

**LYONSTAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS

# OFFERING MEMORANDUM

## 1427 E 4th St

Long Beach, CA 90802  
6 UNITS \$1,999,000

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# PROPERTY INFORMATION

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1427 E 4th St - Long Beach, CA 90802

# THE OFFERING



Located in the heart of Long Beach's vibrant "Retro Row," **1427 E 4th St** presents a rare, fully renovated **mixed-use** asset with strong income and future upside. This **5,065 SF** property features **(2) two** high-visibility **retail** spaces—currently occupied by a popular coffee shop and an upscale salon with Long Term Leases—anchoring a block renowned for its eclectic shops, walkable amenities, and year-round foot traffic. The **(4) four residential** units include **two** spacious **1-bedroom, 1-bath** apartments and **two efficient studio** units, all fully upgraded for **turnkey** operation and tenant appeal.

With the **Best price per square foot** on the market and a robust **Cap Rate** of **6.60% & strong NOI**, this property offers immediate **cash flow** and long-term value. The retail tenants benefit from the area's destination status, drawing local residents and visitors alike, while the residential units capitalize on Long Beach's low vacancy rates and projected population growth. The building's comprehensive renovation means minimal maintenance and maximum rental potential from day one.

Future opportunities abound as Long Beach continues to invest in major infrastructure and cultural projects, including the Colorado Lagoon-Marina Stadium Connection and the Alexan East End development, both of which are expected to drive property values and demand higher. Whether you're seeking stable income, appreciation, or a strategic foothold in one of Southern California's most dynamic urban corridors, 1427 E 4th St stands out as a premier choice.

# PROPERTY INFORMATION

## PROPERTY DETAILS

<b>Address</b>	<b>1427 E 4th St Long Beach, CA 90802</b>
Total Units	6
Total Building Sqft.	5,065 SF
Total Lot Size	3,049 SF
Year Built	1929
APN	7266-018-036



### INVESTMENT HIGHLIGHTS

- Located in the high traffic corridor of 4th St
- Great Mix of **Two Retail Units** on Ground Floor and **Four Residential Units** Above
- Strong Annual Income, **Turn Key** Investment Opportunity
- All **6 Units** Completely Renovated
- Coffee Shop and High End Body Restore Massage

# PROPERTY PHOTOS



PROPERTY PHOTOS  
**PROPERTY PHOTOS**

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1427 E 4th St - Long Beach, CA 90802



# PROPERTY PHOTOS PROPERTY PHOTOS



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PROPERTY PHOTOS  
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1427 E 4th St - Long Beach, CA 90802



# FINANCIAL ANALYSIS

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# FINANCIAL ANALYSIS

# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
Retail	-	1	\$3,450	\$3,554
Retail	-	1	\$3,200	\$3,296
A	1	1	\$2,200	\$2,300
B	1	1	\$2,100	\$2,300
C	-	1	\$2,000	\$2,100
D	-	1	\$1,800	\$2,100
<b>TOTALS</b>			<b>\$14,750</b>	<b>\$15,650</b>

