

1944 E 4TH ST., LONG BEACH, CA 90802
RETRO ROW MIXED-USE | GROUND FLOOR RETAIL & MULTIFAMILY



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PROPERTY HIGHLIGHTS



Prime Retro Row Location: Situated in the heart of Long Beach's iconic 4th Street corridor, surrounded by 40+ independent retailers, restaurants, and cultural attractions.



Stabilized Mixed-Use Asset: Leased to two established ground-floor retail tenants and four residential units, providing diversified and reliable income streams.



Strong Retail Tenancy: Anchored by high-performing local favorites—Salud Juice Bar & Café and Fatimas Grill—both benefiting from heavy pedestrian and bike-friendly traffic.



Historic and High-Visibility Setting: Located steps from the restored 1920s Art Theatre and positioned along one of the city's most recognizable and heavily visited commercial districts.



Rare Long Beach Offering: A well-maintained $\pm 5,817$ SF building on a compact $\pm 3,596$ SF parcel, offering long-term value in a supply-constrained, culturally vibrant submarket.

PROPERTY DESCRIPTION

NAI Capital Commercial, Inc. is pleased to offer for sale 1944 East 4th Street, a multi-tenant mixed-use asset located in the heart of Long Beach, California. The property consists of approximately 5,817 square feet of building area situated on roughly 3,596 square feet of land. The ground floor features two established retail tenants—Salud Juice Bar & Café and Fatimas Grill—while the second level comprises four residential units.

Positioned along the high-traffic 4th Street corridor, widely known as “Retro Row,” the property benefits from one of Long Beach’s most vibrant and culturally distinctive districts. Spanning between Cherry Avenue and Junipero Avenue, Retro Row is home to more than 40 independent merchants and is celebrated for its eclectic mix of vintage and contemporary clothing, furniture, accessories, art, antiques, books, and specialty retailers. The area also offers a diverse selection of locally owned restaurants, coffee shops, and wine bars.

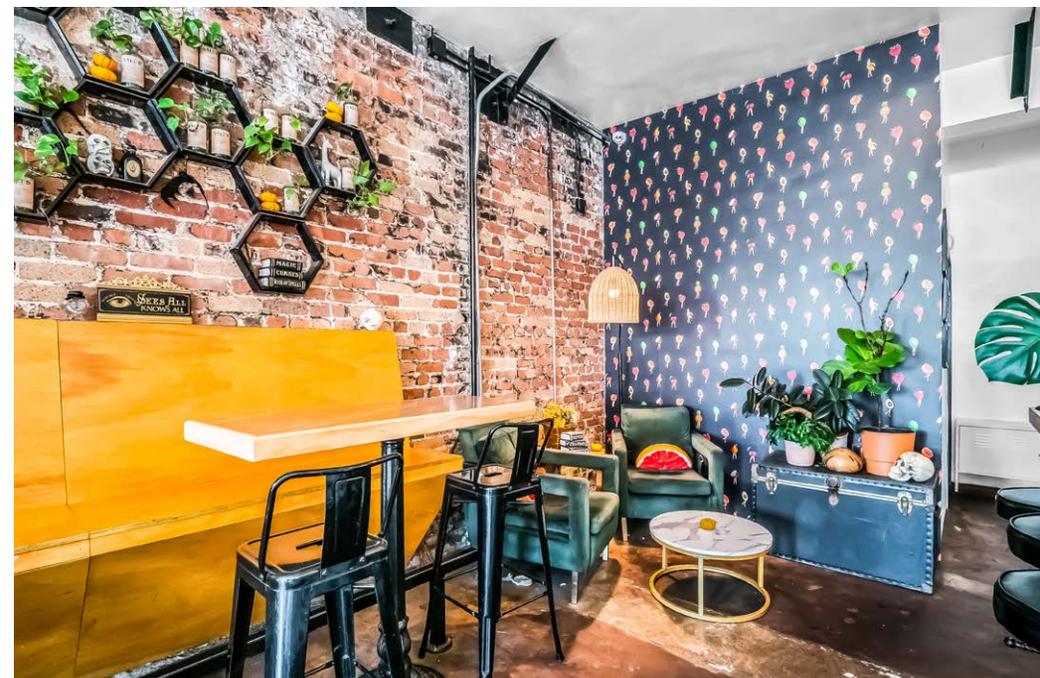
This offering presents a rare opportunity to acquire a stabilized mixed-use property in one of Long Beach’s most dynamic and enduring retail corridors.

