

46,333-SF
FORMER RALPH'S

FOR SALE -LONG BEACH
OWNER-USER OR
REDEVELOPMENT
OPPORTUNITY



3380 LOS COYOTES DIAGONAL | LONG BEACH, CA 90808

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2022 CBRE, Inc. All Rights Reserved.

CBRE

TABLE OF CONTENTS

01

Executive Summary

The Offering
Tenant Overview
Property Description

02

Market and Area Overview

Demographics
Area Overview

Contact Us

SALES AGENTS

JAMIE BROOKS
+1 310 363 4881
jamie.brooks@cbre.com
Lic. 01434718

VANESSA HADDAD
+1 909 418 2143
vanessa.haddad@marcus
millichap
Lic. 01926324

ALAN KRUEGER
+1 909 418 2062
alan.krueger@cbre.com
Lic. 00880814



Wardlow Rd

AVAILABLE

0 20 343 4884
0 20 343 4884
0 20 343 4884

CERISE

Los Coyotes

Classic Cakes

CELEBRATION

CHAIR

FLORALS

HAIR

NAILS

01 EXECUTIVE SUMMARY

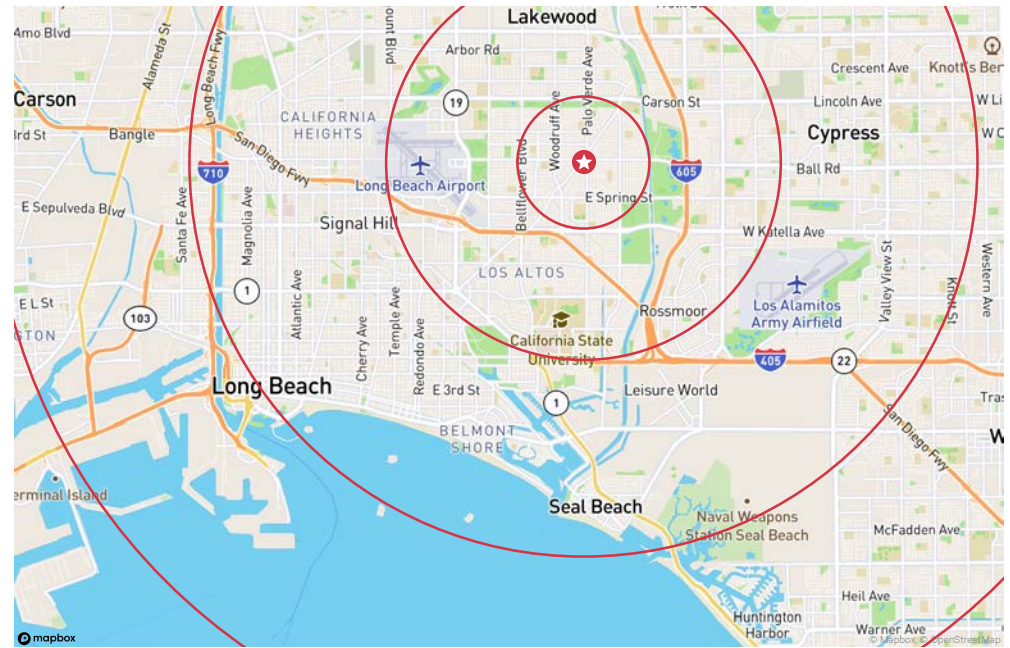
AVAILABLE
310 363 4900
CBRE



THE OFFERING

EXECUTIVE SUMMARY

Offering Price	Best Offer
Price/PSF	TBD
Parking	183 Spaces
Building Area	46,333 SF
Lot Size	2.78 AC
Land Use	General Commercial, CR
Year Built	2000
Address	3380 Los Coyotes Diagonal, Long Beach, CA 90808
APN	7191-014-016
Traffic Counts	+54,000 CPD at Intersection



INVESTMENT HIGHLIGHTS

EXCELLENT OWNER-USER OR REDEVELOPMENT OPPORTUNITY, STRONG REAL ESTATE FUNDAMENTALS



Hard Corner Signalized Intersection Location: Ideally situated on the southwest corner of Palo Verde Ave and Los Coyotes Diagonal, the site enjoys high traffic counts over 54,000 Cars Per Day at the intersection.