# FINANCIAL ANALYSIS OFFERING FINANCIALS

Property Address		Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>	\$1,999,000	<b>Scheduled Gross Income:</b>	\$177,000		\$187,800		
<b>Down Payment:</b>	40.0% \$799,600	<b>Vacancy Rate Reserve:</b>	\$5,310	3% *1	\$5,634	3% *1	
<b>Number of units:</b>	6	<b>Gross Operating Income:</b>	\$171,690		\$182,166		
<b>Cost per Unit:</b>	\$333,167	<b>Expenses:</b>	\$39,685	22% *1	\$39,685	21% *1	
<b>Current GRM:</b>	11.29	<b>Net Operating Income:</b>	\$132,005		\$142,481		
<b>Market GRM:</b>	10.64	<b>Loan Payments:</b>	\$86,292		\$86,292		
<b>Current CAP:</b>	6.60%	<b>Pre Tax Cash Flows:</b>	\$45,712	5.72% *2	\$56,188	7.03% *2	
<b>Market CAP:</b>	7.13%	<b>Principal Reduction:</b>	\$14,729		\$14,729		
<b>Year Built / Age:</b>	1929	<b>Total Return Before Taxes:</b>	\$60,441	7.56% *2	\$70,917	8.87% *2	
<b>Approx. Lot Size:</b>	3,049						
<b>Approx. Gross RSF:</b>	5,065	*1 As a percent of Scheduled Gross Income					
<b>Cost per Net RSF:</b>	\$394.67	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$1,199,400	<b>Amort:</b>	30		<b>Current Income</b>		<b>Market Income</b>			
<b>Terms:</b>	6.00%	<b>Fixed:</b>	5	<b># of Units</b>	<b>Bdrms/Baths</b>	<b>Notes</b>	<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>
<b>Payment:</b>	\$7,191	<b>DCR:</b>	1.53	1	N/A	Massage	\$3,450	\$3,450	\$3,554	\$3,554
				1	N/A	Coffee Shop	\$3,200	\$3,200	\$3,296	\$3,296
				1	1+1		\$2,200	\$2,200	\$2,300	\$2,300
<b>Annualized Expenses</b>				1	1+1		\$2,100	\$2,100	\$2,300	\$2,300
<b>*Estimated</b>				1	0+1		\$2,000	\$2,000	\$2,100	\$2,100
<b>New Taxes (New Estimated):</b>	\$24,188			1	0+1	On Site Mgmt & Mair	\$1,800	\$1,800	\$2,100	\$2,100
<b>Maintenance (\$600/unit):</b>	\$3,500									
<b>Insurance (\$1.50/SF):</b>	\$7,598									
<b>Utilities (\$1100/unit/year):</b>	\$4,400									
<b>Total Expenses:</b>	\$39,685							\$14,750		\$15,650
<b>Expenses as %/SGI</b>	22.42%							Laundry	\$0	\$0
<b>Per Net Sq. Ft:</b>	\$7.84							Garages	\$0	\$0
<b>Per Unit</b>	\$6,614							<b>Monthly Scheduled Gross Income:</b>	\$14,750	\$15,650
								<b>Annualized Scheduled Gross Income:</b>	\$177,000	\$187,800
								Utilities Paid by Tenant:	Gas & Electric	

# SALE COMPARABLES

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# SALE COMPARABLES

# SALE COMPS



**1427 E 4TH ST**  
Long Beach, CA 90802

Subject Property

Price:	\$1,999,000	Bldg Size:	5,065 SF
No. Units:	6	Cap Rate:	6.60%
Price/SF:	\$394.67		



**MIXED USE | RETAIL + RESIDENTIAL**  
1535 E 4th St, Long Beach, CA 90802

Sold 8/6/2024

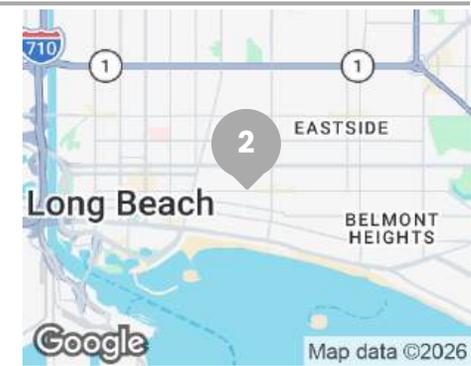
Price:	\$1,500,000	Bldg Size:	2,841 SF
No. Units:	4	Cap Rate:	3.96%
Price/SF:	\$527.98		



**MIXED USE | RETAIL + RESIDENTIAL**  
414 Walnut Ave, Long Beach, CA 90802

Sold 10/17/2023

Price:	\$1,400,000	Bldg Size:	3,386 SF
No. Units:	4	Cap Rate:	5.12%
Price/SF:	\$413.47		



# SALE COMPARABLES

## SALE COMPS

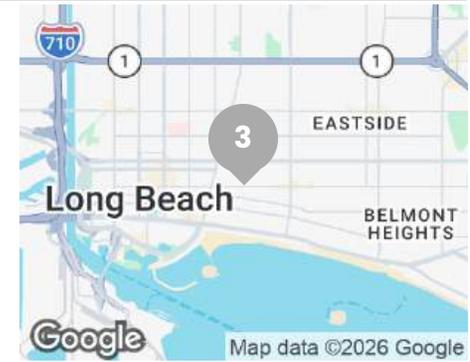


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**MIXED USE | RETAIL + RESIDENTIAL**  
1227 E 4th St, Long Beach, CA 90802

Sold 4/3/2024

Price:	\$887,500	Bldg Size:	2,298 SF
No. Units:	3	Cap Rate:	6.52%
Price/SF:	\$386.21		



