

FOR SALE



# PCH Square

1075 E. Pacific Coast Highway  
Long Beach, CA 90804

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Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

Introducing a prime NNN investment opportunity at 1075 E. Pacific Coast Highway, Long Beach, CA, 90804. This premier Retail / Strip Center property boasts a 10,624 SF building with 5 units, offering a lucrative investment proposition. Built in 2005 and zoned LBCHW, the property showcases modern construction and 100% occupancy, ensuring immediate returns for potential investors. Strategically positioned in the thriving Long Beach area, this property presents a compelling opportunity for those seeking a stable income stream and long-term growth potential.

## PROPERTY HIGHLIGHTS

- 10,624 SF building with 5 units
- DaVita, T-Mobile, Little Caesars, Veronica's Insurance
- Hard Corner Signalized Intersection
- Pacific Coast Hwy Frontage with 35,000 VPD
- Constructed in 2005
- Zoned LBCHW
- 100% occupancy

## OFFERING SUMMARY

Sale Price:	\$7,362,220
Number of Units:	5
Lot Size:	0.788 Acres
Building Size:	10,634 SF
NOI:	\$368,111.00
Cap Rate:	5.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,174	3,759	20,955
Total Population	4,045	12,827	66,571
Average HH Income	\$76,879	\$77,596	\$73,359



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## LOCATION DESCRIPTION

Immerse yourself in the vibrant pulse of Long Beach, CA, at PCH Square. Located at a Hard Corner Intersection of PCH and Lemon; this thriving community offers an eclectic mix of attractions, from the acclaimed Aquarium of the Pacific to the bustling Retro Row, showcasing an array of vintage stores, trendy eateries, and live entertainment venues. With its proximity to popular coastal destinations and a diverse, dynamic population, the area presents an exciting opportunity for retail and strip center investors. The robust local economy and steady flow of visitors make this an ideal location to establish a thriving commercial enterprise. Discover the potential that PCH Square holds for your retail investment ambitions.

## SITE DESCRIPTION

Prime Long Beach location and the intersection of Pacific Coast Hwy and Lemon. Intersection features high auto traffic counts. Property is surrounded by countless successful retailers. Strong area demographics, with approx. 292,285 residents and an average annual income of \$70,950 within a 3-mile radius.

## PARKING DESCRIPTION

Parking Ratio

4.98/1,000 SF

Parking Spaces

Surface - 47

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- 10,624 SF building with 5 units
- Long-Term Credit Tenants
- DaVita, T-Mobile, Little Caesars, Veronica's Insurance
- Hard Corner Signalized Intersection
- Pacific Coast Hwy Frontage with 35,000 VPD
- Constructed in 2005
- Zoned LBCHW
- 100% occupancy
- Strategic Long Beach location
- Building FAR 0.30



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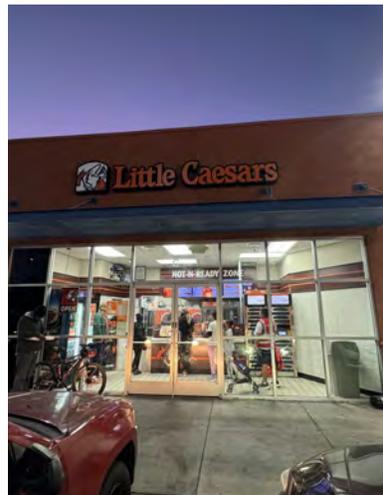
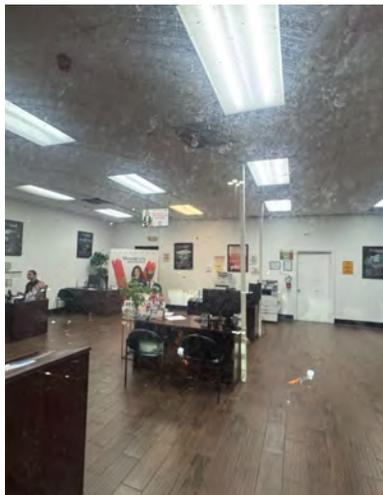
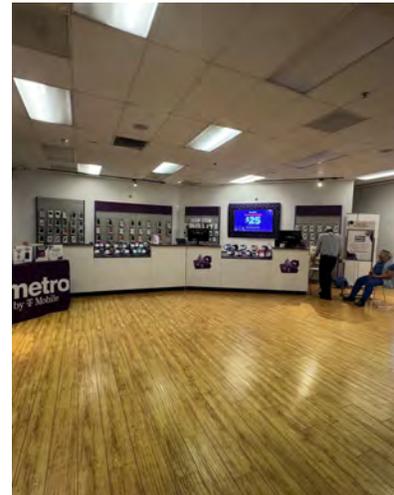
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# Additional Photos