KEY METRICS

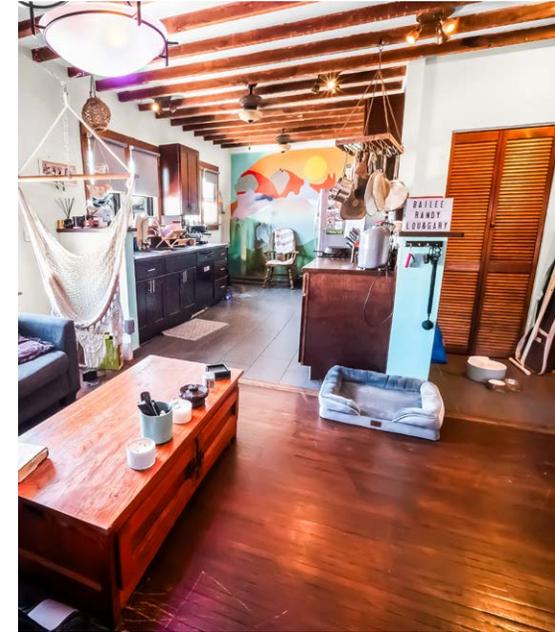
Address:	1944 E 4th St, Long Beach, CA 90802
APN:	7275-017-008
Land Area:	3,596
Building:	5,817 SF total
Years Built:	1928
# of Units:	6
Zoning:	LBCNR
Utilities:	Individually metered for gas, electric & master metered for water/sewer.
Land Use:	Commercial/Office/Residential (mixed-use)



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION DESCRIPTION

1944 East 4th Street is strategically positioned within Long Beach's highly coveted "Retro Row," one of the city's most distinctive and culturally rich commercial corridors. Located between Cherry Avenue and Junipero Avenue, this vibrant stretch of 4th Street is recognized for its eclectic blend of independent retailers, creative businesses, and locally owned dining establishments. The district draws consistent foot and bike traffic from residents, visitors, and destination shoppers seeking its unique mix of vintage boutiques, contemporary fashion, home furnishings, art, books, and specialty shops.

Retro Row's identity is anchored by the restored 1920s Art Theatre, a historic landmark that hosts a curated selection of films, live performances, and community events. The surrounding blocks offer an authentic neighborhood atmosphere supported by coffee shops, wine bars, and restaurants that contribute to the area's energetic street life. As one of Long Beach's designated bike-friendly business districts, Retro Row benefits from enhanced accessibility and visibility, further strengthening its appeal to both tenants and consumers.

The property's central location within this dynamic environment positions it to capture long-term demand from both retail and residential users. With strong neighborhood character, steady pedestrian activity, and a reputation that has earned coverage in major publications including the New York Times, New York Magazine, Sunset Magazine, and Los Angeles Magazine, Retro Row remains one of Long Beach's most enduring and sought-after urban destinations.