Highly Trafficked and Prominent Retail Corridor: Located 1-Mile North of the I-405 (286,000 CPD) in Long Beach, CA. The Property is prominently situated at the intersection of three highly trafficked streets (54,000 CPD) only a few blocks from the Long Beach Airport and from Cal State Long Beach in a densely populated, affluent area of Long Beach.



Strong Retail Corridor: Notable Tenants in the immediate trade area include Target, Lowe's, Vons, Stater Bros, Grocery Outlet, Sprouts, Walgreens, Ace Hardware. 1.5 miles east of brand new LBX (Long Beach Exchange) home to Nordstrom Rack, TJ Maxx, Whole Foods 365, "The Hangar" food hall, Ulta, Petsmart, and many more.



Close Proximity to the Long Beach Airport: Located less than 2 miles away from the Long Beach Airport, the 10th busiest Airport in California with over 3.75 million annual passengers, an economic impact of \$11 billion.

- LAX and Orange County Airports are less than 30 minutes away.

HIGH IDENTITY, HIGH TRAFFIC LOCATION - AFFLUENT LOS ANGELES COUNTY DEMOGRAPHICS



Dense, Infill Los Angeles County Location: The City of Long Beach is the 3rd largest city in Southern California and the 7th largest city in California with a population of over 478,000 people.



Highly Affluent Long Beach Demographics: This location caters to over 613,000 residents within a 5-mile radius and an average household income of more than \$160,000 within a 1-mile radius.



Residential & Commercial Proximity: The property is adjacent to Hillsborough Subdivision with a Median Home Value of +\$933,448 and blocks away from commercial density.



Convenient Freeway Accessibility: Located 1 mile away from Interstate 405 Freeway (+277,000 CPD), easy access to Interstate 605 (+190,000 CPD), a major thoroughway that spans Los Angeles and Orange Counties.

AREA HIGHLIGHTS

3-MILE RADIUS



POPULATION

180,163



AVG. HOUSEHOLD INCOME

\$142,591



MEDIAN HOME VALUE

\$681,695

TRAFFIC COUNTS

N Los Coyotes Diagonal	17,200
Palo Verde Ave	14,568
E Wardlow Road	15,900

Long Beach is a part of Los Angeles County and is the 7th largest city in California with a population of over 478,000 people.

