



For Sale

# 1390 Newport Ave

Long Beach, CA

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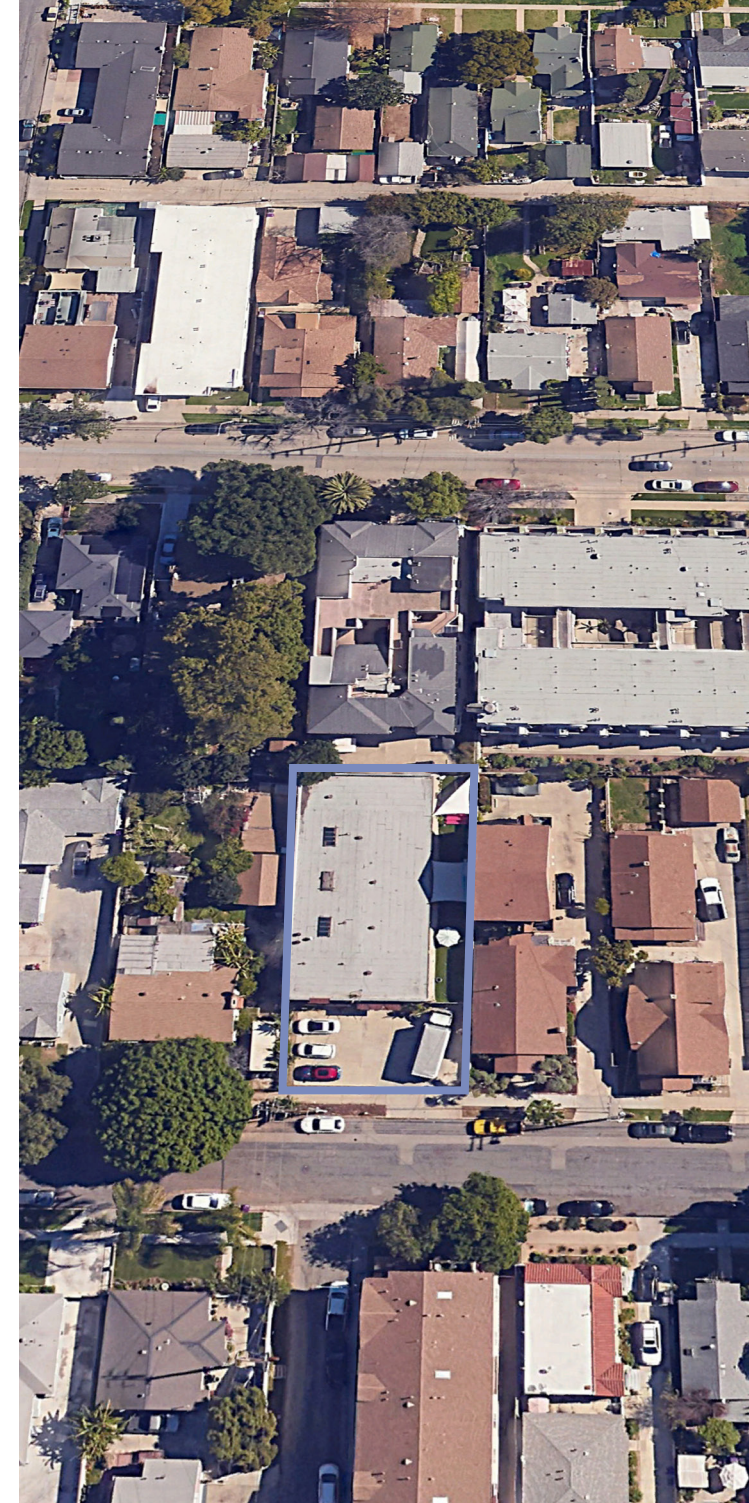