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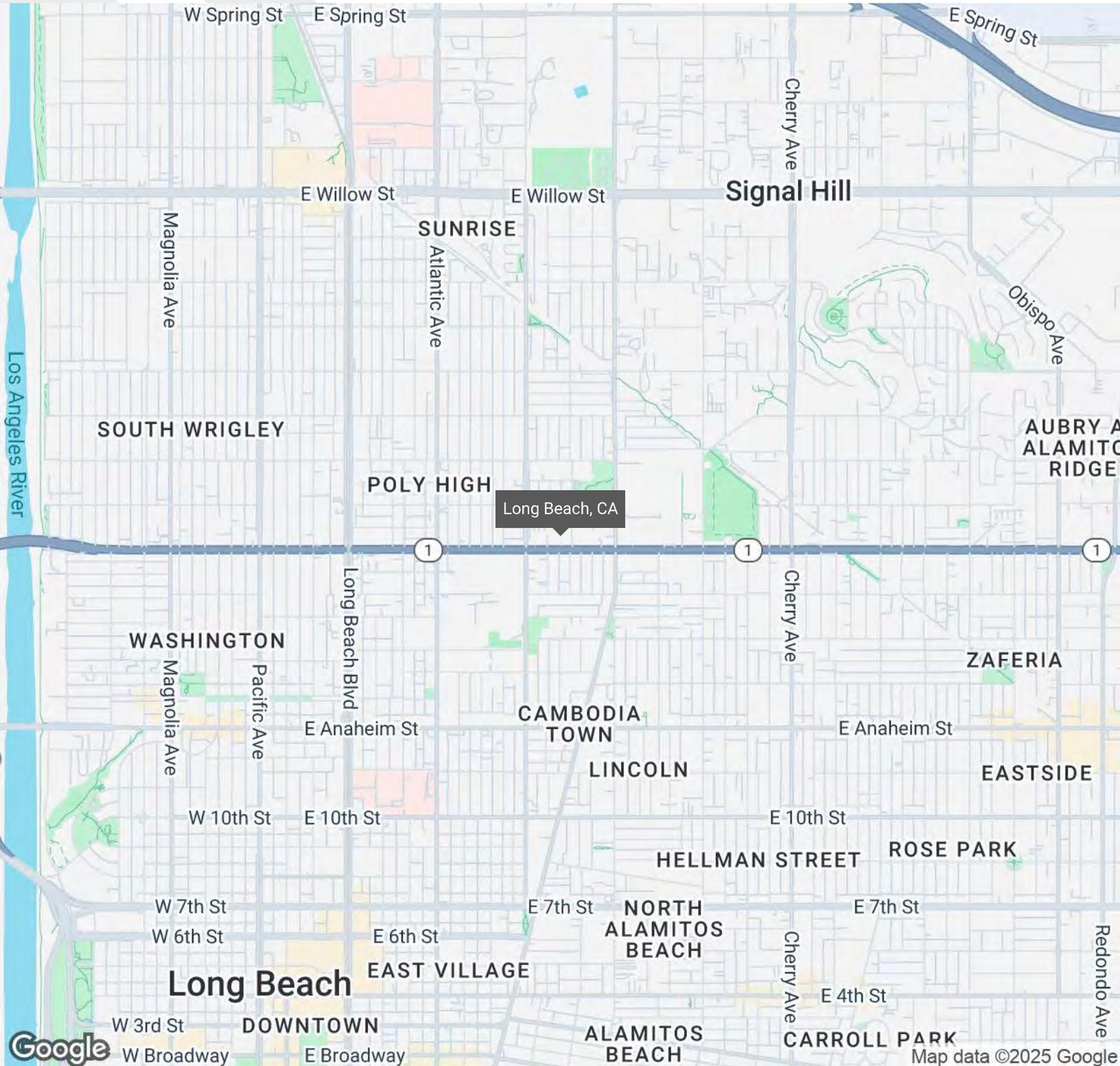
Section 2

