

RETAIL BUILDING FOR SALE OWNER-USER OPPORTUNITY

1073 Anaheim St., Long Beach, CA 90813

High Volume of Traffic
32,000 vehicles per day



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Offering Memorandum Disclaimer

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Orange, Cushman & Wakefield, nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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EXECUTIVE SUMMARY

Lee & Associates - Orange is proud to present an owner-user opportunity for a commercial retail building located in the vibrant city of Long Beach. The property for sale is an 884 square foot building situated on 0.13 acres of land, strategically positioned on a major street with average daily traffic volume of 32,000 vehicles per day. The property's zoning allows for a wide range of potential uses, including the potential to establish a cannabis dispensary (Buyer to verify).

The property is ideally located in Long Beach, a thriving coastal city known for its dynamic business environment and strong economic growth. Its prime position on a major street ensures excellent visibility and accessibility, attracting a substantial flow of potential customers and clients.

The property also presents an exciting opportunity for an owner-user considering the cannabis industry. While verification is necessary, the property's zoning permits the establishment of a cannabis dispensary, offering the potential for a lucrative business venture.

APN	7268-015-026
Building Size	Approx. 884 SF
Land Size	Approx. 0.13 Acres (5,429 SF)
Year Built	1965
Parking	7 Spaces
Zoning	CHW (Regional Highway Commercial)



City's Zoning Code

https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.32CODI

Potential Use For Adult-Use Cannabis Dispensary

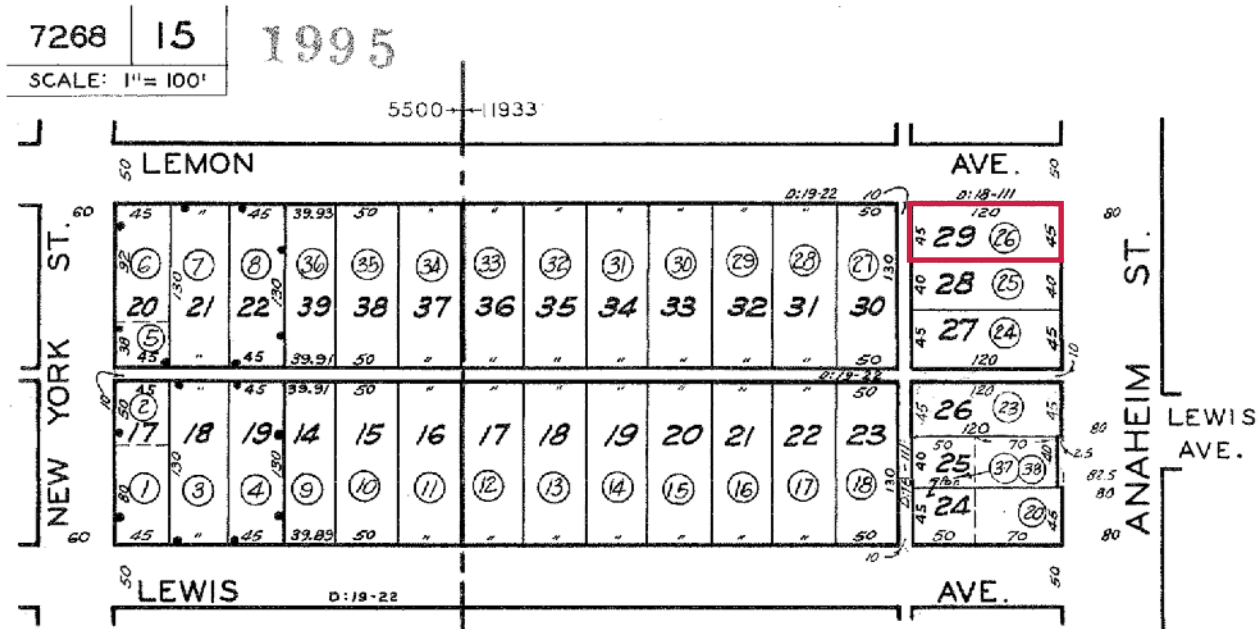
(subject to city requirements):

https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT5REBUTRPR_CH5.92ADECABUAC

Buyer to verify use will be permitted by city.



