

FOR SALE

805 W. WILLOW ST | LONG BEACH | CA | 90806

OFFERED AT

~~\$1,850,000~~

REDUCED PRICE

\$1,750,000



LISTED & MARKETING BY **Eric Ramirez**

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CaIDRE# 01440538

Millenia Asset Management Inc.
1042 N Mountain Ave #B372 Upland CA 91786

Millenia



INVESTMENT HIGHLIGHTS

- * ABSOLUTE NNN LEASE
- * EXCELLENT LOCATION
- * LONG-TERM HISTORICAL OCCUPANCY
- * RECENT CAP EX IMPROVEMENTS:
- * PLENTY OF PARKING





PROPERTY DETAILS

7,782 SF
BUILDING SIZE

\$225
PRICE PER SF

\$96,000
NOI

5.5%
CAP
RATE

INVESTMENT
SALE TYPE

RETAIL
PROPERTY TYPE

SUPERMARKET
PROPERTY SUBTYPE

C
BUILDING CLASS



PROPERTY DETAILS

1
STORIES

1960
YEAR BUILT

SINGLE
TENANCY

14 ft
BUILDING HEIGHT

LBCCA
ZONING

11,224
LOT

PUBLIC
WATER

10
PARKING



EXECUTIVE SUMMARY

Excellent location

- High visibility
- Located on the north side of a primary street, - 710 Freeway, Willow St Exit. Situated on a 11,224 square foot site, the property consists of a 7,282 square foot retail property.

Long-Term Historical Occupancy

99¢ Stores tenant has occupied the center for 15+ years.

No Landlord Maintenance or Responsibilities

(Lessor No AC, Roof, any repairs at all)

Recent EXTERIOR CAPITAL Improvements

The property has a recently resealed and re-stripped parking lot, updated facade and recently painted exterior. Fire sprinkler system and electrical have also had recent maintenance.

Parking Stalls: 10, plus street parking

Built in 1960





TENANT TITLE

\$1.00 ITEMS
TRADE NAME

7,282
SF

100%
% OF GLA

10/01/2022
LEASE START

09/30/2027
LEASE EXP

\$16,000
SECURITY DEPOSIT

\$1.10
BASE RENT/SF

ABSOLUTE
NNN

STORE PHOTOS





LONG BEACH, CALIFORNIA

The City of Long Beach is located in coastal southern California within the County of Los Angeles. Long Beach covers an area of 50 square miles, which includes 162 parks, six miles of beaches, a municipal golf system with five courses, and the largest municipally operated marina system in the nation. The City of Long Beach is the 7th largest city in California with a population of 461,269 as of July 1, 2023. Known as “The International City,” Long Beach is recognized as a primary gateway for international trade and also for being one of the nation’s most ethnically diverse cities. The strengths inherent in the City’s diversity are reflected in its motto, “Many unique neighborhoods, and one great city.”



Long Beach’s economic base, much like the City itself, is diverse, with significant contributions from international trade, oil, aerospace and aviation, healthcare, education and tourism. Long Beach is a major industrial port, ranked second-busiest in the United States. Trade valued annually at more than \$180 billion moves through the Port of Long Beach. The Port supports more than 30,000 jobs in the City of Long Beach and 316,000 jobs throughout Southern California. Aerospace and aviation continue to play an important role in Long Beach’s economy. The Long Beach Airport area complex is a vital economic hub, providing employment that accounts for 9.0 percent of jobs in the City of Long Beach and generating sales valued at more than \$6.0 billion annually. The City’s oil industry can also be a strong contributor to the local and State economy.



The Long Beach Convention & Entertainment Center has the Long Beach Arena and the Long Beach Performing Arts Center, which hosts the Long Beach Symphony Orchestra, the International City Theater, and a wide variety of musical acts. The city is home to the Long Beach Museum of Art, the Museum of Latin American Art and one of the country’s largest aquariums.

The Grand Prix of Long Beach is one of the world’s largest grand prix events, featuring America’s premier street race, celebrity races, and musical entertainment. Major league team sports are accessible in neighboring cities Los Angeles and Anaheim. LA has major league baseball’s Dodgers, the NBA’s Lakers and Clippers and the NHL’s Kings. Anaheim has major league baseball’s Angels and the NHL’s Mighty Ducks.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	34,922	272,501	674,586
2028 Projected Population	34,360	267,567	662,584
2010 Census Population	33,554	271,777	676,875
Historical Annual Growth 2010 to 2020	0.48%	0.21%	0.15%
Households & Growth			
2023 Estimated Households	10,476	85,776	203,689
2028 Projected Households	10,374	84,859	201,557
2010 Census Households	10,037	82,863	197,685
Historical Annual Growth 2010 to 2020	0.53%	0.47%	0.42%
Race & Ethnicity			
2023 Estimated White	21.90%	32.94%	32.33%
2023 Estimated Black or African American	19.16%	13.82%	12.49%
2023 Estimated Asian or Pacific Islander	18.05%	11.80%	12.55%
2023 Estimated American Indian or Native Alaskan	1.29%	1.79%	1.84%
2023 Estimated Other Races	28.37%	33.17%	34.38%
2023 Estimated Hispanic	46.63%	55.85%	57.77%
Income			
2023 Estimated Average Household Income	\$100,560	\$100,633	\$105,046
2023 Estimated Median Household Income	\$79,986	\$75,448	\$78,966
2023 Estimated Per Capita Income	\$30,361	\$31,687	\$31,775
Businesses & Employees			
2023 Estimated Total Businesses	764	8,673	22,007
2023 Estimated Total Employees	8,608	79,320	236,968



OFFERING MEMORANDUM

805 W WILLOW STREET
LONG BEACH
CALIFORNIA
90806



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