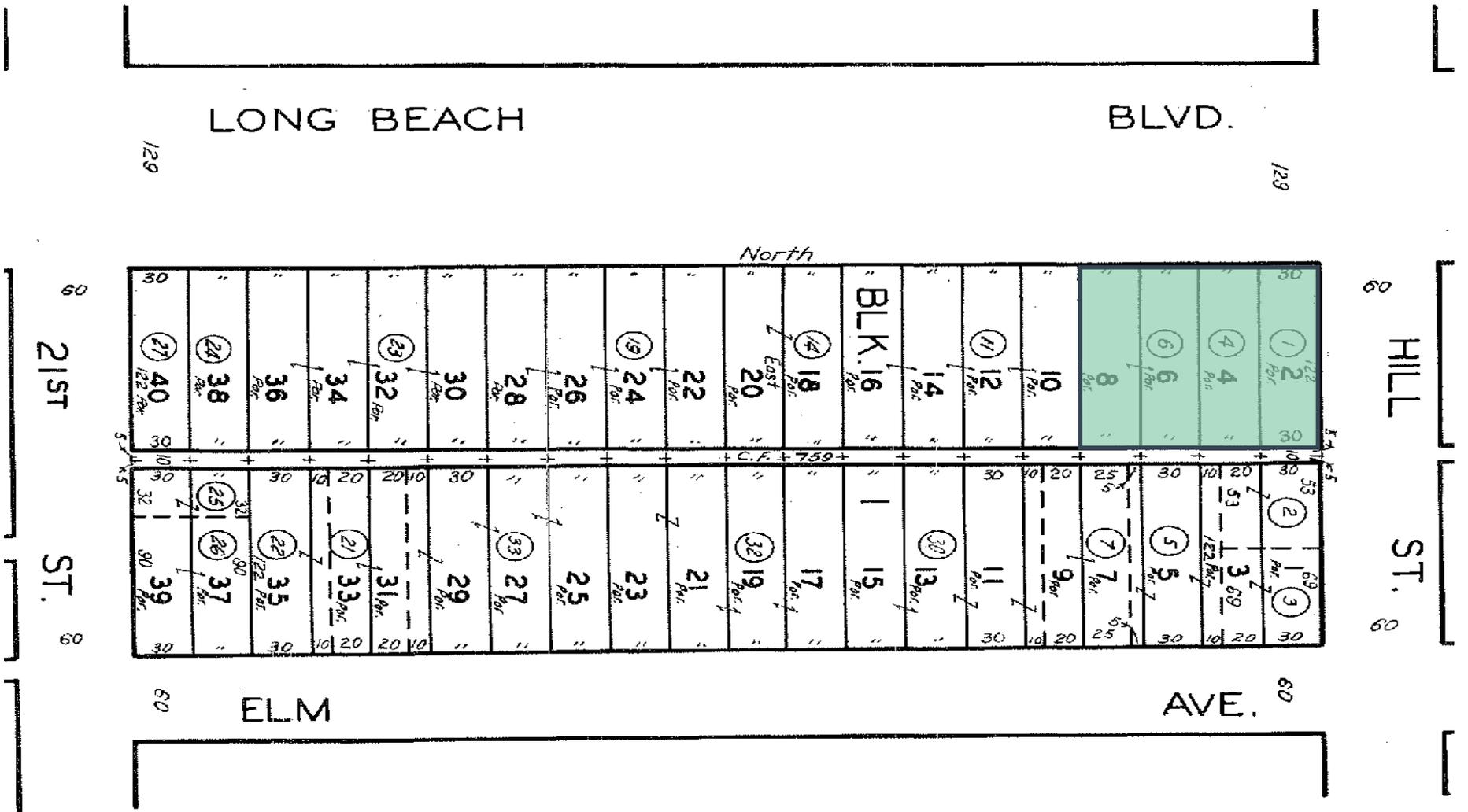
# Amenities Map



# Location Map



Plat Map



# LOCATION OVERVIEW

## Long Beach Aerospace

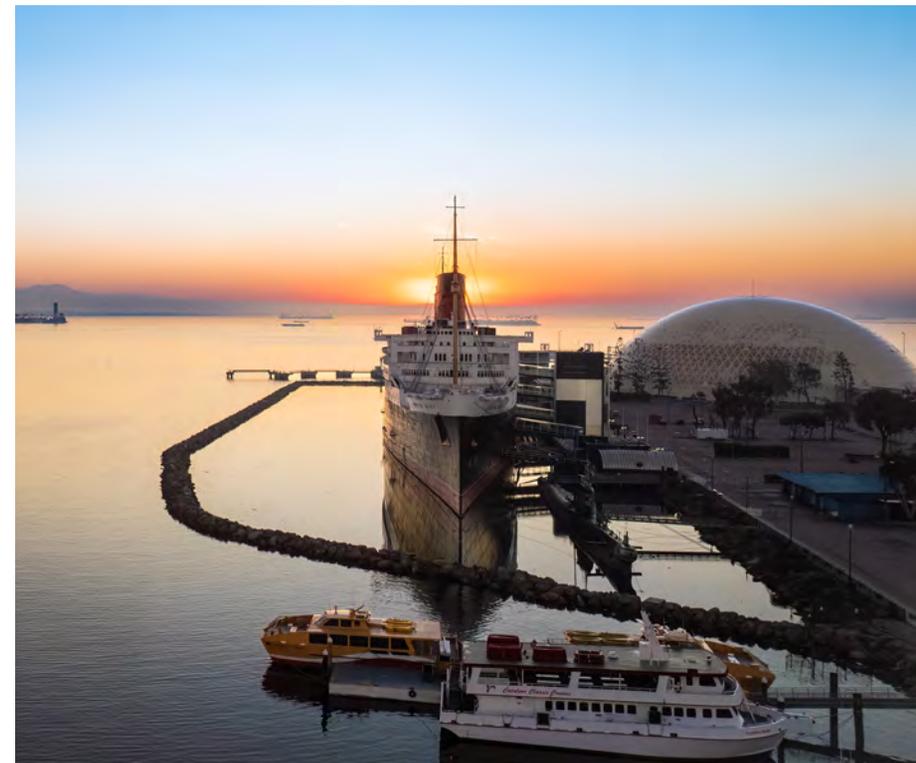
Long Beach is rapidly emerging as one of the most dynamic and fastest-growing hubs for space and aerospace exploration in the United States. With a storied history in aerospace engineering that dates back to the mid-20th century, the city is reinventing itself as a hotbed for innovative technologies, spacecraft development, and aviation solutions.

In just the past two years, Long Beach has attracted over \$750 million in funding from the U.S. Department of Defense, solidifying its reputation as a magnet for companies eager to redefine the frontiers of aerospace innovation. Today, the city is home to the international headquarters of several leading firms, including Rocket Lab, Vast, Relativity Space, and JetZero, as well as significant operations from Boeing. This thriving ecosystem not only underscores Long Beach's pivotal role in the aerospace sector but also positions it at the forefront of advancements that could shape the future of space exploration.

Long Beach's strategic geographic location offers aerospace companies a distinct advantage, providing easy access to vital resources through the Port of Long Beach, one of the busiest ports in the world. This connectivity enhances access to global markets, simplifying the import and export of products. Furthermore, the city boasts an award-winning airport and is conveniently located near Los Angeles International Airport (LAX), facilitating seamless global travel for business and leisure. The proximity to prestigious educational institutions also attracts a fresh pool of talent, enriching the local workforce in the aerospace sector. Long Beach promotes a business-friendly environment, actively encouraging companies to establish or expand their operations within the city. With its unique blend of logistical advantages, supportive policies, and a thriving talent pipeline, Long Beach is emerging as an ideal destination for aerospace innovation and growth.