TENANT INFORMATION



<https://www.saludjuice.com/>

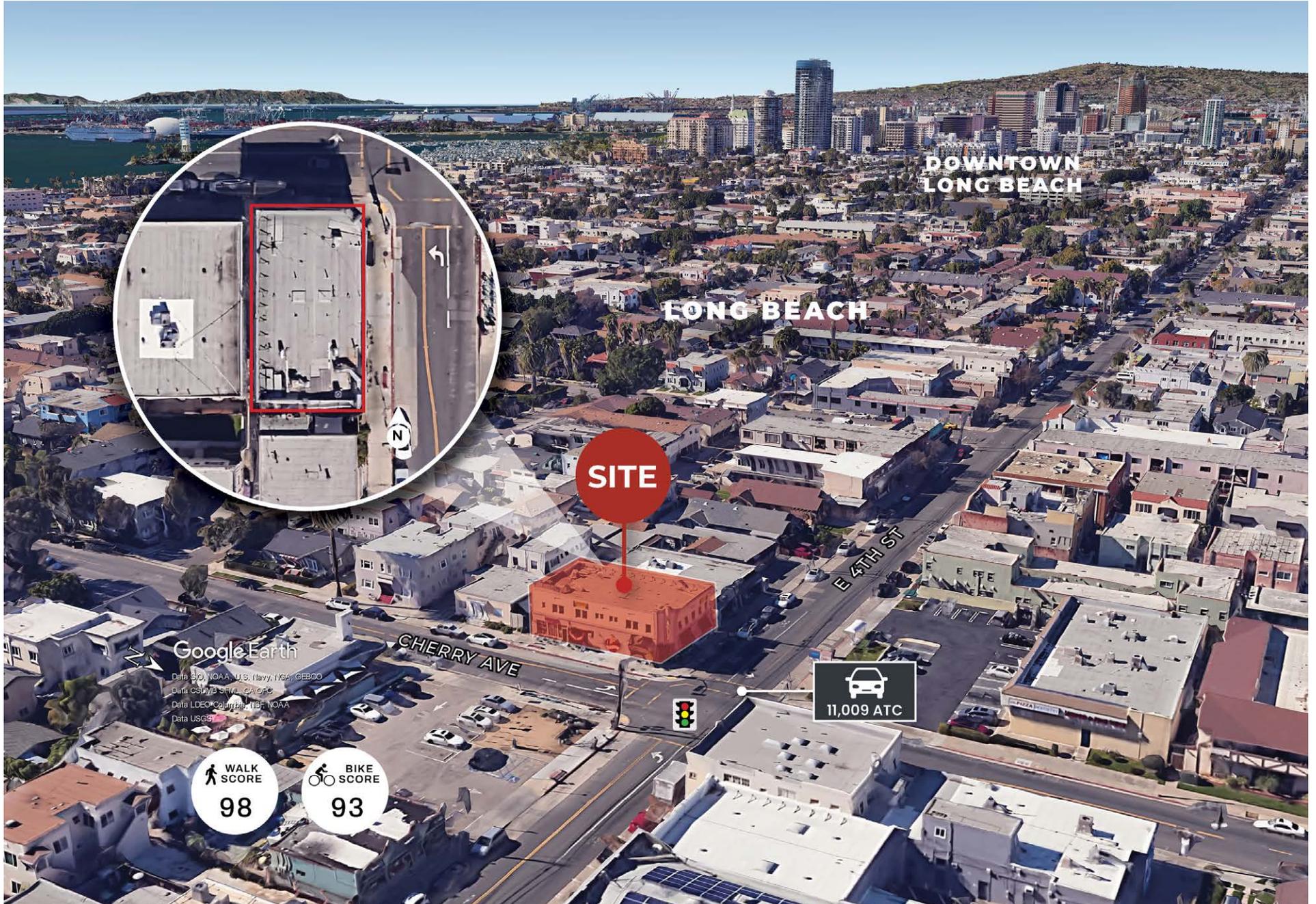
Salud Juice is a locally rooted, health-focused juice bar founded in Long Beach in 2012 and known for its organic, raw, glass-bottled juices made in small batches without additives or processing. The brand was created by Angela Keen and grew from a grassroots neighborhood following into a highly regarded local concept with multiple Long Beach locations. Salud's emphasis on clean ingredients, community engagement, and authentic storytelling has made it a destination for health-conscious consumers and a strong traffic driver for surrounding businesses. Their presence contributes to a vibrant, experience-oriented retail mix and enhances the long-term stability of the tenant roster.



<https://www.fatimas-grill.com/>

Fatimas Grill is a high-demand Southern California fast-casual concept known for its creative fusion of Mediterranean and Mexican flavors, including its signature hot Cheetos-crustured burritos, shawarma plates, and viral social-media-driven menu items. Founded in Downey by chef and former MMA fighter Sammy "Sammyboy" Eljamal, the brand has grown into a regional phenomenon with multiple locations across Southern California and additional franchise locations out of state. Fatimas Grill's energetic identity, loyal customer base, and proven ability to attract destination-level traffic make it a powerful anchor for neighborhood-serving retail and a complementary draw alongside other experiential food and beverage tenants.





