

FOR LEASE: GROUND FLOOR RETAIL
421 WEST BROADWAY • LONG BEACH, CA • 90802



421 W. BROADWAY LONG BEACH, CA 90802

PROPERTY SUMMARY

AVAILABLE RETAIL SPACE: Space A: 1,567 SF
Space C-521: 1,5056 SF

BASE LEASE RATE: Unit A \$2.35/SF + NNN = \$0.75/SF
Unit C-521 \$3.50/SF + NNN = \$0.75/SF

GROSS AREA SF: 617,114 SF
LOT AREA SF/ACRES: 153,884 SF / 3.53 Acres
ZONING: LBPD30
YEAR BUILT: 2010
APN: 7280-024-022

FEATURES:

- 291 unit apartment community (Over 95% leased)
- Extensive dining / patio space available
- On-site gallery and 65 foot mural marks the building as a cultural landmark within the city of Long Beach.

Gallery 421 is a 5 story mixed use building with 291 luxury apartment units. The ground floor retail space includes ±2,837 square feet currently available for lease. The property includes ample on-site parking (4 spaces per 1,000 square feet of retail area).

Downtown Long Beach is one of Southern California’s most unique waterfront urban destinations to live, work, and play. As California’s sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

We are leasing the ground floor retail only. The residential units are not being handled by this firm. All information contained herein is from sources deemed reliable and is submitted without any warranty or representation, express or implied, as to its accuracy or completeness. We assume no liability for errors or omissions of any kind.

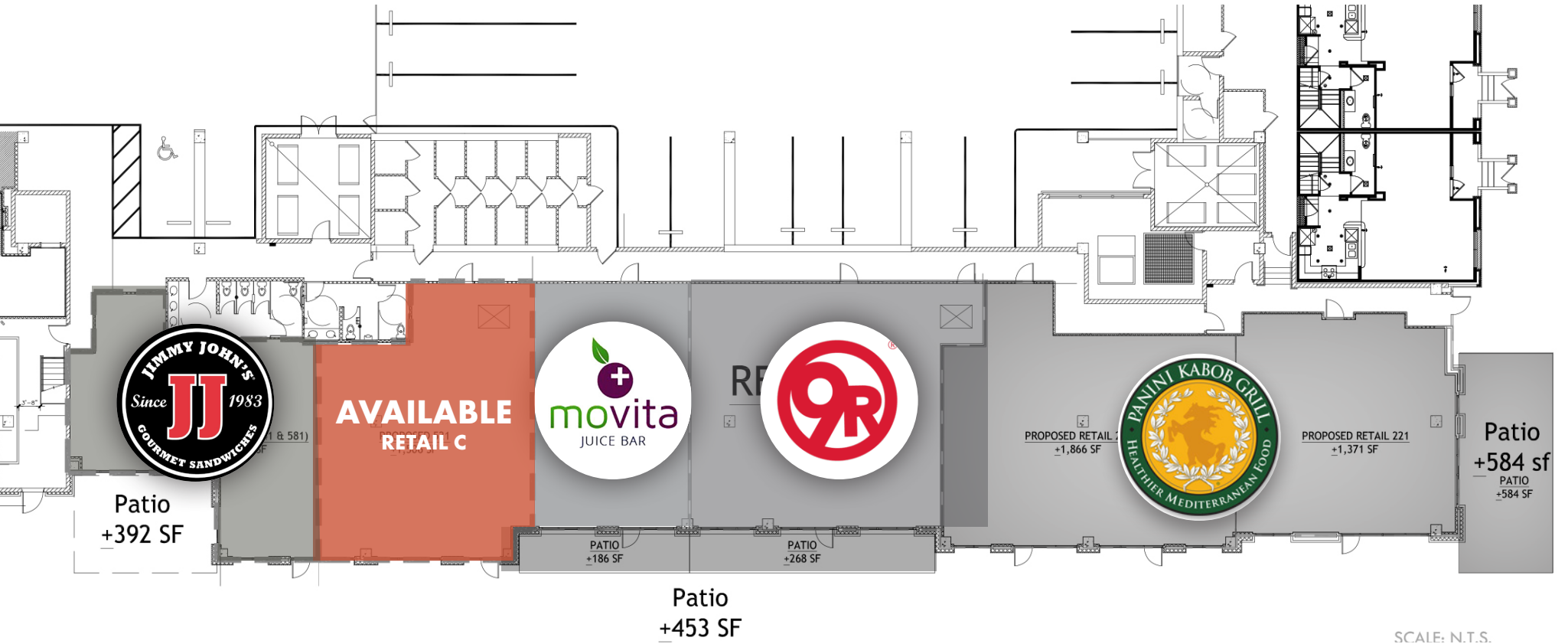


DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
• Population	38,648	222,142	397,398
• # of Households	16,831	78,870	139,522
• Average Household Size	2.22	2.76	2.79
• Renter Occupied Housing Units	13,732	18,241	92,341
• Median Age	34.2	32.2	33.2
• Average Household Income	\$50,667	\$55,071	\$69,061

BUILDING FLOOR PLAN - RETAIL C

Leased Vacant



SCALE: N.T.S.