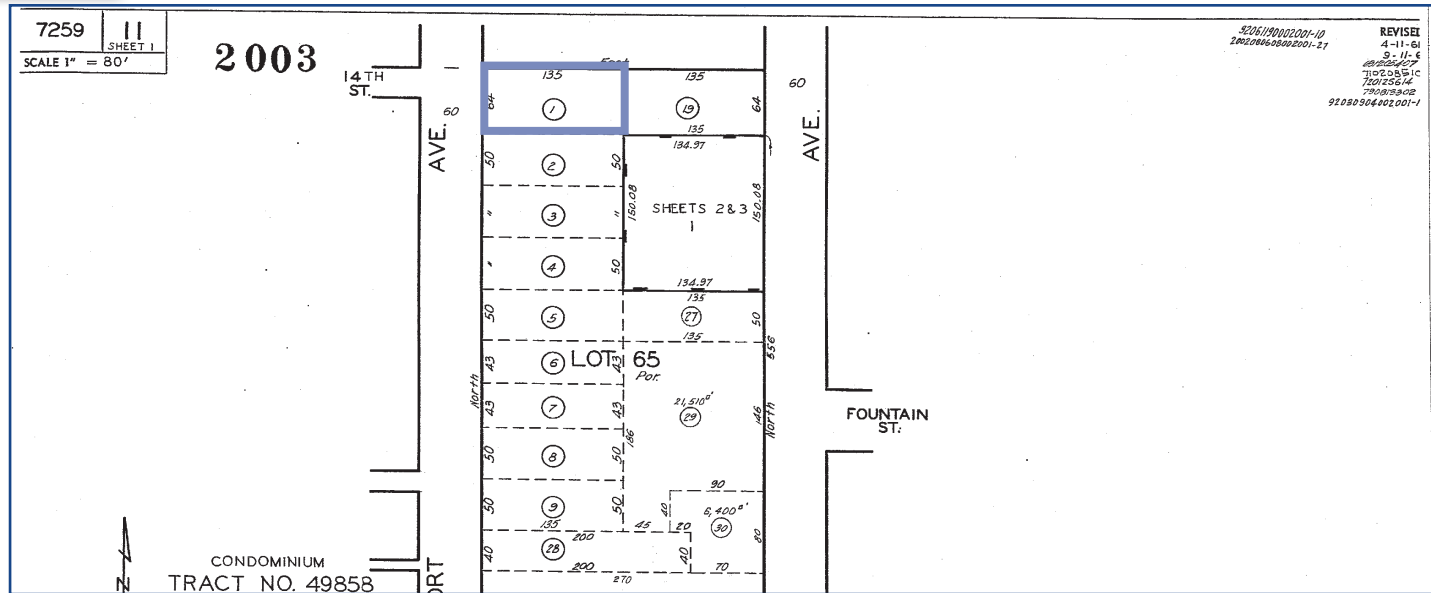
# Property Highlights

Asking Sale Price: \$1,700,000.00 (\$340.00 PSF)

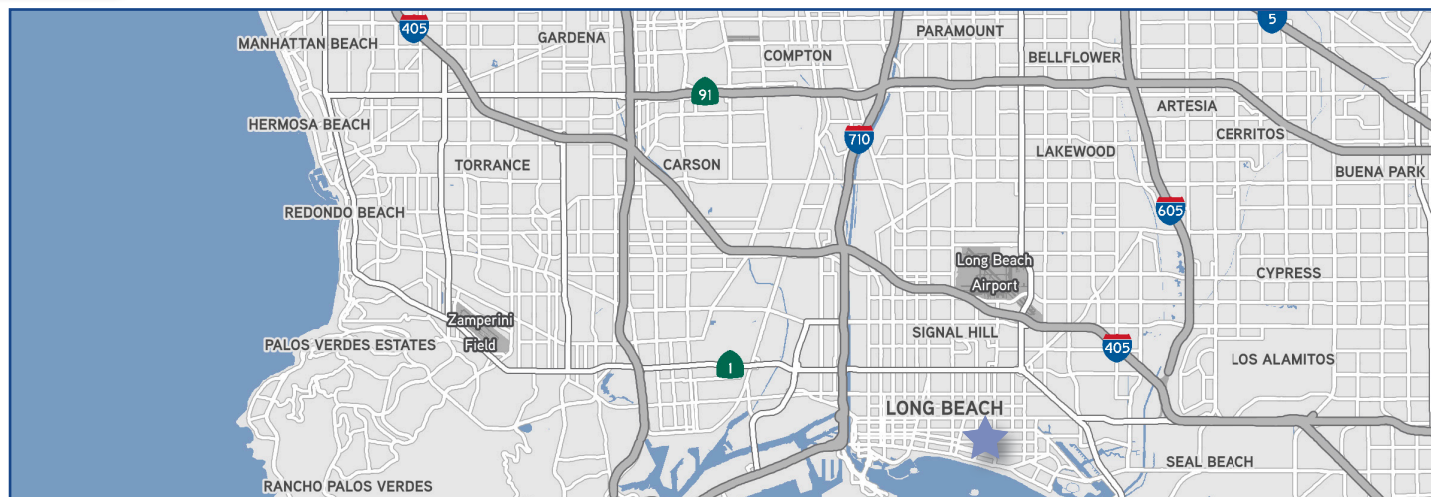
Building SF	± 5,000 SF
Land SF	±8,638 SF
Construction	Concrete Tilt Up
Built	1953
Clear Height	14'
Loading	Two (2) Ground Level Doors
Yard	Concrete, Fenced, & Gated Front Yard and Side Yard
Power	Ample Power
Parking	±Six (6) Spaces (Potential for more Parking in Fenced Side Yard)
Zoning	LBR2N
Possession	Close of Escrow
Tenant	Month to Month Tenancy



