



OFFERING MEMORANDUM

1626 PINE AVE

LONG BEACH, CA 90813 14 UNITS \$2,900,000

CAMERON SAMIMI

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CaIDRE #02035763

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PROPERTY INFORMATION

THE OFFERING



Renovated and current **6.89% Cap** and **9.67 GRM** with ADU potential! **1626 Pine Ave, Long Beach** is the ideal investment opportunity for anyone looking for great **cash-flow** and **low maintenance**. All units are renovated with new floors, appliances, and fixtures. Once all units are rented at market and ADUs are built out, the property will operate at a **9.2% Cap** and **7.75 GRM**. NON-RSO | **Subject to State AB 1482**

The property is comprised of **(12) 1-Bed/1-Bath** and **(2) 2-Bed/1-Bath** units. 1626 Pine Ave has **10 parking spaces** on site and collects **\$500/month** in parking income. Additionally, the property collects **\$200/month** in laundry.

Beneficial for the new owner, the property is located just outside the **\$6 Billion of new development** flooding into Downtown Long Beach, including the Long Beach Civic Center, Aquarium, **OceanAire Project**, CSULB Downtown Village, Broadway Block and **Queen Mary Island**.

PROPERTY INFORMATION

PROPERTY DETAILS

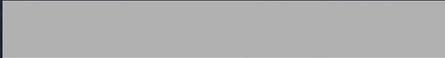
Address	1626 Pine Ave Long Beach, CA 90813
Total Units	14
Total Building Sqft.	7,780 SF
Total Lot Size	7,492 SF
Year Built	1963
Zoning	LBR4R
APN	7269-011-003



INVESTMENT HIGHLIGHTS

- **NON-RSO** | Subject to State AB 1482
- Current **6.89% Cap Rate** and **9.67 GRM**
- Fully renovated and renting near market with ADU potential
- Perfect Cash Flow opportunity with extremely low maintenance
- Located near \$6 billion worth of new development
- **Parking and laundry** collect an additional **\$700/mo.** in income

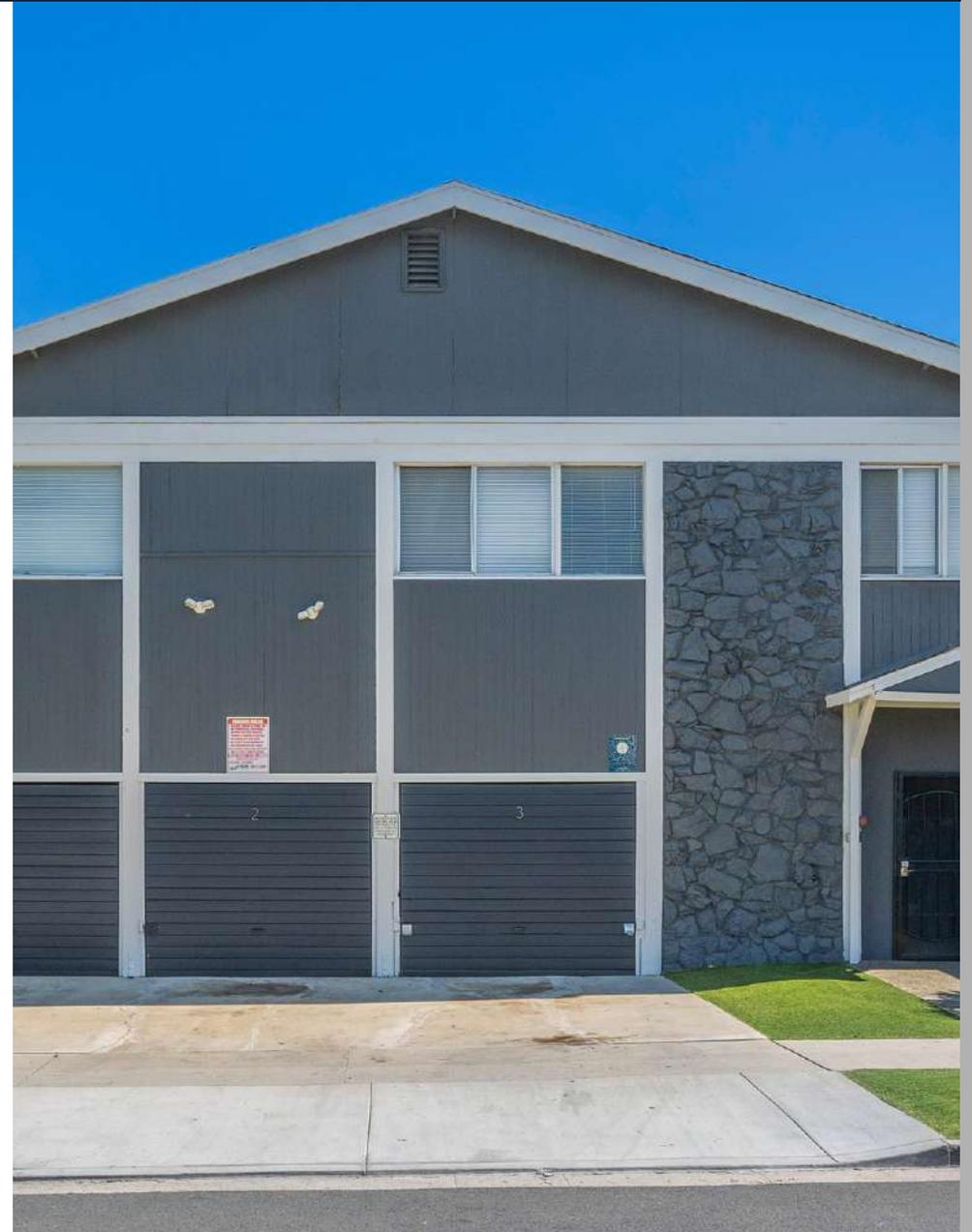
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