# Location Information



# Regional Map

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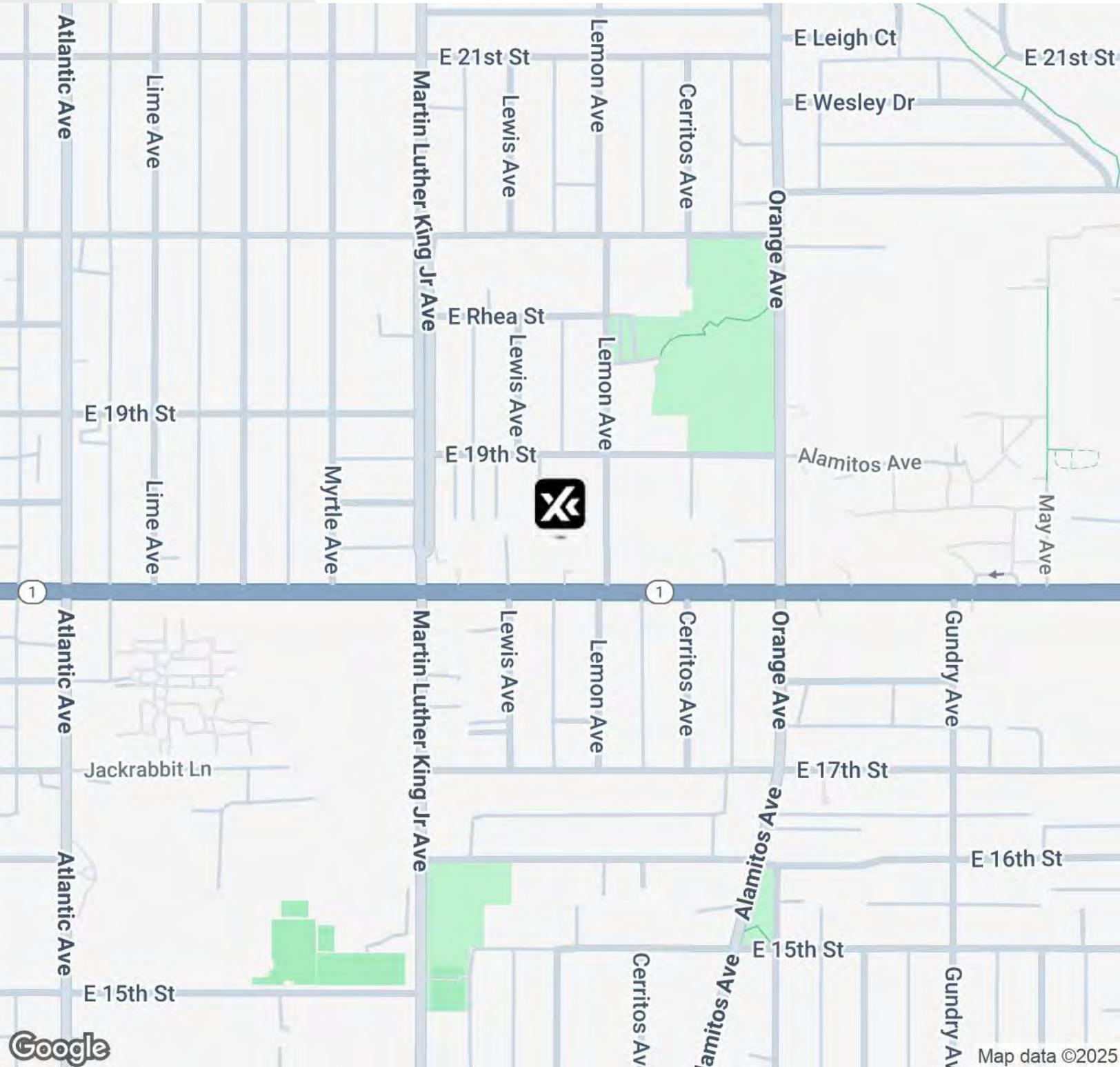