# Parcel Map



# Road Map

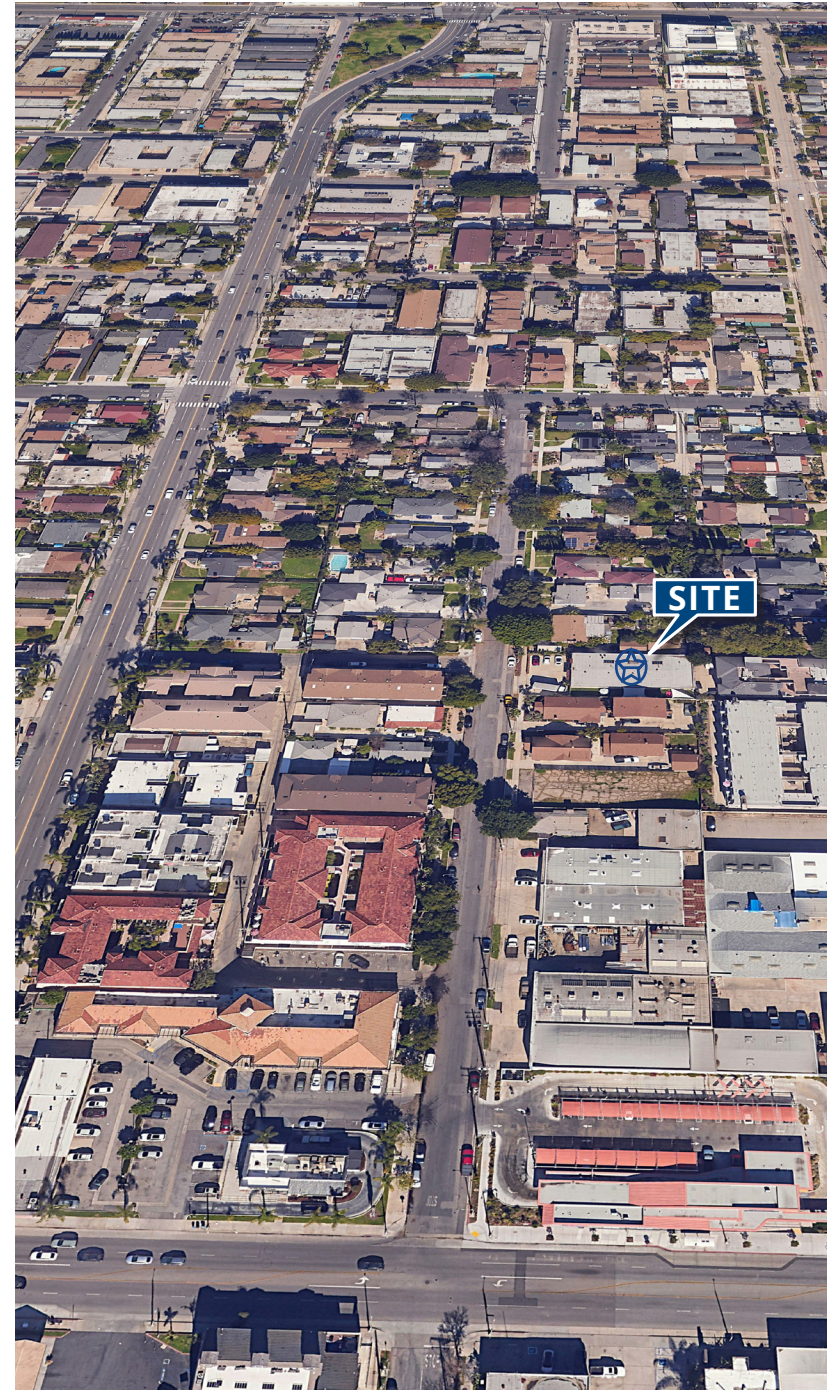




# FLEX/MIXED-USE PROPERTY FEATURED IN LONG BEACH

*Colliers International is pleased to present the exclusive opportunity to acquire a mixed-use commercial industrial property at 1390 Newport Avenue in Long Beach, CA.*

Offering a unique blend of commercial and industrial, this property provides significant potential for many visionaries with the combined vibe of a happening eclectic retail, office, creative arts, architecture / engineering area with the functionality of an industrial operation to achieve full utilization of both the property and the areas charm. The property is situated in the heart of Long Beach, close to "The Shore", Belmont Shore, and Naples Canals with excellent access to major transportation arteries, including the 405 and 605 freeways, ensuring seamless connectivity to the Orange County and Greater Los Angeles area. The property currently has a mixed-use retail use allowing for varied usage scenarios, catering to both owner-users and investors.