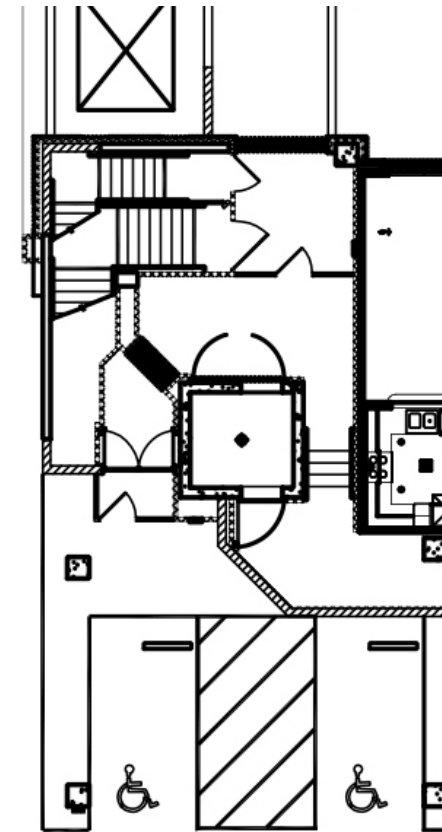
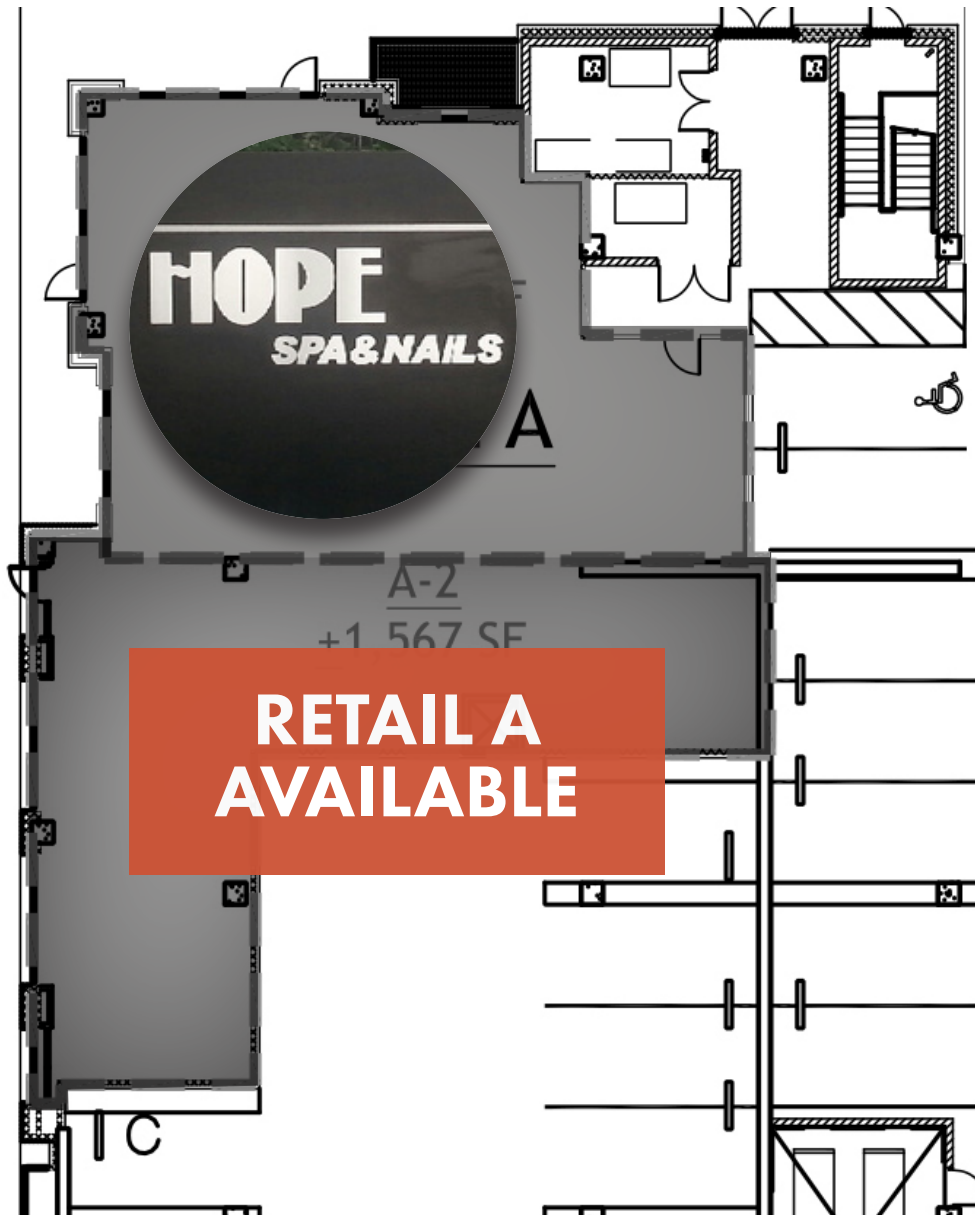
INTERIOR PHOTOS - RETAIL C