4

**2626 E ANAHEIM ST**  
Long Beach, CA 90804

On Market

Price:	\$1,575,000	Bldg Size:	3,644 SF
No. Units:	6	Cap Rate:	5.75%
Price/SF:	\$432.22		



# SALE COMPARABLES

# SALE COMPS MAP & SUMMARY

★ **1427 E 4TH ST**

Long Beach, CA

Bldg Size 5,065 SF

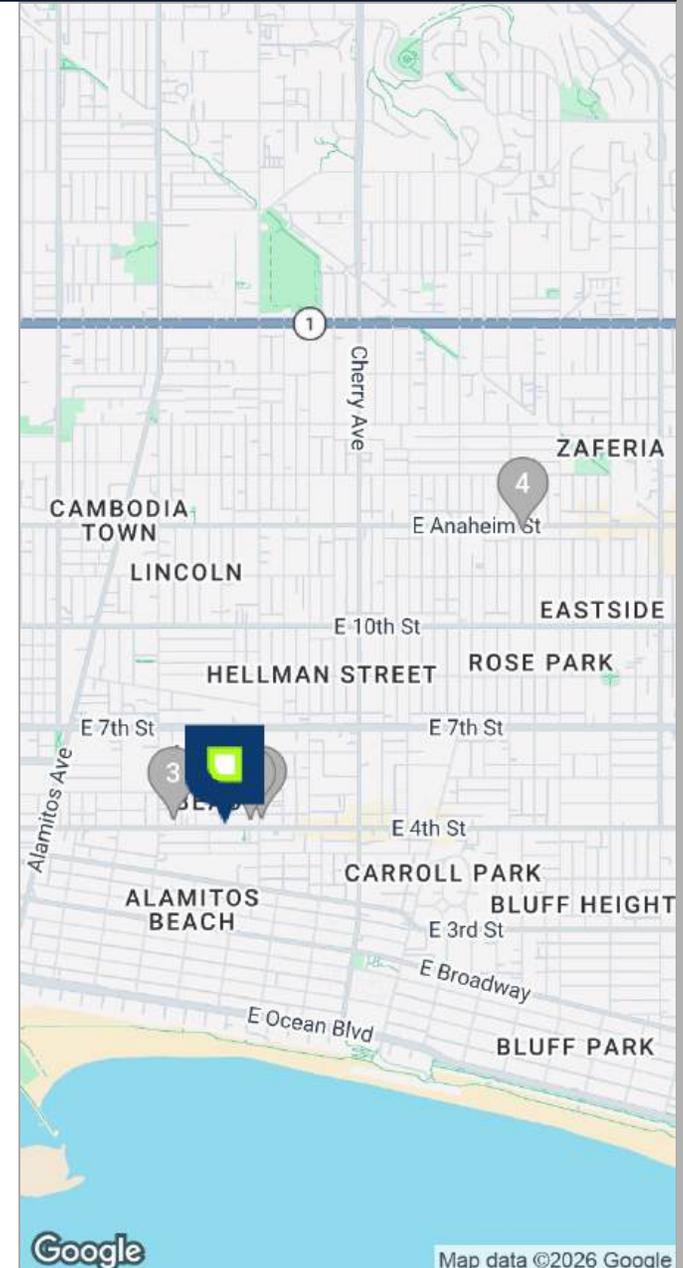
Cap Rate 6.60%

Price/SF \$394.67

Price/Unit \$333,167

NOI \$132,005

	NAME/ADDRESS	BLDG SIZE	CAP RATE	PRICE/SF	PRICE/UNIT	NOI
1	<b>Mixed Use   Retail + Residential</b> 1535 E 4th St Long Beach, CA	2,841 SF	3.96%	\$527.98	\$375,000	\$59,327
2	<b>Mixed Use   Retail + Residential</b> 414 Walnut Ave Long Beach, CA	3,386 SF	5.12%	\$413.47	\$350,000	\$71,666
3	<b>Mixed Use   Retail + Residential</b> 1227 E 4th St Long Beach, CA	2,298 SF	6.52%	\$386.21	\$295,833	\$57,850
4	<b>2626 E Anaheim St</b> Long Beach, CA	3,644 SF	5.75%	\$432.22	\$262,500	\$90,590
	<b>AVERAGES</b>	<b>3,042 SF</b>	<b>5.34%</b>	<b>\$439.97</b>	<b>\$320,833</b>	<b>\$69,858.25</b>