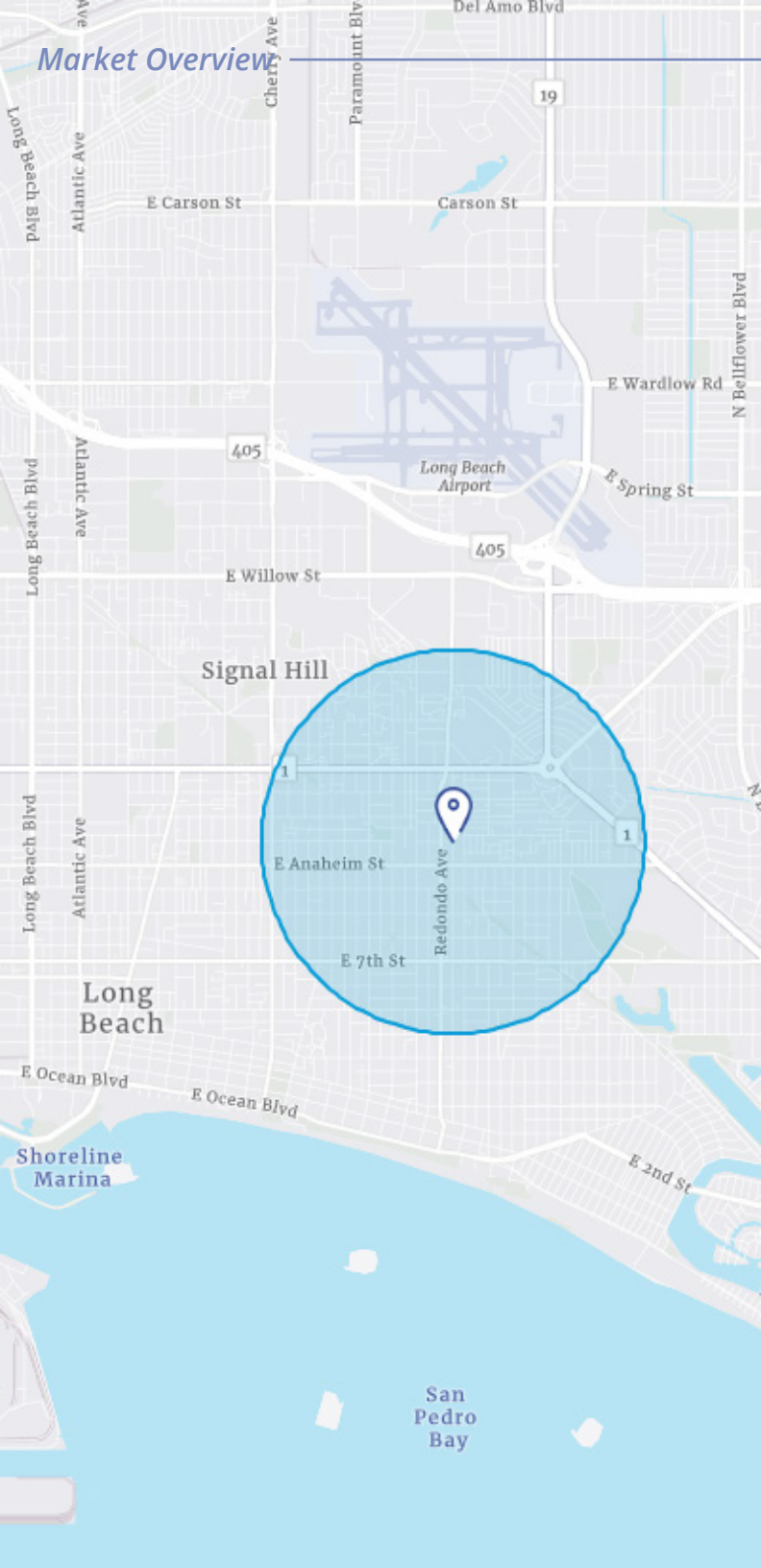
# LONG BEACH, CA

*Long Beach is a charming city located within the Los Angeles County. As of 2020, it stands as the seventh-most populated city in California, holding a population of more than 460,000 residents. It is well-recognized for its beautiful waterfront landmarks, diverse crowds, historic nature and houses one of the world's largest shipping ports, the Port of Long Beach.*

*This coastal region offers locals and tourists ample opportunity for several deep-sea adventures, tours of local breweries, a vibrant dining and nightlife, as well as nearby vacation retreats. Because it is near the 5, 405 and 710 freeways, and Long Beach airport, Long Beach is a commuter's dream. Neighboring cities include Seal Beach, Carson, Lakewood, Torrance and Cypress.*

*With a robust economy, Long Beach delivers a solid workforce. Its top employer is the Long Beach Unified School District, retaining more than 12,000 employees. Other reputable businesses include Molina Healthcare, Long Beach City Hall, Denso Sales California, Inc., as well as Lineage Logistics and Westin Hotels & Resorts. There is a prominent construction, industrial and manufacturing presence in this beach town, with recent news announcing the opening of Relativity Space's new one million square-foot headquarters at the previously occupied Boeing facility.*