PARCEL MAP

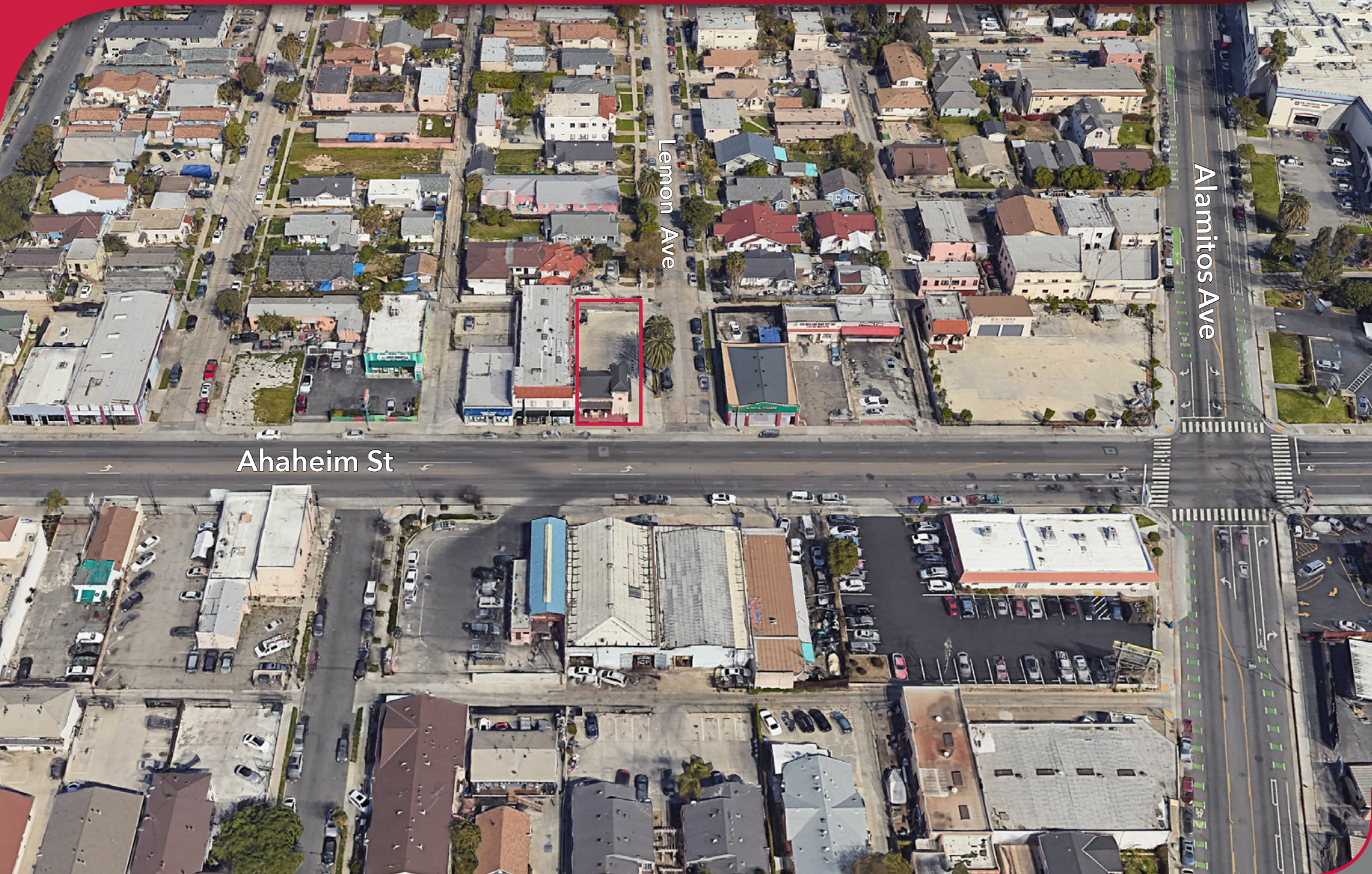


TRACT NO. 1761

M.B. 22-25

TRACT NO. 2990

M.B. 34-59



Demographic Summary Report

1073 E Anaheim St, Long Beach, CA 90813

Building Type: **General Retail** Total Available: **0 SF**
Secondary: **Freestanding** % Leased: **100%**
GLA: **884 SF** Rent/SF/Yr: **-**
Year Built: **1965**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	87,602	262,509	418,684
2023 Estimate	89,225	267,714	428,634
2010 Census	88,315	266,731	435,686
Growth 2023 - 2028	-1.82%	-1.94%	-2.32%
Growth 2010 - 2023	1.03%	0.37%	-1.62%
2023 Population by Hispanic Origin			
2023 Population	89,225	267,714	428,634
White	55,436 62.13%	167,949 62.73%	282,825 65.98%
Black	13,170 14.76%	37,227 13.91%	51,143 11.93%
Am. Indian & Alaskan	1,833 2.05%	4,564 1.70%	6,617 1.54%
Asian	15,104 16.93%	44,314 16.55%	65,472 15.27%
Hawaiian & Pacific Island	763 0.86%	2,538 0.95%	4,565 1.07%
Other	2,919 3.27%	11,122 4.15%	18,010 4.20%
U.S. Armed Forces	155	310	373
Households			
2028 Projection	26,590	96,841	151,876
2023 Estimate	27,141	98,795	155,632