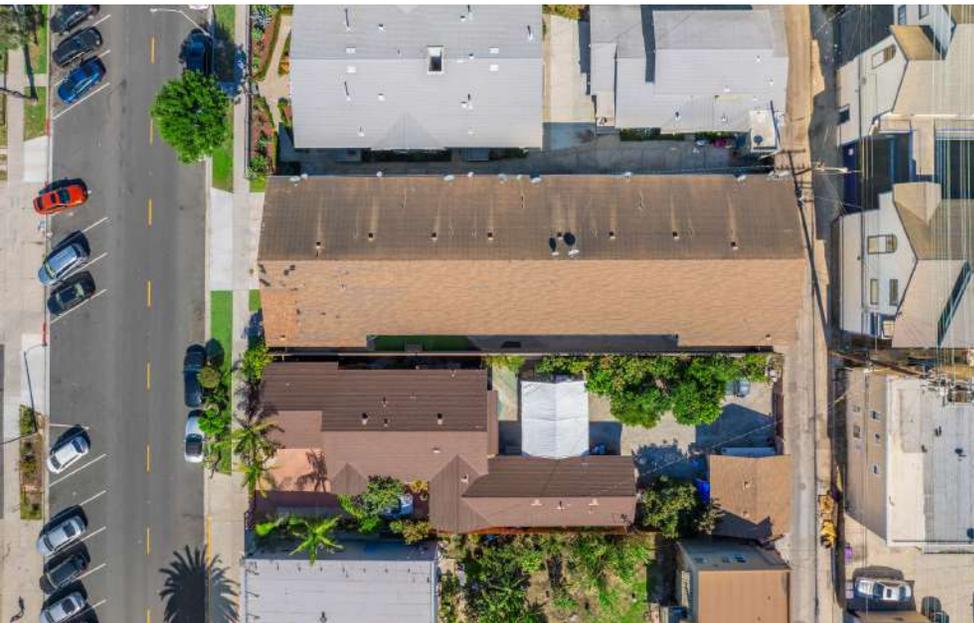
1626 Pine Ave - Long Beach, CA 90813



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
A	1	1	536 SF	\$1,650	\$3.08	\$1,862	-
B	1	1	536 SF	\$1,595	\$2.98	\$1,862	-
C	1	1	536 SF	\$1,728	\$3.22	\$1,862	Sec. 8
D	1	1	536 SF	\$1,595	\$2.98	\$1,862	Sec. 8
E	1	1	536 SF	\$1,700	\$3.17	\$1,862	Sec. 8
F	1	1	536 SF	\$1,570	\$2.93	\$1,862	Sec. 8
G	2	1	670 SF	\$1,995	\$2.98	\$2,200	-
H	1	1	536 SF	\$1,853	\$3.46	\$1,862	Sec. 8
I	1	1	536 SF	\$1,862	\$3.47	\$1,862	Vacant
J	1	1	536 SF	\$1,595	\$2.98	\$1,862	-
K	1	1	536 SF	\$1,862	\$3.47	\$1,862	Sec. 8
L	1	1	536 SF	\$1,650	\$3.08	\$1,862	-
M	1	1	536 SF	\$1,650	\$3.08	\$1,862	-
N	2	1	670 SF	\$1,995	\$2.98	\$2,200	Sec. 8
x2 ADU's	1	1	-	-	-	\$4,400	ADU Potential
TOTALS			7,772 SF	\$24,300	\$43.86	\$31,144	

All dimensions, square footage, layouts, and features are approximate and not guaranteed.

Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	(\$9,000)
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GROSS INCOME	\$291,000
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EXPENSES SUMMARY

New Taxes (Estimated): ~1.25%	\$36,250
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Repairs & Maintenance:	\$10,807
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Insurance (\$1.25/SF):	\$9,725
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Utilities (\$1,300/unit/year)	\$15,601
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General & Admin:	\$3,147
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Property Management (5% SGI):	\$15,154
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Pest Control:	\$560
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OPERATING EXPENSES	\$91,244
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NET OPERATING INCOME	\$199,910
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FINANCIAL ANALYSIS ANALYSIS

Property Address			Annualized Operating Data Current Rents				Market Rents	
List Price:		\$2,900,000	Scheduled Gross Income:		\$300,000		\$374,016	
Down Payment:	25.0%	\$725,000	Vacancy Rate Reserve:		\$9,000	3% *1	\$18,701	5% *1