# DEMOGRAPHICS






## Household & population characteristics

 <b>\$74,898</b> Median household income	 <b>\$818,018</b> Median home value	 <b>24.5%</b> Owner occupied housing units
 <b>34.5</b> Median age	 <b>50.6%</b> Female population	 <b>35.2%</b> % Married (age 15 or older)




## Annual lifestyle spending

 <b>\$2,633</b> Travel	 <b>\$24</b> Tickets to Movies	 <b>\$69</b> Theatre/Operas/Concerts
 <b>\$53</b> Admission to Sports Events	 <b>\$9</b> Online Gaming Services	

## Households & population

 <b>53,702</b> Current total population	 <b>51,752</b> 5 Year total population
 <b>21,833</b> Current total households	 <b>21,662</b> 5 year total households

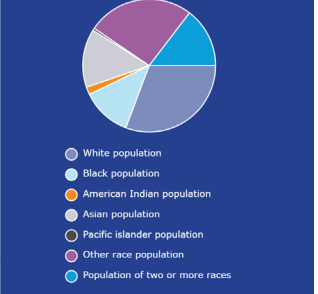
## Education

<b>18%</b> No high school diploma	 <b>17%</b> High school graduate	 <b>27%</b> Some college	 <b>38%</b> Bachelor's/graduate/prof degree
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## Annual household spending

 <b>\$2,204</b> Apparel & Services	 <b>\$266</b> Computers & Hardware	 <b>\$3,623</b> Eating Out
 <b>\$6,673</b> Groceries	 <b>\$5,734</b> Health Care	





## Race



## Business

 <b>1,871</b> Total businesses	 <b>13,043</b> Total employees
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## Employment