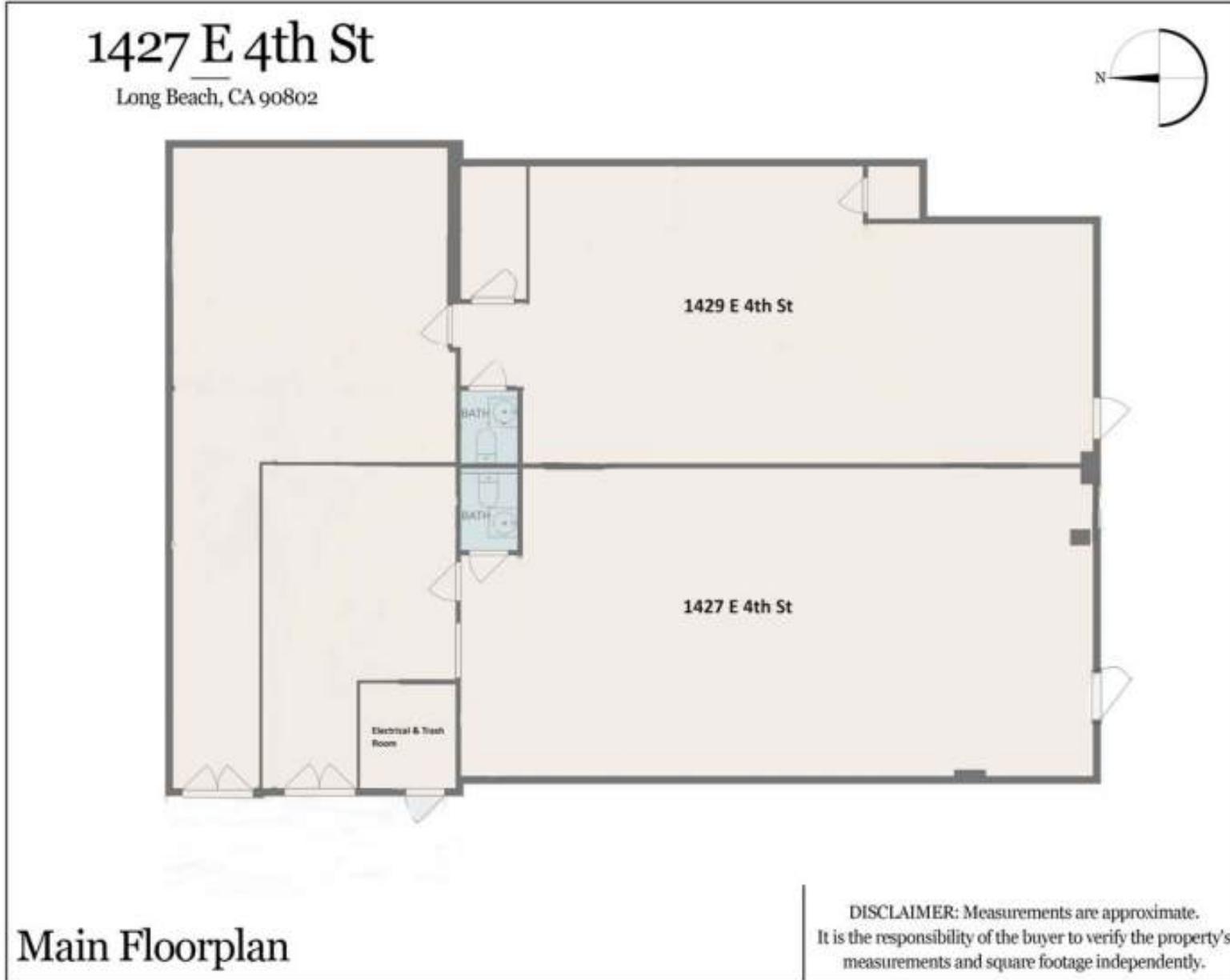
# SALE COMPARABLES

# SALES COMPS ANALYSIS

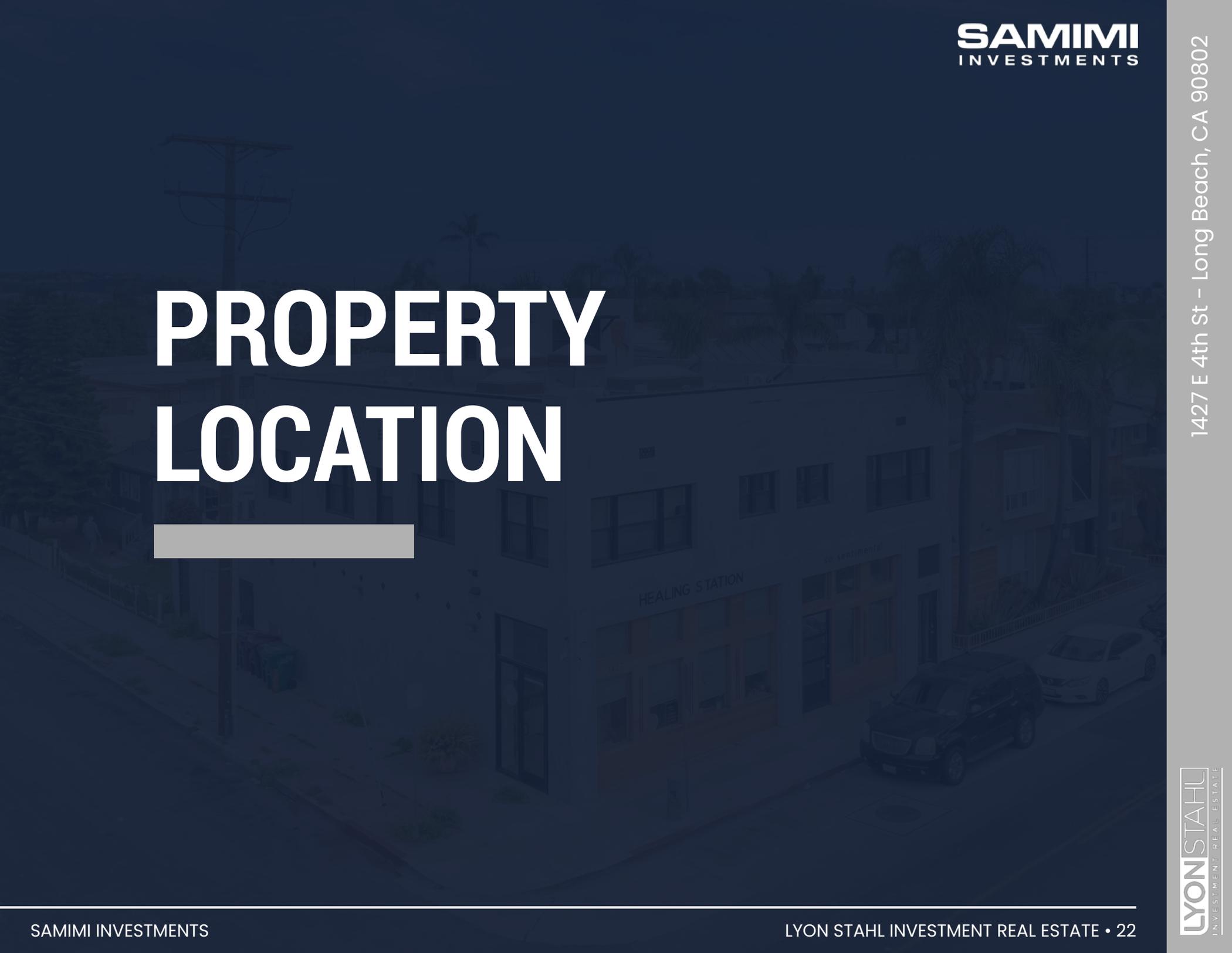
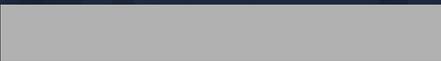
Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
1535 E 4th St	\$1,500,000	4	1909	2,841	16.43	3.96%	\$527.98	\$375,000	8/6/2024	3+1, (2) 1+1, Retail
414 Walnut Ave	\$1,400,000	4	1921	3,386	12.70	5.12%	\$413.47	\$350,000	10/17/2023	2+1, (2) 1+1, Retail
1227 E 4th St	\$887,500	3	1928	2,298	9.97	6.52%	\$386.21	\$295,833	4/3/2024	N/A
2626 E Anaheim	\$1,575,000	6	1936	3,644		5.75%	\$432.22	\$262,500	ACTIVE	(2) 1+1, Retail
<b>Average</b>				<b>3,042</b>	<b>13.03</b>	<b>5.80%</b>	<b>\$439.97</b>	<b>\$302,778</b>		
1427 E 4th St	\$1,999,000	6	1929	5,065	11.29	6.60%	\$394.67	\$333,167	N/A	(2) 1+1, (2) 0+1, (2) Retail