Number of units:		14	Gross Operating Income:		\$291,000		\$355,315	
Cost per Unit:		\$207,143	Expenses:		\$91,090	30% *1	\$88,570	24% *1
Current GRM:		9.67	Net Operating Income:		\$199,910		\$266,745	
Market GRM:		7.75	Loan Payments:		\$148,665		\$148,665	
Current CAP:		6.89%	Pre Tax Cash Flows:		\$51,245	7.07% *2	\$118,080	16.29% *2
Market CAP:		9.20%	Principal Reduction:		\$27,980		\$27,980	
Year Built / Age:		1963	Total Return Before Taxes:		\$79,225	10.93% *2	\$146,060	20.15% *2
Approx. Lot Size:		7,492						
Approx. Gross RSF:		7,780	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:		\$372.75	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
First Loan Amount:	\$2,175,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	5.75%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$12,664	DCR:	1.34							
Annualized Expenses				1	1+1	A	\$1,650	\$1,650	\$1,862	\$1,862
*Estimated				1	1+1	B	\$1,595	\$1,595	\$1,862	\$1,862
New Taxes (New Estimated): 1.25%	\$36,250			1	1+1	C - Sec 8	\$1,728	\$1,728	\$1,862	\$1,862
Repairs & Maintenance (\$600/Unit):	\$10,807			1	1+1	D - Sec 8	\$1,595	\$1,595	\$1,862	\$1,862
Insurance (\$1.25/SF):	\$9,725			1	1+1	E - Sec 8	\$1,700	\$1,700	\$1,862	\$1,862
Utilities:	\$15,601			1	1+1	F - Sec 8	\$1,570	\$1,570	\$1,862	\$1,862
Management (5%/GSI)	\$15,000			1	2+1	G	\$1,995	\$1,995	\$ 2,200	\$ 2,200
General & Admin	\$3,147			1	1+1	H - Sec 8	\$1,853	\$1,853	\$1,862	\$1,862
Pest Control	\$560			1	1+1	I - Vacant	\$1,862	\$1,862	\$1,862	\$1,862
				1	1+1	J	\$1,595	\$1,595	\$1,862	\$1,862
				1	1+1	K - Sec 8	\$1,862	\$1,862	\$1,862	\$1,862
				1	1+1	L	\$1,650	\$1,650	\$1,862	\$1,862
				1	1+1	M	\$1,650	\$1,650	\$1,862	\$1,862
				1	2+1	N - Sec 8	\$ 1,995	\$ 1,995	\$ 2,200	\$ 2,200
				2	1+1	ADU Potential			\$1,862	\$3,724
Total Expenses:				Total Scheduled Rent:			\$24,300		\$30,468	
Expenses as %/SGI				Laundry			\$200		200	
Per Net Sq. Ft:				Garages			\$500		\$500	
Per Unit				Monthly Scheduled Gross Income:			\$25,000		\$31,168	
				Annualized Scheduled Gross Income:			\$300,000		\$374,016	
				Utilities Paid by Tenant:			Gas & Elect		25% Rental Upside	