BUILDING FLOOR PLAN - RETAIL A (available)

■ Leased

gallery421
GROUND FLOOR RETAIL SPACE



As of 2.5.19

imt
RESIDENTIAL

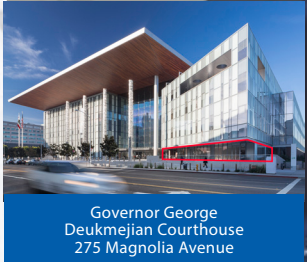
INTERIOR PHOTOS - RETAIL A



As of 3/04/24

FLOOR PLAN AERIAL AND TRAFFIC COUNTS

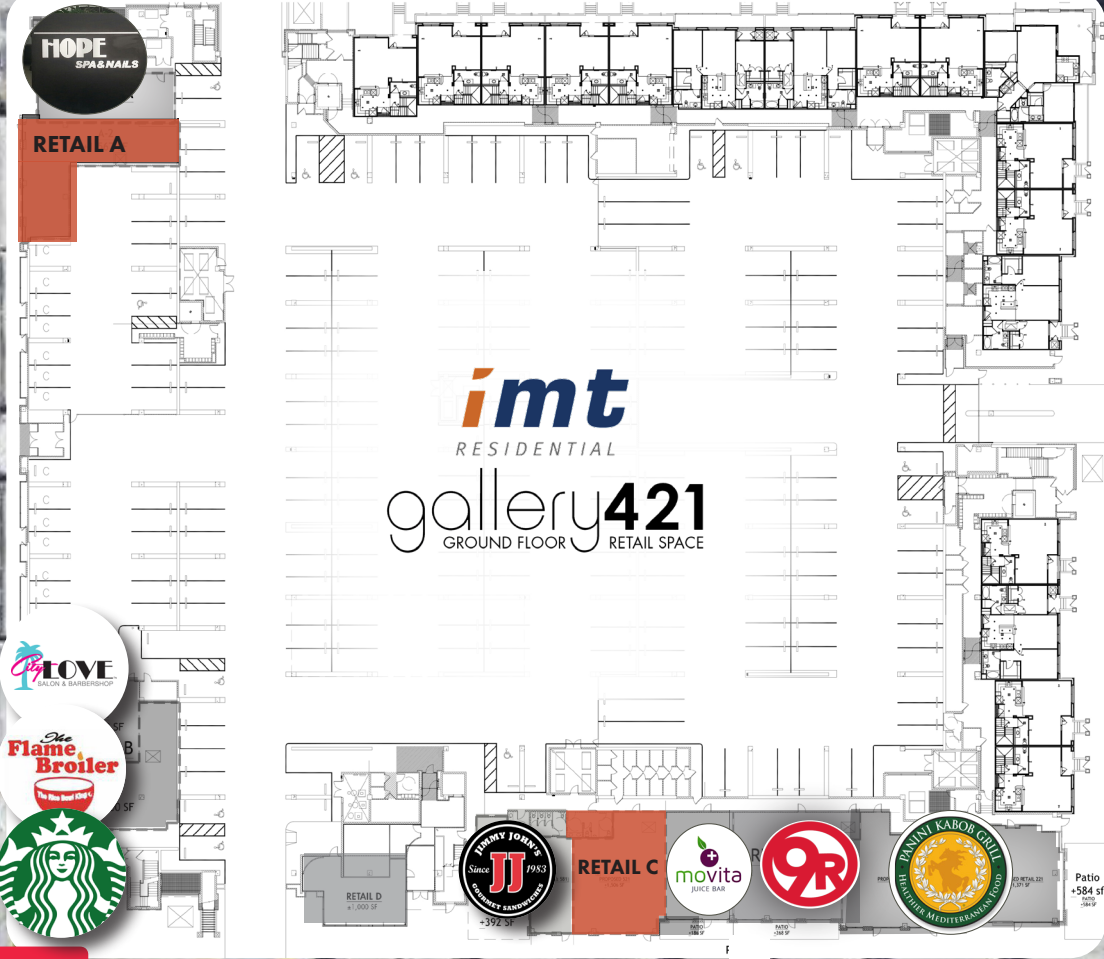
11,500



Governor George Deukmejian Courthouse
275 Magnolia Avenue

Magnolia Avenue

3rd Street



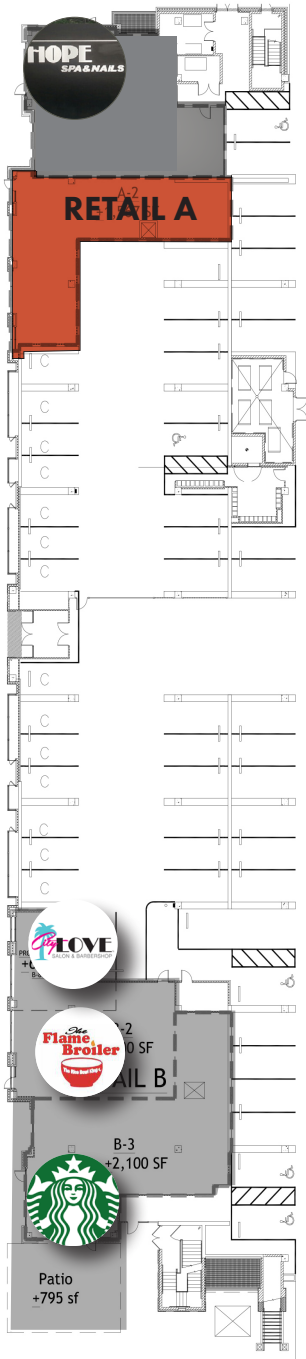
Chestnut Avenue











14,550

W. Broadway

As of 5/9/17

BUILDING FLOOR PLANS

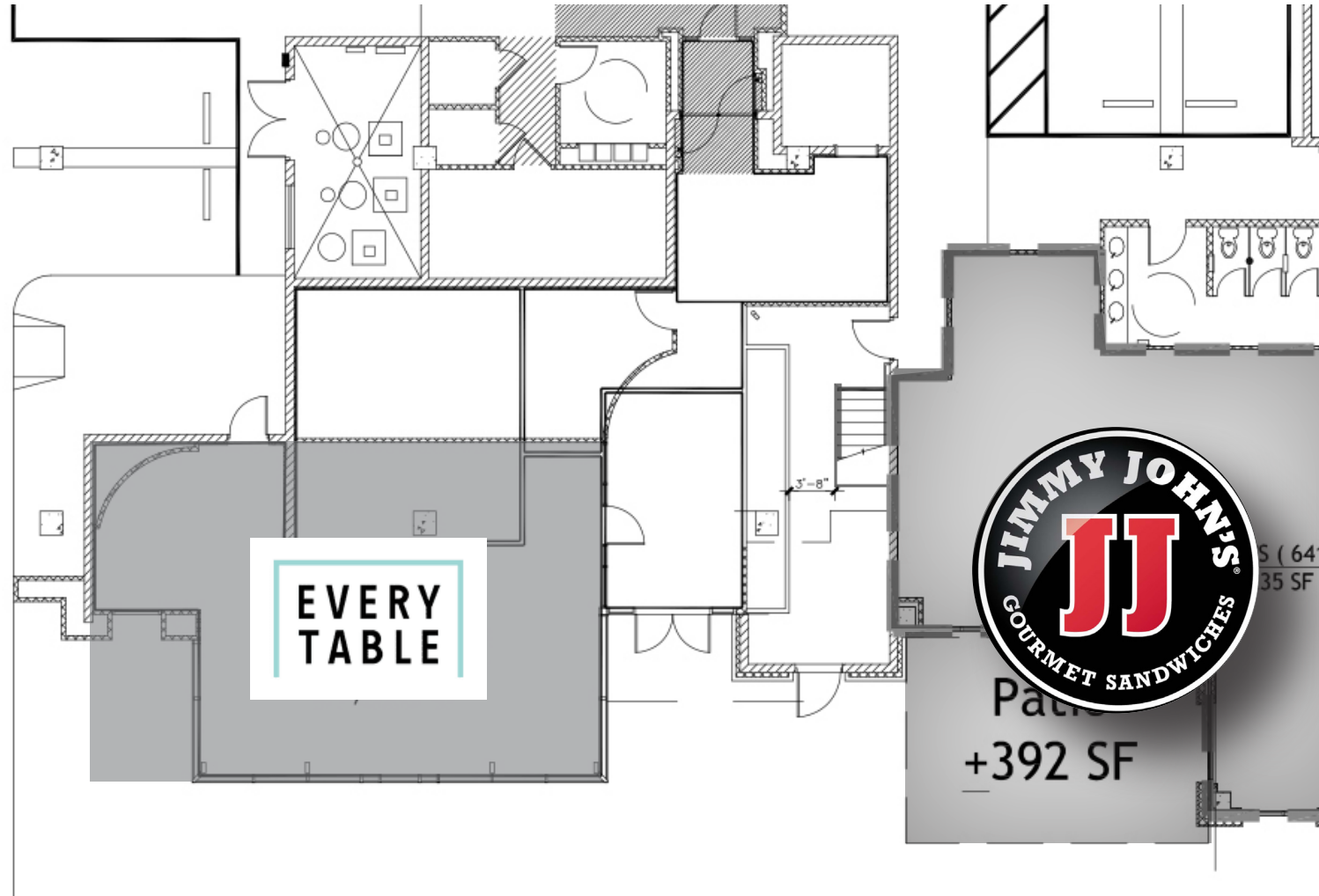
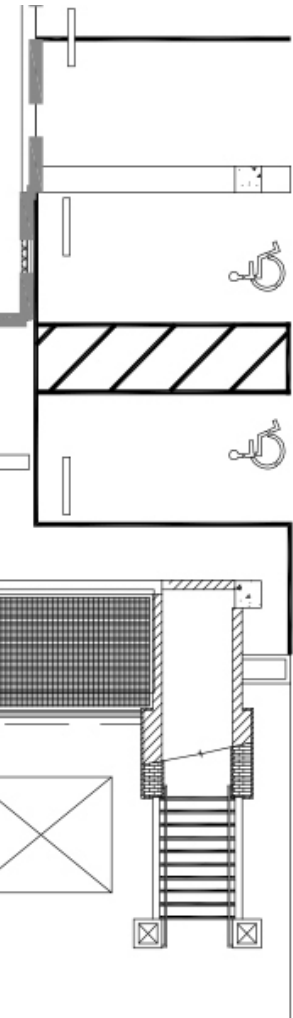