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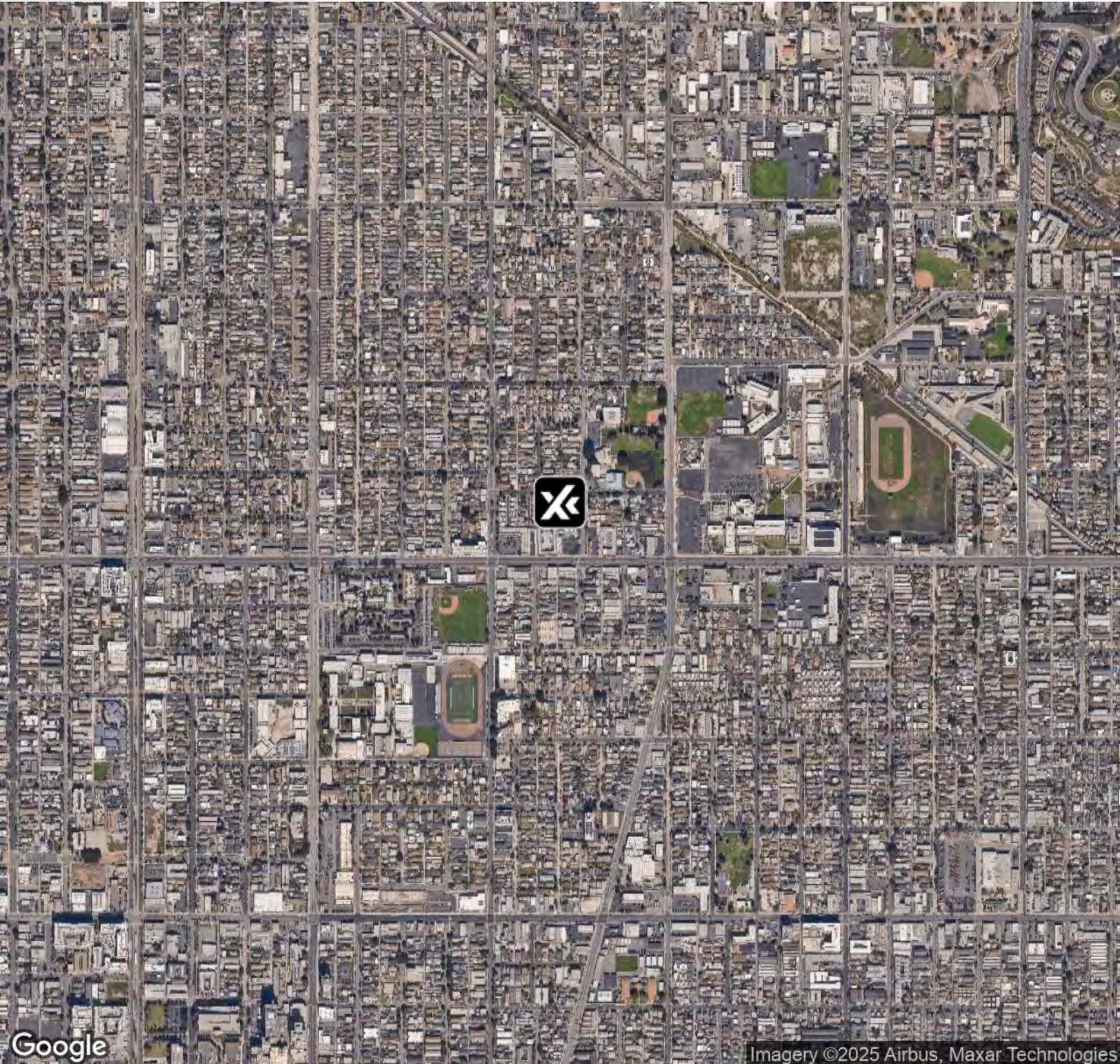
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# Aerial Map