2010 Census	27,000	98,081	158,166
Growth 2023 - 2028	-2.03%	-1.98%	-2.41%
Growth 2010 - 2023	0.52%	0.73%	-1.60%
Owner Occupied	4,094 15.08%	27,414 27.75%	62,881 40.40%
Renter Occupied	23,046 84.91%	71,380 72.25%	92,750 59.60%
2023 Households by HH Income			
Income: <\$25,000	6,916 25.48%	18,577 18.80%	25,392 16.32%
Income: \$25,000 - \$50,000	7,614 28.05%	19,469 19.71%	27,982 17.98%
Income: \$50,000 - \$75,000	5,058 18.64%	17,491 17.70%	25,681 16.50%
Income: \$75,000 - \$100,000	2,971 10.95%	12,713 12.87%	20,387 13.10%
Income: \$100,000 - \$125,000	1,889 6.96%	10,190 10.31%	16,947 10.89%
Income: \$125,000 - \$150,000	1,233 4.54%	6,321 6.40%	10,702 6.88%
Income: \$150,000 - \$200,000	756 2.79%	7,107 7.19%	13,610 8.74%
Income: \$200,000+	704 2.59%	6,927 7.01%	14,933 9.59%
2023 Avg Household Income	\$62,014	\$86,872	\$97,399
2023 Med Household Income	\$47,108	\$65,448	\$73,699

DEMOGRAPHIC HIGHLIGHTS



Property: Great upside for Dispensary.



Ideal Location: Major Street with 32,000 vehicles per day.



Area: Desirable trade area populated by a diverse demographic.