-  Leased
-  **Flame Broiler**
1,200 SF
-  **Starbucks**
2,100 SF
+795 SF Patio
-  **Tommy John's**
1,235 SF
+392 SF Patio
-  **EVERY TABLE**
1,000 SF
-  **HOPE SPA & NAILS**
1,823 SF
-  **movita**
1,266 SF
-  **LOVE**
608 SF
-  **ANNI KAROL PITA**
3,237 SF
+584 SF Patio
-  **9R**
1,837 SF
-  **VACANT**
- Retail - A**
1,567 SF
- Retail - C**
1,506 SF

BUILDING FLOOR PLAN - RETAIL D

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GROUND FLOOR RETAIL SPACE

Leased



imt
RESIDENTIAL

As of 2.5.19

DOWNTOWN LONG BEACH RETAIL LOCATIONS



imt gallery 421
RESIDENTIAL APARTMENT COMMUNITY

The Flamingo Broiler
Starbucks
JJ

The Pike Outlets Long Beach

H&M CINEMARK NikeFactoryStore CLADSTONE'S chili's
F21 CONVERSE PF CHANG'S OUTBACK GAP

RITE AID
SUPERIOR GROCERS
CHASE
Dignity Health
cricket
Carib's
McDonald's
Wendy's
Baskin-Robbins
Starbucks

City Place Long Beach Shopping Center
BURGER KING
ROSS
SUBWAY
GameStop
GNC



**COLDWELL BANKER
COMMERCIAL**
BLAIR

Coldwell Banker Commercial
BLAIR

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GROUND FLOOR RETAIL SPACE

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