## The Queen Mary

The Queen Mary transcends its physical presence, embodying a spirit that has traversed generations. This magnificent vessel uniquely fuses historic charm with contemporary allure, transforming fleeting moments into lasting legacies. Offering an immersive experience, it captures not only the tangible aspects of our past and present but also intricately connects with the intangible threads of our shared history and societal evolution.



# LOCATION OVERVIEW

## Acura Grand Prix of Long Beach

The Acura Grand Prix of Long Beach, held annually in downtown Long Beach, California, is a premier event in the IndyCar Series, typically taking place in April. As the second-oldest continuously running race in IndyCar history, after the iconic Indianapolis 500, the Long Beach Grand Prix is celebrated as one of the circuit's most prestigious events.

## Aquarium of the Pacific

The Aquarium of the Pacific is a renowned public aquarium situated on a 5-acre site at Rainbow Harbor in Long Beach, California. Conveniently located across the water from popular attractions like the Long Beach Convention Center, Shoreline Village, and the Queen Mary Hotel, the aquarium is easily accessible via its own street, Aquarium Way.

Drawing approximately 1.7 million visitors each year, the aquarium employs a dedicated team of around 1,875 individuals, which includes more than 1,500 passionate volunteers and 375 staff members. Together, they work to create an engaging and educational experience for all guests, making the aquarium a vital destination for marine life enthusiasts and families alike.

## 2028 Olympic Games

Long Beach is set to play a pivotal role in the 2028 Summer Olympic and Paralympic Games, serving as a major venue city by hosting 11 Olympic events—more than any city other than Los Angeles.