 <b>67%</b> White collar	 <b>16%</b> Blue collar
 <b>17%</b> Services	 <b>3.7%</b> Unemployment rate





## Los Angeles County Economy

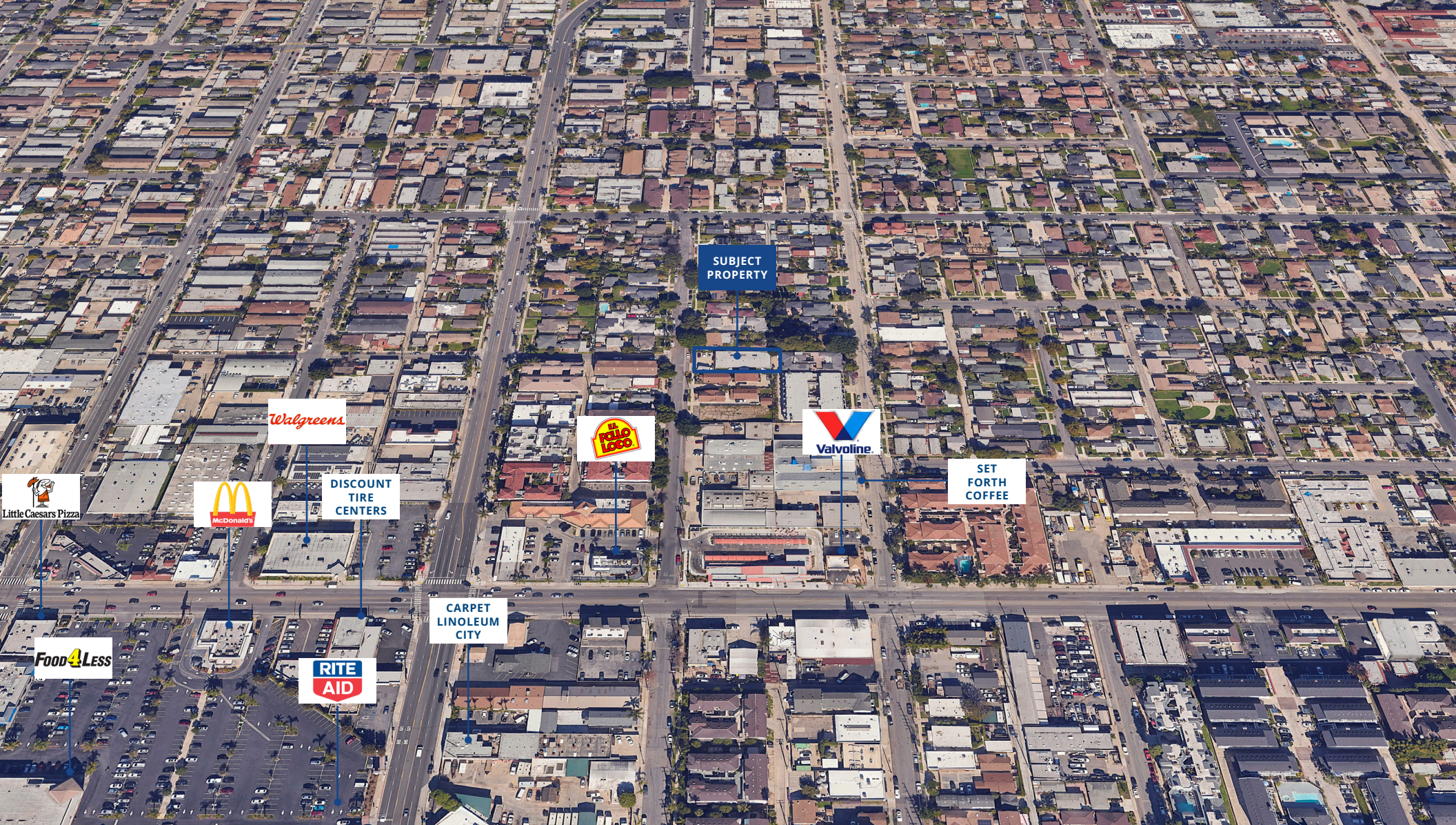
The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy. center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



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## Contact Us:

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