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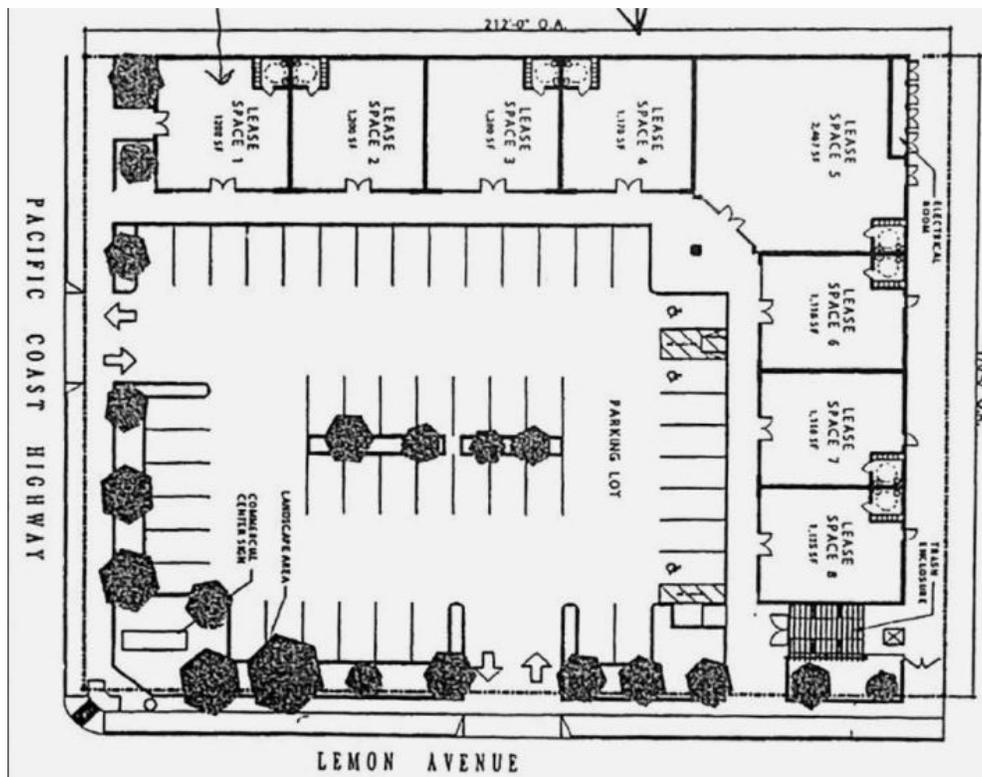
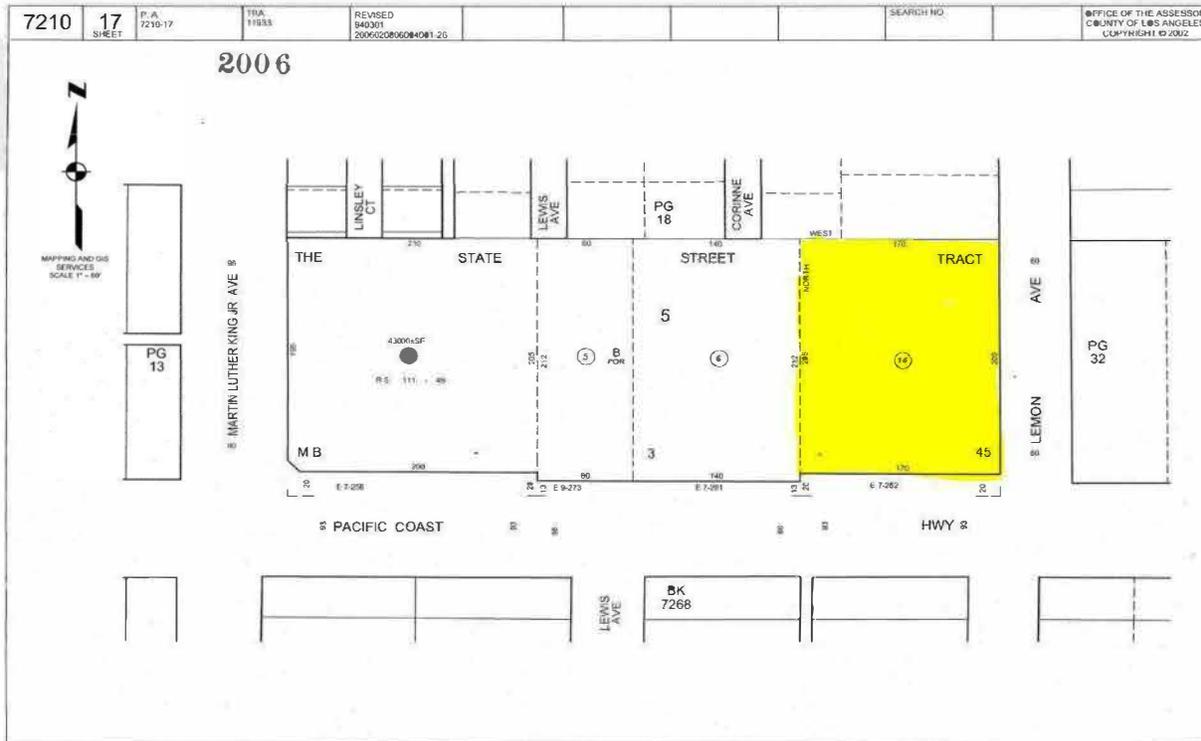
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# Site Plans