## Sports and Venues

- Beach Volleyball
- Coastal Rowing
- Target Shooting
- Sport Climbing
- Canoe Sprint
- Handball
- Marathon Swimming
- Rowing
- Sailing
- Water Polo
- Artistic Swimming



# Top Employers

Major Local Employers - longbeach.gov

 <p><b>AQUARIUM</b> OF THE PACIFIC A non-profit institution</p>	 <p><b>BOEING</b></p>		 <p><b>FRONTIER</b></p>
 <p><b>The Chamber</b> Long Beach Area Chamber of Commerce</p>	 <p><b>LONG BEACH</b> CITY COLLEGE</p>	 <p><b>LONG BEACH</b> Convention &amp; Entertainment Center</p>	 <p><b>MemorialCare</b> Long Beach Medical Center</p>
 <p><b>Dignity Health</b> St. Mary Medical Center</p>		 <p><b>LONG BEACH</b> UNIFIED • SCHOOL • DISTRICT</p>	 <p><b>International Longshore &amp; Warehouse Union</b></p>
 <p><b>(Metro Rail/Blue Line)</b></p>	 <p><b>Port of LONG BEACH</b> THE GREEN PORT</p>	 <p><b>SOUTHERN CALIFORNIA EDISON</b></p>	 <p><b>Spectrum</b></p>

# 2180-2196 LONG BEACH BLVD

Long Beach, CA

## INVESTMENT CONTACTS

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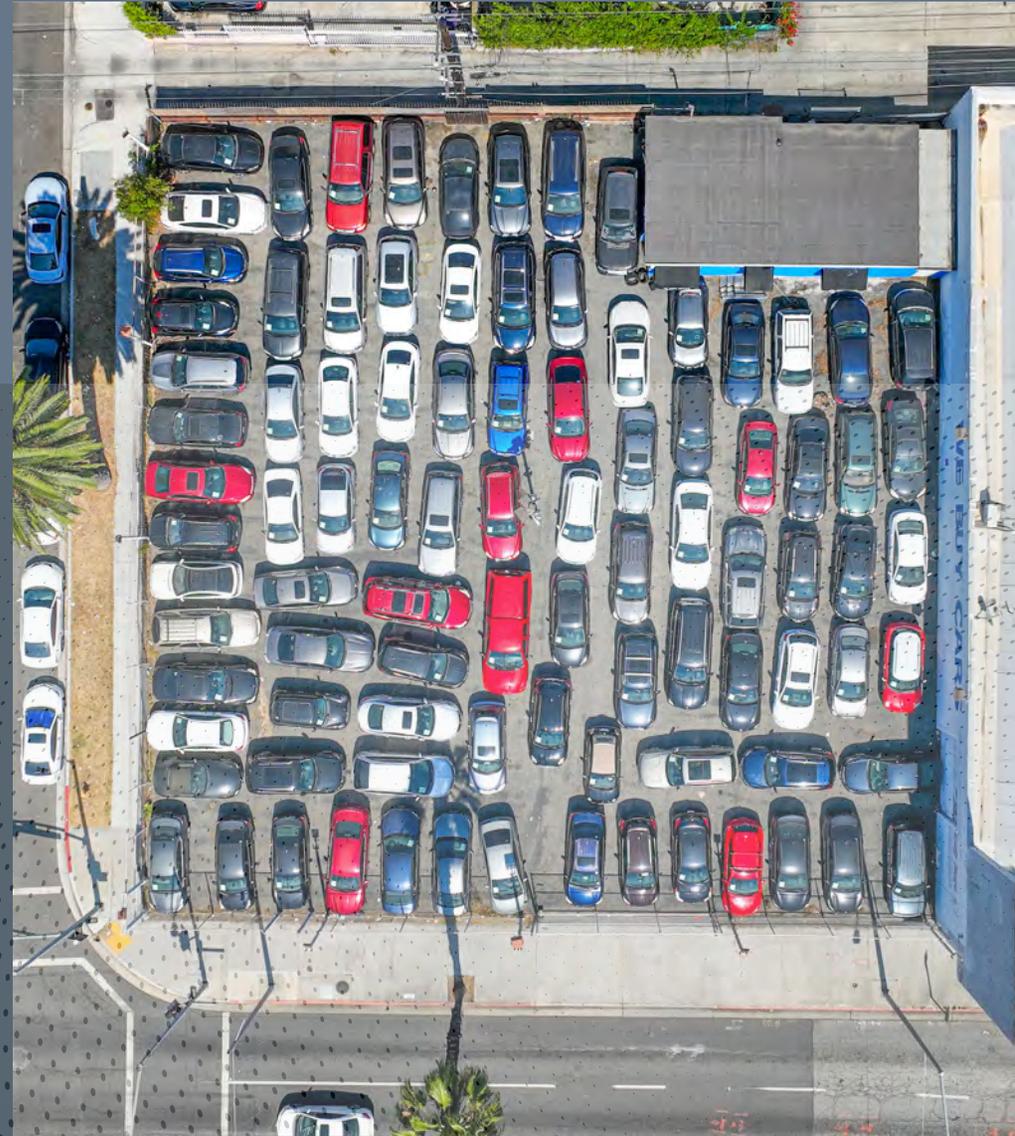
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# CBRE

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