Tyler Bradford
 (310) 850-7197 (Mobile)
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 DRE #01860008



Travis Bradford
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travis@convoy-cap.com
 DRE #02046147

Prepared for:
 Property Address:

C/O Michael Harby & Cameron Samimi
 1626 Pine Ave
 Long Beach, CA 90813

11/24/2025
 Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 5-Year Fixed
Purchase Price	\$2,900,000	\$2,900,000	\$2,900,000
Loan Amount	\$2,175,000	\$2,175,000	\$2,030,000
Down Payment	\$725,000	\$725,000	\$870,000
Loan-to-Value	75%	75%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	5.75%	5.75%	5.75%
Index	30-Day Average SOFR	1-Year CMT	30-Day Average SOFR
Margin	2.25%	3.50%	2.35%
Floor / Ceiling	5.75% / 10.75%	5.75% / None	5.75% / 11.75%
Loan Term	30	10	15
Amortization in Years	30	30	30
Monthly Payment	\$12,693	\$12,693	\$11,847
Recourse	Yes	Yes	Yes
Impounds	No	No	No
Pre-Payment Penalty	Years 1-3	None	Years 1-3
	3-2-1%	None	3-2-1%
Loan Fee	1%	1.25%	1%
Estimated Costs:			
Appraisal/Due Diligence	\$5,000	\$10,000	\$5,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

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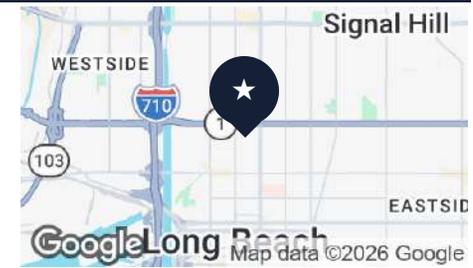
SALES COMPARABLES

SALES COMPARABLES SALE COMPS



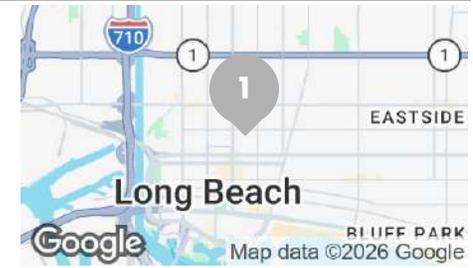
★ 1626 PINE AVE
Long Beach, CA 90813

Price:	\$2,900,000	Bldg Size:	7,780 SF
No. Units:	14	Year Built:	1963
Price/SF:	\$372.75	Price/Unit:	\$207,143



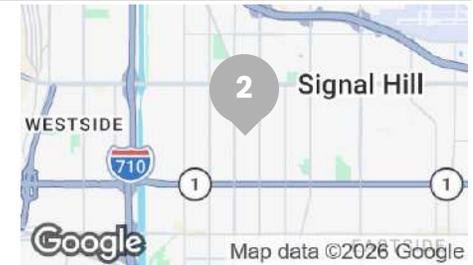
1 421 E 9TH ST
Long Beach, CA 90813

Price:	\$3,800,000	Bldg Size:	11,803 SF
No. Units:	15	Year Built:	1973
Price/SF:	\$321.95	Price/Unit:	\$253,333



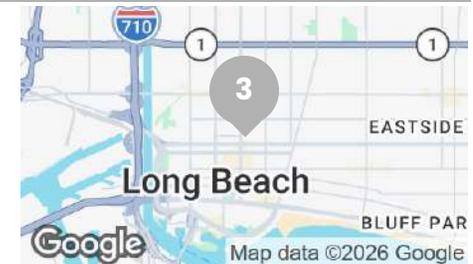
2 2195 PASADENA AVE
Long Beach, CA 90806

Price:	\$2,395,000	Bldg Size:	7,055 SF
No. Units:	10	Year Built:	1964
Price/SF:	\$339.48	Price/Unit:	\$239,500