PROPERTY DESCRIPTION



ADDRESS

3380 Los Coyotes Diagonal,
Long Beach, CA 90808

APN

7191-014-016

BUILDING AREA

46,333 SF

VEHICLE COUNT

54,000 CPD

LOT SIZE

2.78 AC

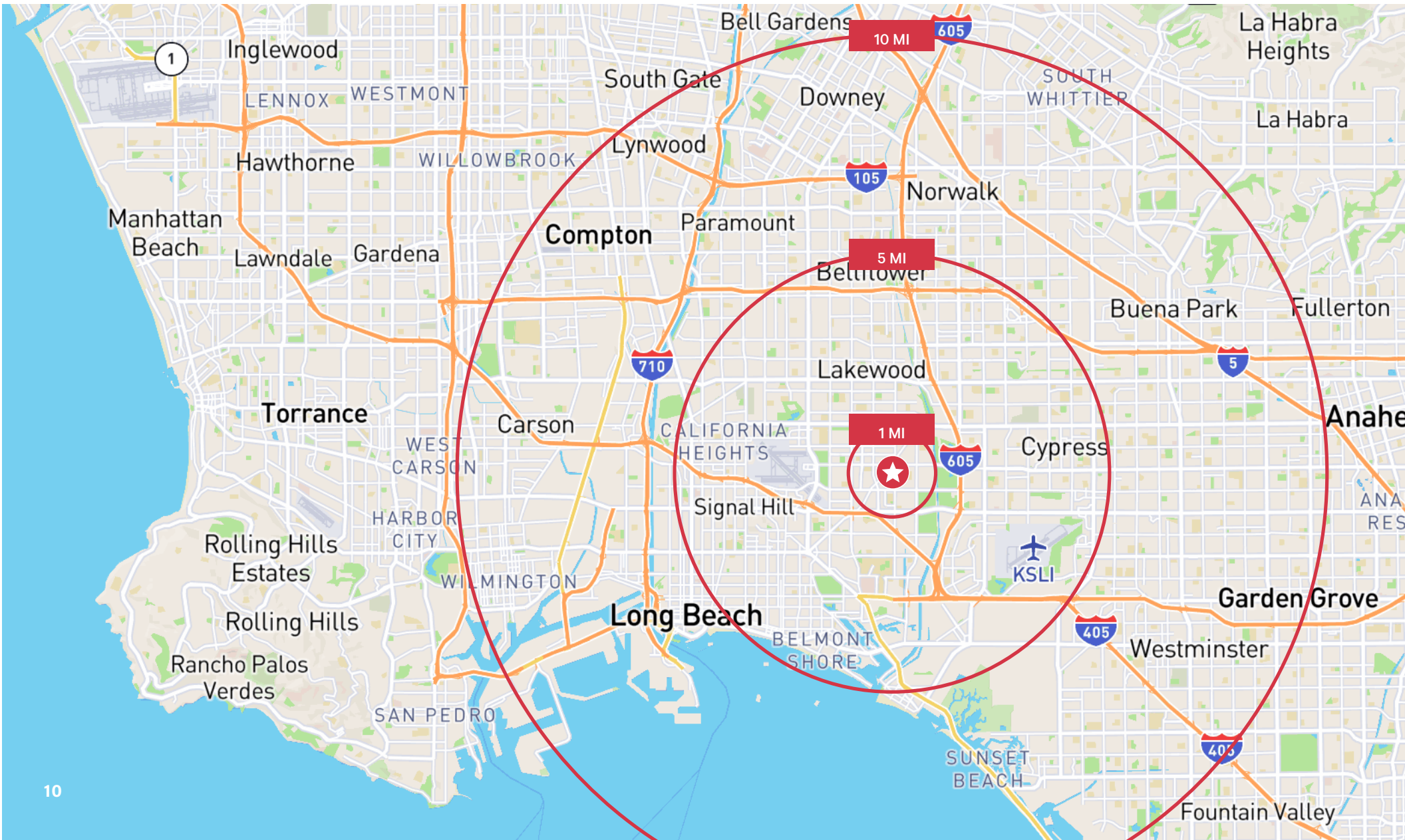
LAND USE

General Commercial, CR

YEAR BUILT

2000

02 MARKET & AREA OVERVIEW



LOCATION OVERVIEW

LONG BEACH

Long Beach is a part of Los Angeles County and is the 7th largest city in California with a population of over 478,000 people. It is known as the “international City” because it serves as a gateway for international trade and for its ethnically diverse demographics.

The Port of Long Beach is the 2nd busiest port in the US and 10th busiest in the world. \$100 billion worth of cargo moves through the port annually. An estimated \$4 billion in construction has been underway at the Port. Long Beach lies in the southeastern corner of Los Angeles County and borders Orange County. Downtown Long Beach is approximately 22 miles (35 km) south of Downtown Los Angeles.

The city is 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, and is home to California State University, Long Beach.

CITY OVERVIEW

Location	Los Angeles County
Population	478,000
Zip Codes	90801-90899
Website	https://www.longbeach.gov
#1 Top Employer	Aquarium of the Pacific
#2 Top Employer	Boeing
#3 Top Employer	California State University Long Beach

LOS ANGELES COUNTY

Los Angeles County is the most heavily populated county in the country with approximately 10 million people including about 1 million that live in unincorporated areas of the county. The metropolis formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange is home to over 19.3 million residents. Los Angeles County is also home to one of the most educated labor pools in the country with a labor force of more than 4.7 million, roughly 2 million of which are college graduates. Los Angeles County has the largest population of any county in the nation, and is home to the second most populated city in the country, Los Angeles whose total population is only second to New York City. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County’s continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.



