

# 201, 231, 245 W Pacific Coast Highway





**Tyler Brand**  
Multifamily Advisor  
**(661) 886-1226**  
[tyler@jlmcre.com](mailto:tyler@jlmcre.com)  
Lic: 02214185





JLM Real Estate,  
Inc.



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01  
INVESTMENT  
SUMMARY

# INVESTMENT SUMMARY

## THE OFFERING

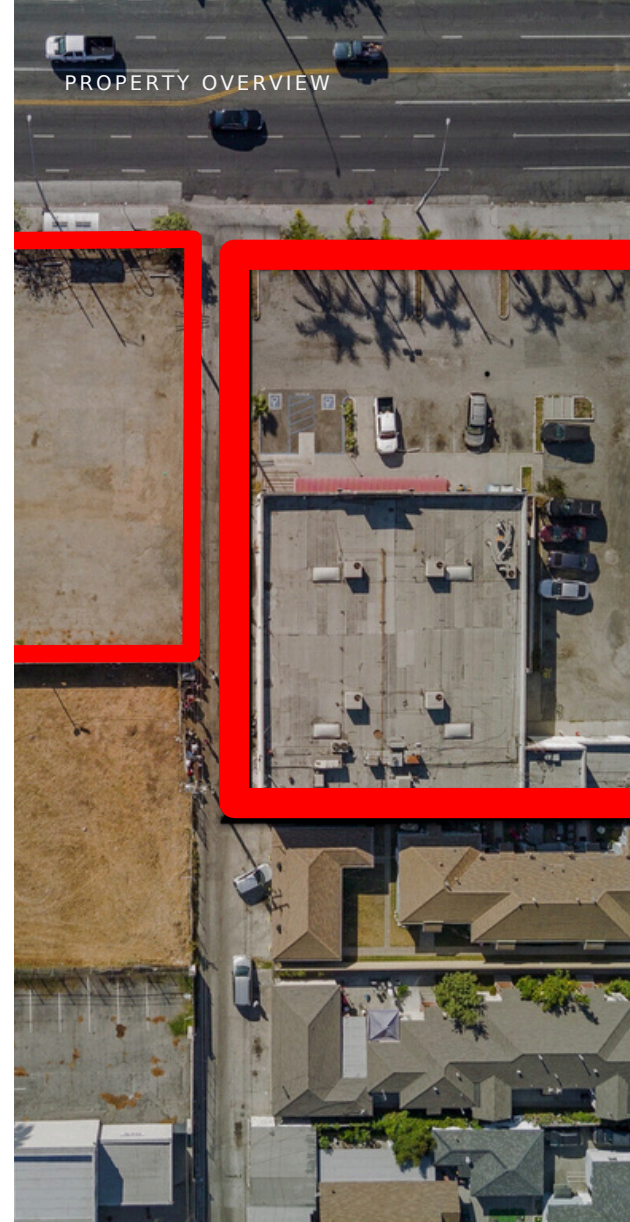
### **Prime Mixed-Use Development Site on Pacific Coast Highway in Long Beach**

Presenting a rare opportunity to acquire a large corner lot at 201-245 W Pacific Coast Highway, a high-traffic area with 3-sided street frontage, ideally situated just two miles from downtown Long Beach. Zoned CHW and SP-1-TN, this site offers flexibility for mixed-use development, including affordable housing.