# PROPERTY FLOOR PLANS

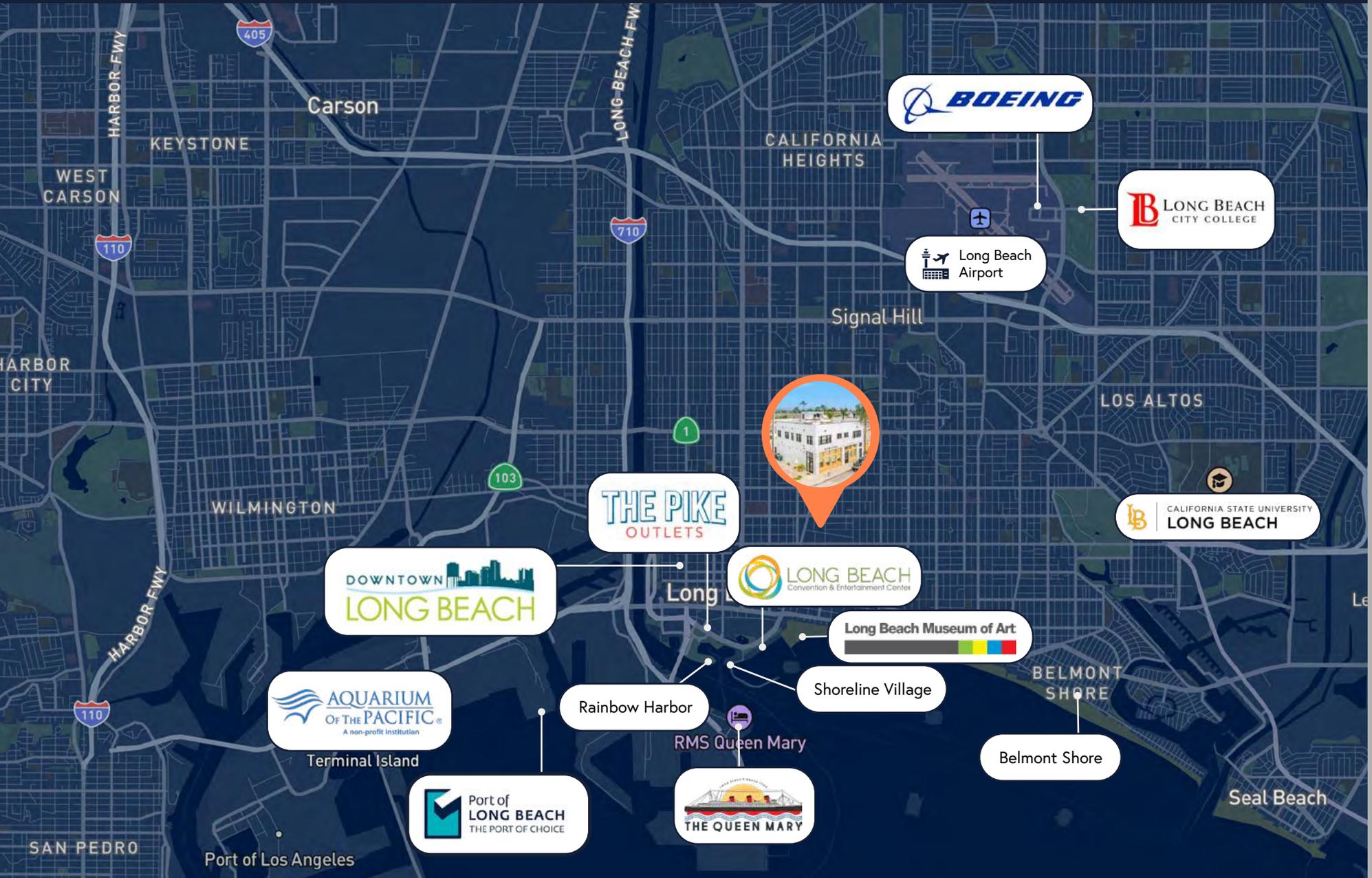
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# PROPERTY LOCATION



# PROPERTY LOCATION RETAILER MAP



PROPERTY LOCATION  
**ANDURIL CAMPUS**



Anduril Industries is establishing its second major Southern California campus in Long Beach, signaling a renaissance in advanced manufacturing and defense innovation. Costa Mesa-based Anduril announced late January 2026 plans for a 1.185 million sq ft facility—750,000 sq ft office and 435,000 sq ft industrial—slated to open in 2027 amid surging demand for autonomous military tech.