LA has more than
87,000
jobs
in the fashion industry
and has surpassed
New York’s fashion
district workforce.



The LA five-county area
has more than
700,000
people
at work in health
services/biomedical
activities.



The county has
more than
190,000
people
in aerospace/
technology.

TOP EMPLOYERS IN LOS ANGELES

EMPLOYER	# OF EMPLOYEES
Kroger CO	145,000
County of Los Angeles	112,500
Los Angeles Unified School District	108,900
City of Los Angeles	57,200
Federal Government	48,100
Kaiser Permanente	34,800
State of California (non-education)	30,600
University of California, Los Angeles	28,600
Northrop Grumman Corp.	19,200
Boeing Co.	14,450

LOS ANGELES COUNTY FACTS

- Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S. city.
- Los Angeles is home to 113 accredited colleges and universities, including such prestigious institutions as USC, UCLA, Pepperdine University, Loyola Marymount University and the Art Center College of Design
- If the Los Angeles six-county area were a state, it would surpass all states in total population size with the exception of California and Texas.
- The Port of Los Angeles is the busiest in the U.S. and one of the busiest in the world.
- The Los Angeles five-county region, which includes Los Angeles, Riverside, Ventura, Orange and San Bernardino Counties, area has a population of almost 20 million.
- Los Angeles is on the leading edge of several growth industries:
 - o LA has over 87,000 jobs in the fashion industry and has surpassed New York's fashion district workforce.*
 - o The LA five-county area has more than 700,000 people at work in health services/biomedical activities.*
 - o The county has over 190,000 people in aerospace/technology*
- Tourism and Hospitality is Los Angeles County's fastest growing industry adding more jobs than any other industry
- Tourism and Hospitality employs close to 372,000 people, representing nearly 1 out of every 10 jobs in Los Angeles County
- If Los Angeles County were a country, it would have the 21st largest economy in the world. Los Angeles is regarded as the entrepreneurial capital of the world. It has about 200,000 small businesses, which is twice as many small businesses that can be found in any other similarly-sized region of the United States.



DEMOGRAPHIC COMPREHENSIVE

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	22,568	180,163	613,679
2027 Population - Five Year Projection	21,846	175,359	597,001
GENERATIONS			
2024 Population	22,568	180,163	613,679
Generation Alpha (Born 2017 or Later)	1,357 6.0%	10,830 6.0%	40,137 6.5%
Generation Z (Born 1999-2016)	4,605 20.4%	41,133 22.8%	135,215 22.0%
Millennials (Born 1981-1998)	4,597 20.4%	42,400 23.5%	160,015 26.1%
Generation X (Born 1965-1980)	5,283 23.4%	37,718 20.9%	121,783 19.8%
Baby Boomers (Born 1946-1964)	5,221 23.1%	36,825 20.4%	119,052 19.4%
Greatest Generations (Born 1945 or Earlier)	1,505 6.7%	11,257 6.3%	37,476 6.1%
RACE AND ETHNICITY			
2024 Population	22,568	180,163	613,679
White	13,693 60.7%	82,429 45.8%	215,880 35.2%
Black or African American	650 2.9%	9,319 5.2%	53,727 8.8%
Asian	2,119 9.4%	30,749 17.1%	130,345 21.2%
American Indian or Alaska Native	154 0.7%	1,771 1.0%	7,191 1.2%
Pacific Islander	86 0.4%	1,000 0.6%	4,053 0.7%
Other Race	1,618 7.2%	24,890 13.8%	114,104 18.6%
Two or More Races	4,247 18.8%	30,005 16.7%	88,378 14.4%
Hispanic	5,066 26.3%	89,156 44.5%	240,751 49.7%
White Non-Hispanic	5,313 27.5%	57,095 28.5%	130,276 26.9%
EDUCATION			
2024 Population 25 and Over	16,407	125,919	125,919
Less than 9th Grade	323 2.0%	4,797 3.8%	4,797 3.8%
9-12th Grade - No Diploma	418 2.5%	4,757 3.8%	4,757 3.8%
High School Diploma	2,324 14.2%	20,056 15.9%	20,056 15.9%
GED or Alternative Credential	256 1.6%	2,127 1.7%	2,127 1.7%
Some College - No Degree	3,676 22.4%	25,929 20.6%	25,929 20.6%
Associate`s Degree	1,470 9.0%	12,007 9.5%	12,007 9.5%
Bachelor`s Degree	4,757 29.0%	36,111 28.7%	36,111 28.7%
Graduate or Professional Degree	3,183 19.4%	20,135 16.0%	20,135 16.0%
HOUSEHOLDS			
2022 Average Household Size	2.75	2.85	2.76