3 336 E 8TH ST
Long Beach, CA 90813

Price:	\$3,500,000	Bldg Size:	11,992 SF
No. Units:	13	Year Built:	1983
Price/SF:	\$291.86	Price/Unit:	\$269,231

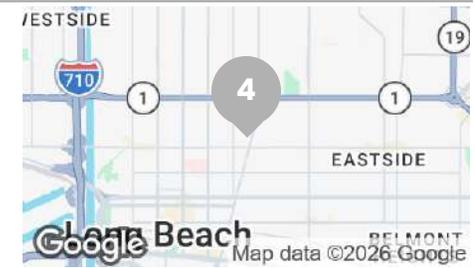


SALES COMPARABLES SALE COMPS



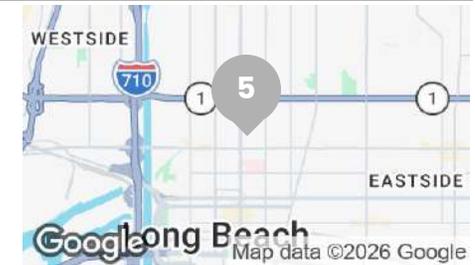
4
1132 E ARCADIA CT
Long Beach, CA 90813

Price:	\$1,050,000	Bldg Size:	2,886 SF
No. Units:	5	Year Built:	1962
Price/SF:	\$363.83	Price/Unit:	\$210,000



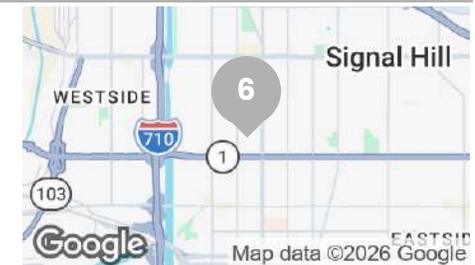
5
1431 ELM AVE
Long Beach, CA 90813

Price:	\$2,262,500	Bldg Size:	10,900 SF
No. Units:	12	Year Built:	1957
Price/SF:	\$207.57	Price/Unit:	\$188,542



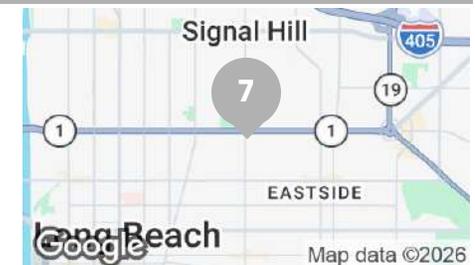
6
1934 PINE AVE
Long Beach, CA 90806

Price:	\$1,250,000	Bldg Size:	3,033 SF
No. Units:	6	Year Built:	1947
Price/SF:	\$412.13	Price/Unit:	\$208,333



7
1724 CHERRY AVE
Long Beach, CA 90813

Price:	\$21,250,000	Bldg Size:	5,540 SF
No. Units:	8	Year Built:	1928
Price/SF:	\$3,835.74	Price/Unit:	\$2,656,250



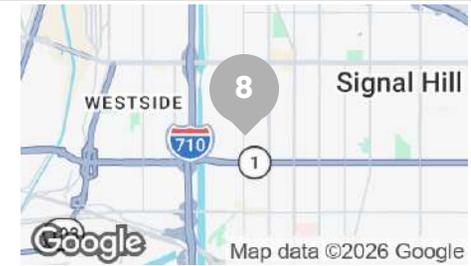
SALES COMPARABLES SALE COMPS



8

2010 MAGNOLIA AVE
Long Beach, CA 90806

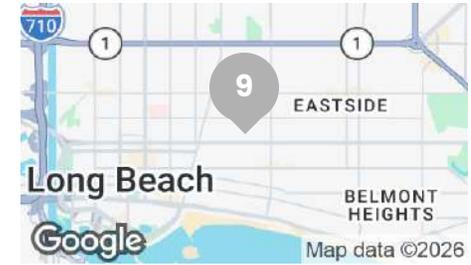
Price:	\$1,430,000	Bldg Size:	4,191 SF
No. Units:	4	Year Built:	1967
Price/SF:	\$341.21	Price/Unit:	\$357,500