RENT ROLL | INCOME & EXPENSES

Rent Roll

Unit	Tenant	Est. SF	%	Lease Start	Lease Expire	Lease Type	Options	Rent/Mo	Rent/SF	Rent/Mo	Rent/SF
Ground Floor Retail										Market	Market
Ground Floor**	Salud	2,000	17%	8/1/22	6/30/27		(1) 5-Year	\$6,600	\$3.30	\$6,600	\$3.30
Ground Floor	Fatimas Grill	800	14%	11/1/24	10/31/27			\$3,100	\$3.88	\$3,100	\$3.88
2nd Level Apartments											
1	1+1	650	11%	8/1/23	m-t-m			\$1,800	\$2.77	\$2,100	\$3.23
2	2+1	850	15%	11/1/15	m-t-m			\$1,944	\$2.29	\$2,800	\$3.29
3*	2+1	850	15%	owner occupied				\$2,800	\$3.29	\$2,800	\$3.29
4	1+1	650	11%	6/1/25	m-t-m			\$2,100	\$3.23	\$2,100	\$3.23
Total		5,800	100%					\$18,344	\$2.90	\$19,500	\$3.37

Annualized Operating Data

Pricing	Actual	Pro-Forma
List Price:	\$2,550,000	
Down Payment	\$1,020,000	
Year Built	1928	
Building SF	5,817	
Est. Lot SF	3,506	
Land Price/SF	\$727	
Price/SF	\$438	
Cap Rate	6.11%	6.64%
# of Tenants	6	

Notes:

*Owner occupied, no rent collected, potential to vacate

**Salud pays \$600/month for property taxes

Income and Expense

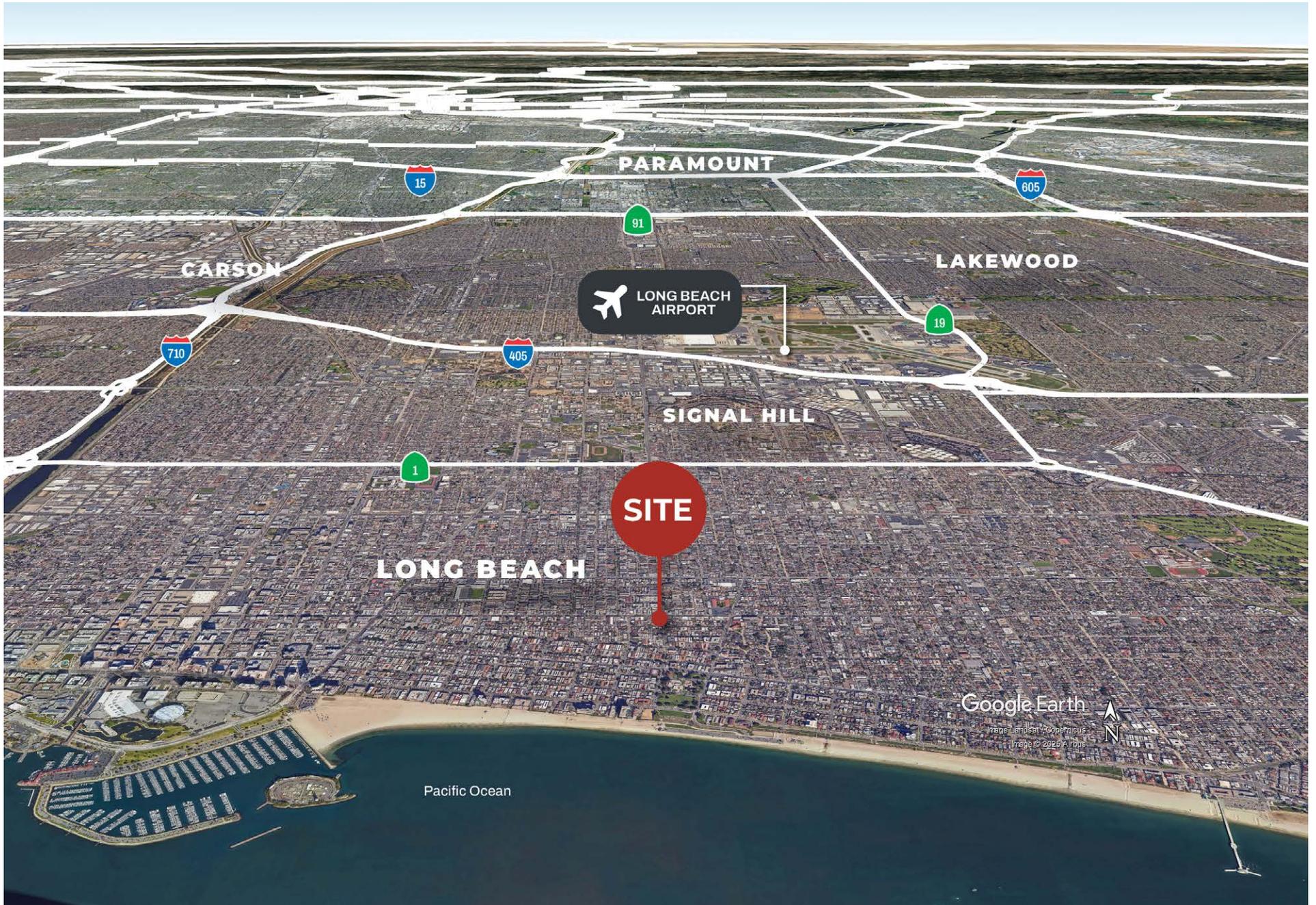
	Actual	Pro-Forma
Scheduled Gross Income	\$220,128	\$234,000
NN Reimbursement	\$7,200	\$7,200
Vacancy (3%)	\$6,820	\$7,236
Gross Operating Income	\$220,508	\$233,964
Expenses	\$64,618	\$64,618
Net Operating Income	\$155,890	\$169,346
Less Loan Payment	\$123,968	\$123,968
Pre Tax Cash Flow	\$31,922	\$45,378
Cash on Cash Return	3.13%	4.45%
Rental Upside	6%	
Rental Upside	6%	