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2024 Average Household Income	\$160,620	\$142,591	\$142,591
2027 Average Household Income	\$185,777	\$167,248	\$167,248
2024 Per Capita Income	\$58,097	\$48,925	\$48,925
2027 Per Capita Income	\$67,359	\$57,523	\$57,523
HOUSING VALUE			
2024 Owner Occupied Housing Units	7,094	43,198	43,198
\$300,000-\$399,999	15 0.2%	500 1.2%	500 1.2%
\$400,000-\$499,999	214 3.0%	2,482 5.7%	2,482 5.7%
\$500,000-\$749,999	5,034 71.0%	24,991 57.9%	24,991 57.9%
\$750,000-\$999,999	1,508 21.3%	10,079 23.3%	10,079 23.3%
\$1,000,000-\$1,499,999	123 1.7%	3,134 7.3%	3,134 7.3%
\$1,500,000-\$1,999,999	58 0.8%	937 2.2%	937 2.2%
\$2,000,000 and Over	108 1.5%	621 1.4%	621 1.4%
2022 Median Value of Owner Occ. Housing Units	\$663,116	\$681,695	\$681,695
2022 Average Value of Owner Occ. Housing Units	\$714,955	\$758,171	\$758,171
GENDER			
2024 Population	22,568	180,163	613,679
Males	10,869 48.2%	87,513 48.6%	297,855 48.5%
Females	11,698 51.8%	92,649 51.4%	315,823 51.5%
HOUSEHOLD SIZE			
1 Person Household	1,688 20.5%	12,437 20.4%	52,474 24.5%
2 Person Household	2,709 32.9%	18,784 30.7%	61,914 28.9%
3 Person Household	1,576 19.1%	11,085 18.1%	35,952 16.8%
4 Person Household	1,446 17.6%	10,409 17.0%	32,594 15.2%
5 Person Household	562 6.8%	4,898 8.0%	17,031 7.9%
6 Person Household	168 2.0%	1,980 3.2%	7,739 3.6%
2022 Average Household Size	2.75	2.85	2.76
LANGUAGE			
2016-2020 Pop. 5+ by Language Spoken at Home	21,072	171,949	171,949
Only English	17,087 81.1%	117,661 68.4%	117,661 68.4%
Spanish	2,227 10.6%	30,895 18.0%	30,895 18.0%
Other Indo-European Language	649 3.1%	5,001 2.9%	5,001 2.9%
Asian-Pacific Island Language	1,021 4.8%	17,141 10.0%	17,141 10.0%
Other Language	89 0.4%	1,251 0.7%	1,251 0.7%

FORMER RALPH'S | OWNER-USER OR REDEVELOPMENT OPPORTUNITY

3380 LOS COYOTES DIAGONAL | LONG BEACH, CA 90808

Contact Us

SALES AGENTS

JAMIE BROOKS
+1 310 363 4881
jamie.brooks@cbre.com
Lic. 01434718

VANESSA HADDAD
+1 909 418 2143
vanessa.haddad@marcusmi
llichap.com
Lic. 01926324

ALAN KRUEGER
+1 909 418 2062
alan.krueger@cbre.com
Lic. 00880814

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

CBRE, INC
Broker Lic. 00409987