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Section 3

# Financial Analysis



# Financial Summary

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INVESTMENT OVERVIEW	PCH SQUARE
Price	\$7,362,220
Price per SF	\$692
Price per Unit	\$1,472,444
GRM	19.07
CAP Rate	5%
Cash-on-Cash Return (yr 1)	5%
Total Return (yr 1)	\$368,111

OPERATING DATA	PCH SQUARE
Gross Scheduled Income	\$386,111
Total Scheduled Income	\$386,111
Gross Income	\$386,111
Operating Expenses	\$70,821
Net Operating Income	\$368,111
Pre-Tax Cash Flow	\$368,111



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# Income & Expenses

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INCOME SUMMARY	PCH SQUARE
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$386,111</b>
EXPENSES SUMMARY	PCH SQUARE
Landscaping	\$5,000
Water and Sewer	\$3,585
Common Area Electricity	\$4,482
Trash	\$9,896
Fire Alarm Monitoring	\$540
Backflow Testing	\$250
Insurance	\$5,393
Property Tax	\$41,675
<b>OPERATING EXPENSES</b>	<b>\$70,821</b>
<b>NET OPERATING INCOME</b>	<b>\$368,111</b>



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# Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1 - A2	T-Mobile	1,200 SF	11.28%	\$35.40	\$42,480	Nov 2011	Nov 2026
2 - A1	Veronica's Insurance	1,200 SF	11.28%	\$40.55	\$48,660	Sep 2006	Nov 2027
3 - D	Banj Health	1,200 SF	11.28%	\$33.21	\$39,848	June 2018	Sep 2028
4 - C	Little Caesars	1,200 SF	11.28%	\$35.95	\$43,140	Jun 2005	Nov 2030
5 - E	Davita	5,824 SF	54.77%	\$36.40	\$211,983	Apr 2006	Nov 2030
<b>TOTALS</b>		<b>10,624 SF</b>	<b>99.89%</b>	<b>\$181.50</b>	<b>\$386,111</b>		
<b>AVERAGES</b>		<b>2,125 SF</b>	<b>19.98%</b>	<b>\$36.30</b>	<b>\$77,222</b>		