Estimated Annualized Expenses

Taxes & Direct Assessments:	1.24%	\$36,079
Insurance:		\$6,399
Off-Site Management (4%):		\$8,820
Utilities Combined:		\$6,960
Maintenance & Repairs:		\$3,900
Miscellaneous & Reserves:		\$1,500
Pest Control:		960
Total Expenses:	29%	\$64,618

Proposed Financing

Loan Amount:	\$1,530,000
Terms:	5-Year Fixed
Ammortization:	25-Year
Interest Rate:	6.50%
Debt Coverage Ratio:	1.26
Loan to Value:	60%



SALES COMPARABLES — APARTMENTS

	Property Address	Sale Date	Sale Price	Land Area SF	Cap Rate	Price Per SF	Year Built	Building SF	Zoning
	5706-5710 E 2nd St, Long Beach, CA 90803	10/22/25	\$2,650,000	2,396		\$568	1948	4,669	CNP
	2632-2634 E Anaheim St, Long Beach, CA 90804	9/30/25	\$1,160,000	5,846		\$540	1922	2,147	LBCCP
	400-404 E 1st St, Long Beach, CA 90802	6/27/25	\$2,650,000	3,730	5.72	\$374	1902	7,078	PD30
Average:			\$2,153,333	3,991	5.72	\$494	1924	4,631	