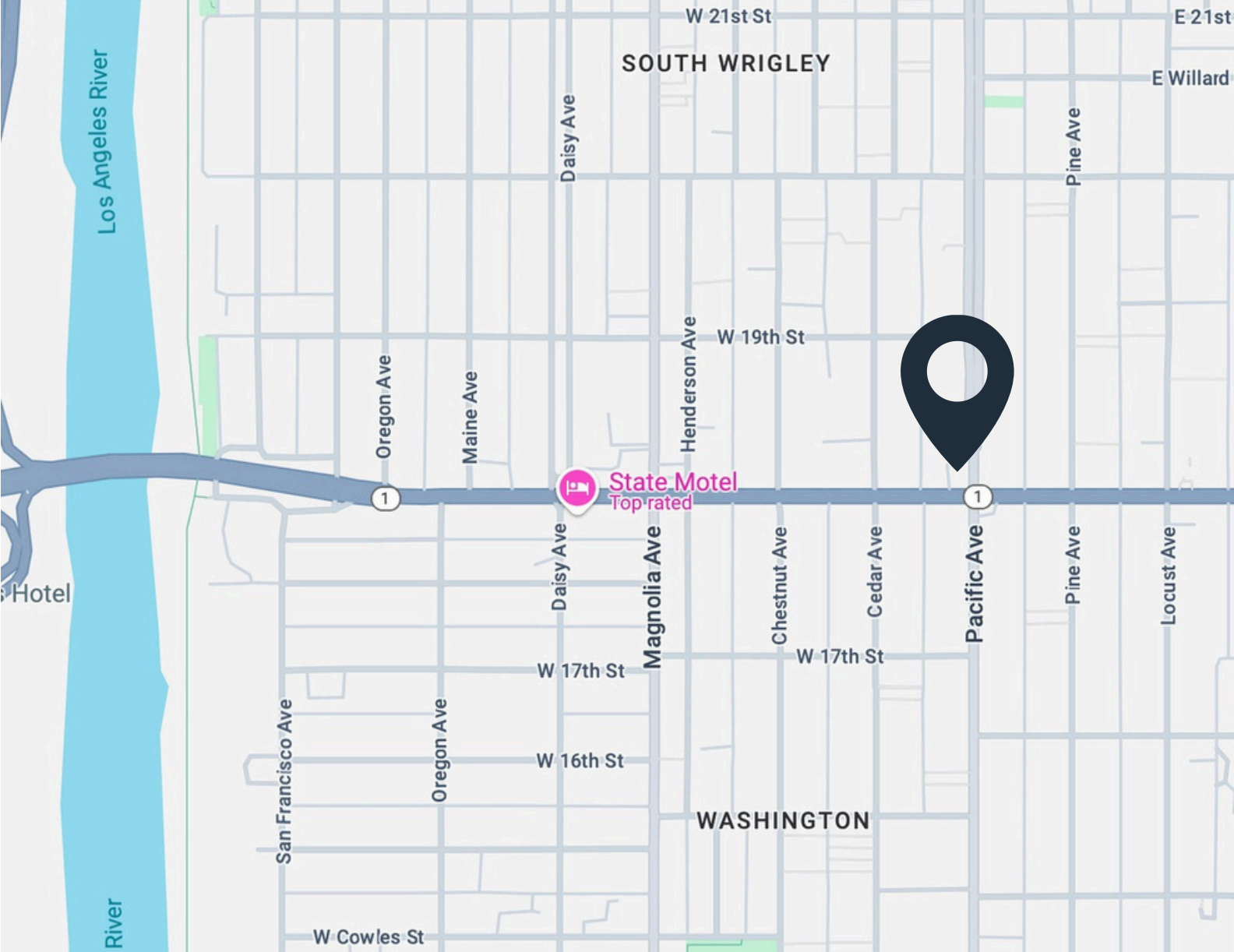
Located within a designated Opportunity Zone, investors can capitalize on substantial tax incentives, including deferred and potentially eliminated capital gains taxes, creating a compelling option for long-term real estate holdings. Entitlements expired as of March 2024, giving new owners the freedom to shape this site's future in the heart of Long Beach.

### **Investment Highlights**

- Zoned CHW and SP-1-TN, perfect for mixed-used development
- Located within Opportunity Zone - Tax Incentives available
- 3 separate parcels of flat, buildable land spanning about 49,000 SF total (1.13 AC)







Los Angeles River

SOUTH WRIGLEY

E 21st

W 21st St

Daisy Ave

Pine Ave

W 19th St

Oregon Ave

Maine Ave

Henderson Ave

State Motel  
Top rated

1

Daisy Ave

Magnolia Ave

Chestnut Ave

Cedar Ave

Pacific Ave

Pine Ave

Locust Ave

W 17th St

W 17th St

W 16th St

WASHINGTON

San Francisco Ave

Oregon Ave

W Cowles St

Hotel

River











02  
SALES  
COMPARABLES





## Sales Comparables



**200-290 E 4th St**  
Long Beach, CA

SQFT: 46,572



**300 Alamitos**  
Long Beach, CA

SQFT: 25,700



**5822-5941 Linden Ave**  
Long Beach, CA

SQFT: 116,305



**1814 Pine Ave**  
Long Beach, CA

SQFT: 16,988



# 03 COMPANY PROFILE





JLM Real Estate Inc. is a commercial real estate team focusing on the sale of multifamily and commercial investment properties. At JLM, we are focused on our clients' best interest above anything else. We help clients acquire, sell, and 1031 exchange into apartment complexes and warehouses in San Diego County. We are one of the top producing teams in all of San Diego and have sold over \$350,000,000 worth of real estate in the last 3 years.

# Tyler Brand



As a dedicated multifamily real estate agent, Tyler helps clients achieve their investment goals and find ideal properties.

With a background as an ICU nurse and a double major from San Diego State University, Tyler brings a unique mix of expertise, work ethic, and attention to detail to each transaction.

His strong market knowledge and commitment to client success make him an invaluable partner, whether you're a seasoned investor or a first-time buyer. Connect with Tyler today to discuss your real estate needs.



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*Offering Memorandum*