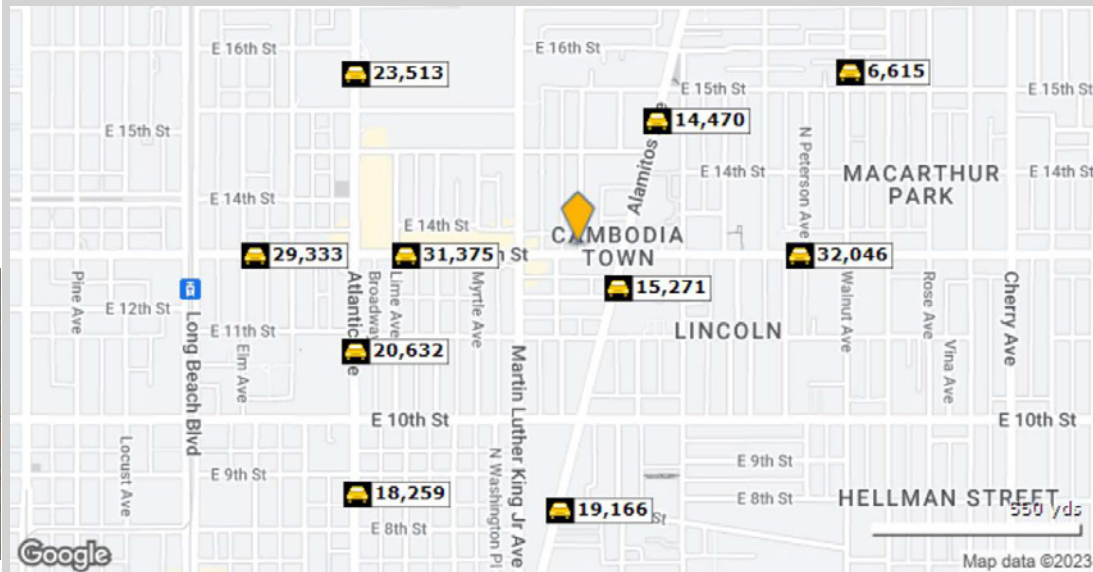
Amenities: Close proximity to multiple restaurants and various shopping centers.



TRAFFIC COUNT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alamitos Ave	E 12th St	0.02 SW	2018	15,271	MPSI	.09
2	Alamitos Ave	E 15th St	0.05 N	2018	14,470	MPSI	.23
3	E Anaheim St	Lime Ave	0.01 W	2018	31,375	MPSI	.26
4	E Anaheim St	N Peterson Ave	0.01 E	2018	32,046	MPSI	.34
5	Atlantic Ave	E 11th St	0.02 N	2018	20,632	MPSI	.37
6	Alamitos Ave	E Hellman St	0.01 N	2018	19,166	MPSI	.40
7	Atlantic Ave	E 16th St	0.04 N	2018	23,513	MPSI	.43
8	E Anaheim St	Frontenac Ct	0.02 E	2018	29,333	MPSI	.49
9	Walnut Ave	E Walnut Way	0.01 N	2018	6,615	MPSI	.49
10	Atlantic Ave	E Cypress Ct	0.02 S	2018	18,259	MPSI	.50

LOS ANGELES COUNTY

Los Angeles County is the most populous county in the United States and in the U.S. state of California, with 9,861,224 residents estimated as of 2022. At 4,083 square miles and with 88 incorporated cities and many unincorporated areas, it is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the United States.

Los Angeles County is one of the most dynamic economies in the world, with a fast-growing and immense high-tech industry, world-leading creative economy, tremendous strength in aerospace and advanced transportation, the nation's largest manufacturing base, the nation's largest international trade industry, and a rapidly increasing amount of venture capital investments in startups. With over a dozen major industries, the L.A. region is also known for innovation as creative collisions occur where industries overlap, driving new business concepts and entirely new sectors, making L.A. County the creative capital of the nation.



LONG BEACH

Long Beach is a city in Los Angeles County, California. It is the 42nd-most populous city in the United States, with a population of 466,742 as of 2020. A charter city, Long beach is the seventh-most populous city in California.

Incorporated in 1897, Long Beach lies in Southern California is the southern part of Los Angeles County. Long Beach is approximately 20 miles (32km) south of downtown Los Angeles, and is part of the Gateway Cities region. The Port of Long Beach is the second busiest container port in the United States and is among the world's largest shipping ports. The city over an oilfield with minor wells both directly beneath the city as well as offshore.

The city if known for its waterfront attractions, including the permanently docked RMS Queen Mary and the Aquarium of the Pacific. Long Beach also hosts the Grand Prix of Long Beach, an IndyCar race and the Long Beach Pride Festival and Parade. California State University, Long Beach, one of the largest universities in California by enrollment, is within the city.



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