This joins Anduril’s national network of manufacturing sites, following its \$1B Arsenal-1 facility in Ohio.

The campus will generate 5,500 direct jobs plus construction and support roles, revitalizing Long Beach’s legacy as a naval and complex aircraft hub.

Nestled in “Space Beach,” Anduril neighbors Vast Space, Coronal, Rebel Space Technologies, Orbital Operations, and Boeing, leveraging port proximity, industrial capacity, and deep aerospace talent.

Southern California’s \$4.7B in 2025 aerospace/defense funding underscores the ecosystem’s dominance in software-driven defense over traditional hardware.



# PROPERTY LOCATION RETAILER MAP

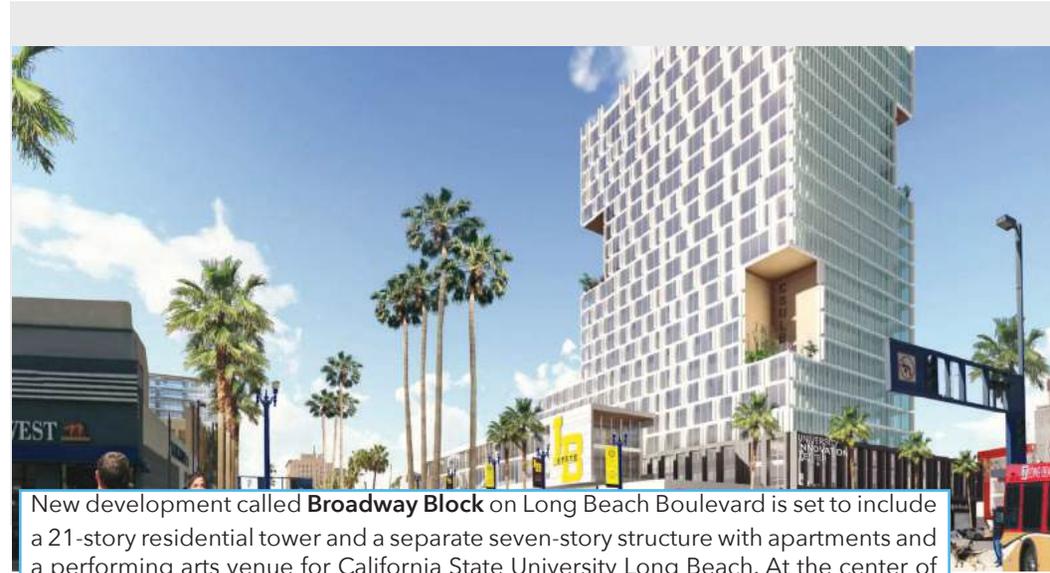


Google

Map data ©2026 Google Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies



Plans for a **35-Story Tower** originally called for just 221 units and 6,367 square feet of retail space. Now, however, its developers are seeking approval for an additional 94 units and another 344 square feet of retail space. An underground parking garage would be expanded from two levels to five to make room for some of these changes. The tower is the second phase of the Shoreline Gateway project at the intersection of Ocean Boulevard and Alamitos Avenue.



New development called **Broadway Block** on Long Beach Boulevard is set to include a 21-story residential tower and a separate seven-story structure with apartments and a performing arts venue for California State University Long Beach. At the center of the 50,000-square-foot lot is the Moderne-style Acres of Books building, constructed in the 1920s and the home of a beloved bookstore between 1960 and 2008.



This ambitious **zz** near the Pacific Avenue Blue Line station would replace a parking lot with a pair of residential structures with 325 units, according to a recent presentation from Mayor Robert Garcia.



The **OceanAire** project is rising on the site of an Ocean Avenue parking lot and promises to offer future residents some very nice views and convenient access to both public transit and the beach. According to the architects, the upscale apartments will be catered to young professionals and will feature amenities like a pool, sun deck, fitness room/yoga studio, and the increasingly obligatory dog spa.



**Glassy Hotel Tower** - This hotel tower would rise in the heart of Downtown Long Beach, bringing hundreds of guest rooms and new restaurant space to the area. Plans for the large development are still being worked out. Longbeachize reports that developer American Life has proposed an agreement with the city that would allow the project to rise 36 stories and include more than 500 rooms.