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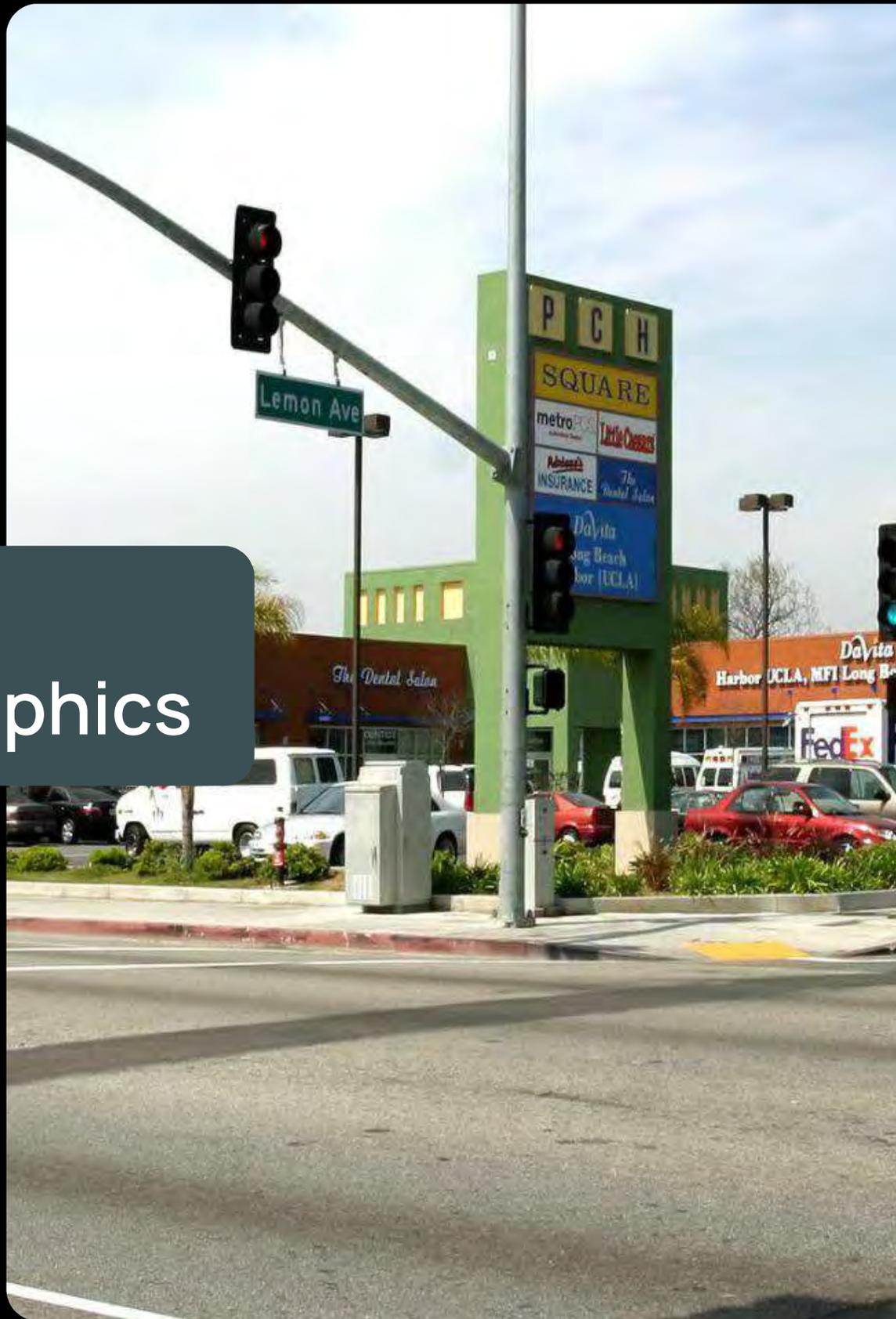
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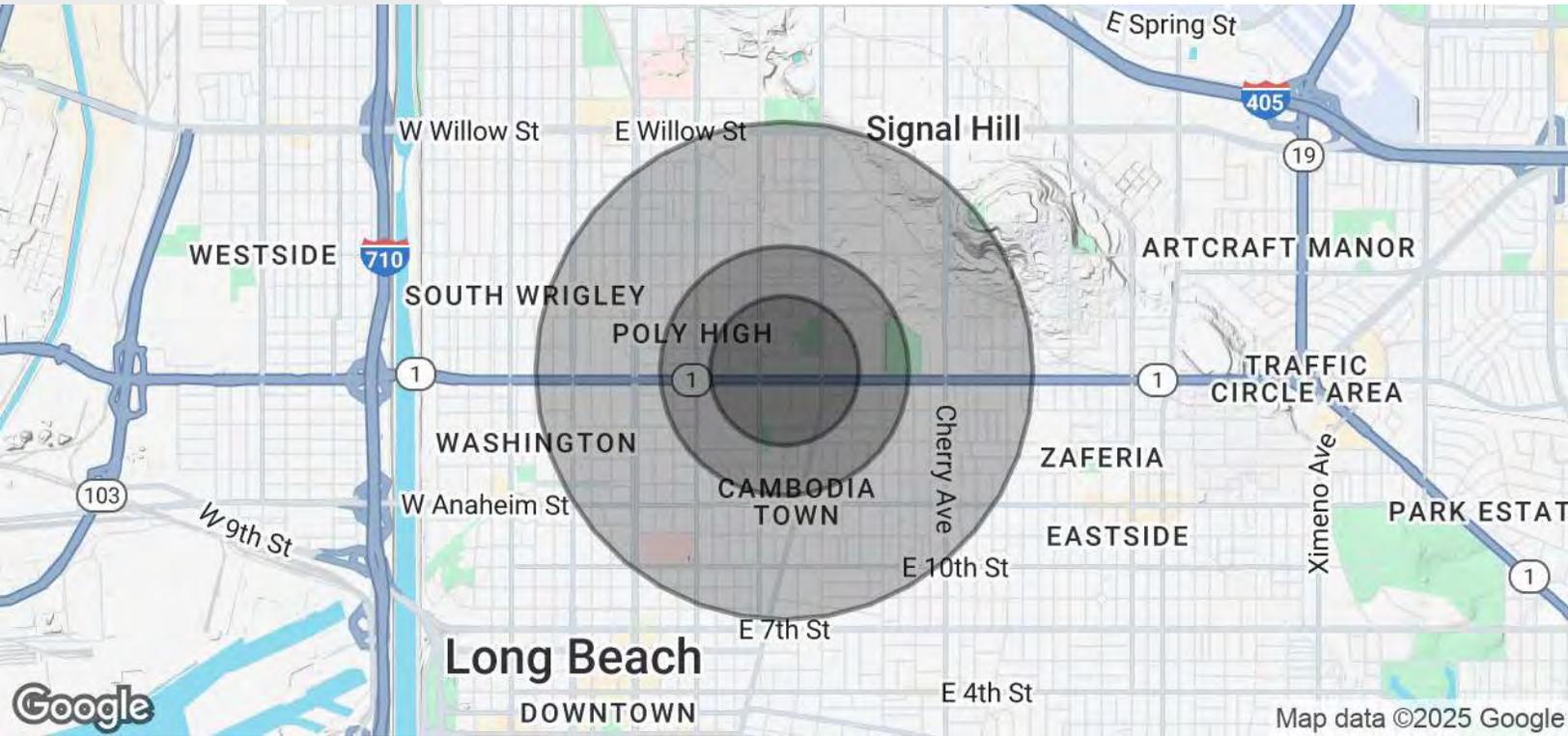
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# Demographics



# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,045	12,827	66,571
Average Age	35	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,174	3,759	20,955
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$76,879	\$77,596	\$73,359
Average House Value	\$628,519	\$625,154	\$677,764

Demographics data derived from AlphaMap

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