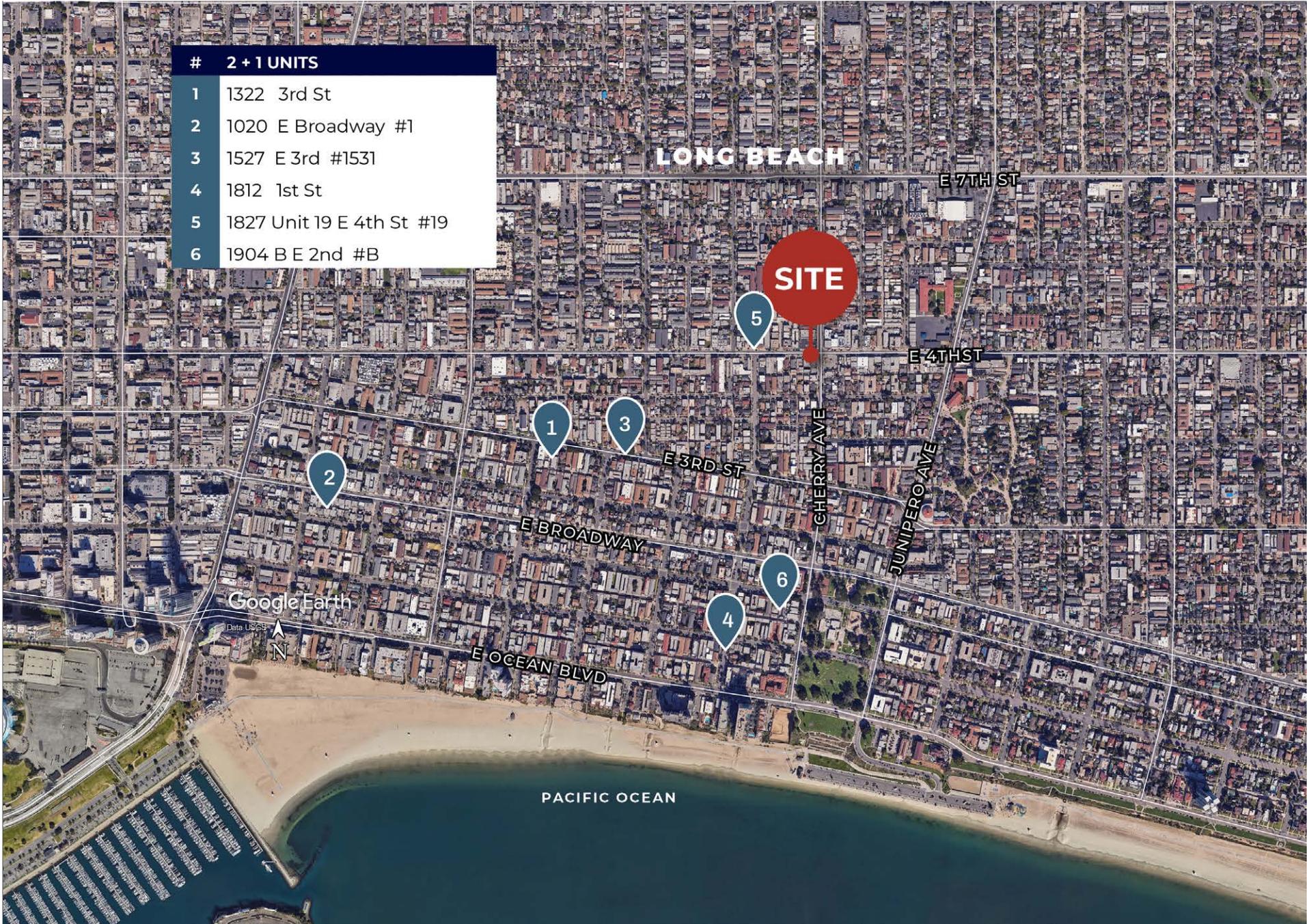
RENT COMPARABLES — APARTMENTS

1+1 Apartments	BR	Bath	SqFt	Lot Sz	Year Built	Rent	Rent/SF
1327 E Appleton St #11, Long Beach	1	1	712	8,267	1956	\$2,000	\$2.81
224 Falcon Ave #Unit B, Long Beach	1	1	630	2,500	1930	\$2,100	\$3.33
1109 E 3rd #9, Long Beach	1	1	600	8,446	2025	\$2,200	\$3.67
1525 E 2nd St #4, Long Beach	1	1	613	8,255	1961	\$1,950	\$3.18
307 Cherry Ave #5, Long Beach	1	1	755	13,487	1959	\$2,200	\$2.91
456 Linden St #456, Long Beach	1	1	750	8,767	2020	\$2,400	\$3.20
Average:			677	8,287	1975	\$2,142	\$3.18

2+1 Apartments	BR	Bath	SqFt	Lot Sz	Year Built	Rent	Rent/SF
1322 3rd Street , Long Beach	2	1	900	8,276	1989	\$2,695	\$2.99
1020 E Broadway #1, Long Beach	2	1	719	3,743	1963	\$2,700	\$3.76
1527 E 3rd #1531, Long Beach	2	1	1,200	4,092	1926	\$2,850	\$2.38
1812 1st St , Long Beach	2	1	905	5,006	1913	\$3,100	\$3.43
1827 Unit 19 E 4th St #19, Long Beach	2	1	900	8,767	2024	\$3,300	\$3.67
1904 b E 2nd #B, Long Beach	2	1	1,200	8,275	2025	\$3,300	\$2.75
Average:			971	6,360	1973	\$2,991	\$3.16



#	1 + 1 UNITS
1	1327 E Appleton ST #11
2	224 Falcon Ave #Unit B
3	1109 E 3rd #9
4	1525 E 2nd ST #4
5	307 Cherry AVE #5
6	456 Linden ST #456



PROPERTY PHOTO



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