The city's planning commission has approved a new **seven-story apartment building** with 142 units and ground-floor commercial space. Located at 500 West Broadway, the project is set to include 65 studio apartments, 41 one-bedrooms, 32 two-bedrooms, and four three-bedroom units. Street-level commercial space will include 1,168 square feet of retail and a 2,267-square-foot cafe.



This **Five Floors of Apartments** complex is one of two projects now being constructed by Ensemble Investments, with designs by architecture firm Studio T Square 2 in collaboration with Mark Tessier Landscape Architecture. It will include 95 apartments and 177 parking spaces.



**Apartments and a Bridge** - Under a .5 mile from the Ocean Boulevard project above, this similar project will include 112 units, 144 parking spaces, and space for a cafe or retail business. It's rising immediately next to a flashy new pedestrian bridge now under construction. Once complete, the bridge will connect the city's convention center to the nearby Performing Arts Center.



**The Beacon** - This affordable housing complex broke ground just last month and is expected to open in 2019. Once complete, the two-building development will include 160 units of supportive housing for veterans and seniors.



**Amli Parc Broadway** - will replace a government office building with 222 residential units and 8,500 square feet of retail space, including an art gallery and a "bike kitchen."



**The Pacific** will feature 163 apartments (17 of them affordable), along with community amenities like a fitness center and bike workshop.



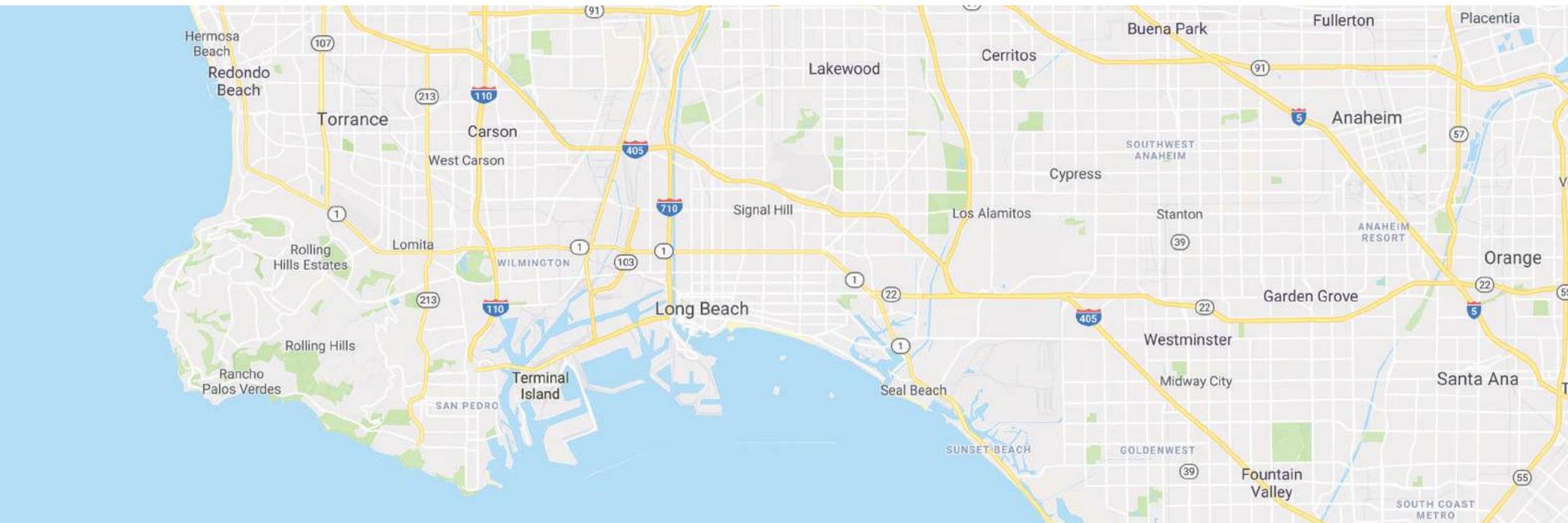
**101 Alamos Avenue** - Developer SARES REGIS Group, which is building The Pacific, is also behind this seven-story residential development with 136 condos and a bit of retail/restaurant space.



**Ocean View Tower** is located right next to the large Camden Harbor View apartment complex, this adaptive reuse project will transform an existing office building into a residential development with 94 apartments and 4,597 square feet of retail space.



**320 Alamos Avenue** - This proposed project would include 77 apartments spread across seven stories at the eastern edge of the downtown area.



EXCLUSIVELY MARKETED BY

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