9

761 WALNUT AVE
Long Beach, CA 90813

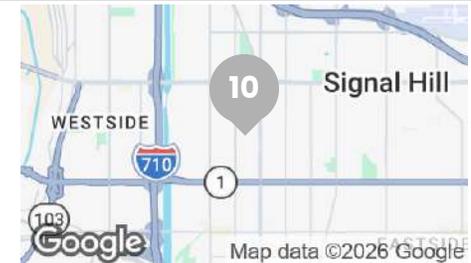
Price:	\$1,175,000	Bldg Size:	3,396 SF
No. Units:	4	Year Built:	1924
Price/SF:	\$346.00	Price/Unit:	\$293,750



10

2165 EARL AVE.
Long Beach, CA 90806

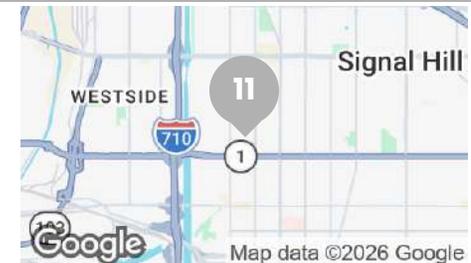
Price:	\$1,010,000	Bldg Size:	3,769 SF
No. Units:	4	Year Built:	1929
Price/SF:	\$267.98	Price/Unit:	\$252,500



11

1941 CEDAR AVE
Long Beach, CA 90806

Price:	\$920,000	Bldg Size:	2,485 SF
No. Units:	3	Year Built:	1920
Price/SF:	\$370.22	Price/Unit:	\$306,667



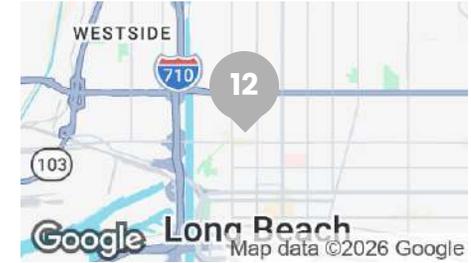
SALES COMPARABLES

SALE COMPS



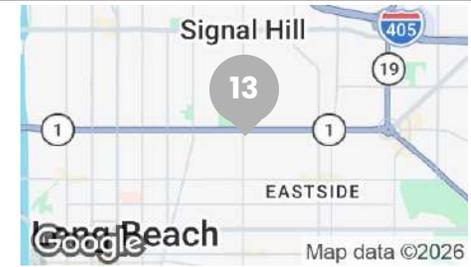
12
329 W 14TH ST
Long Beach, CA 90813

Price:	\$2,250,000	Bldg Size:	7,976 SF
No. Units:	10	Year Built:	1987
Price/SF:	\$282.10	Price/Unit:	\$225,000



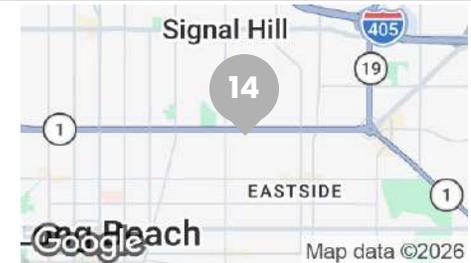
13
1752 CHERRY AVE
Long Beach, CA 90813

Price:	\$1,025,000	Bldg Size:	3,092 SF
No. Units:	5	Year Built:	1922
Price/SF:	\$331.50	Price/Unit:	\$205,000



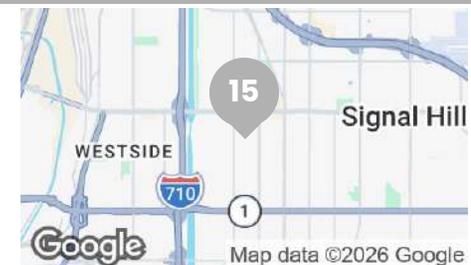
14
1740 N STANTON AVE
Long Beach, CA 90804

Price:	\$3,450,000	Bldg Size:	9,211 SF
No. Units:	10	Year Built:	1987
Price/SF:	\$374.55	Price/Unit:	\$345,000



15
2383 CHESTNUT AVE
Long Beach, CA 90806

Price:	\$2,020,000	Bldg Size:	5,519 SF
No. Units:	8	Year Built:	1937
Price/SF:	\$366.01	Price/Unit:	\$252,500



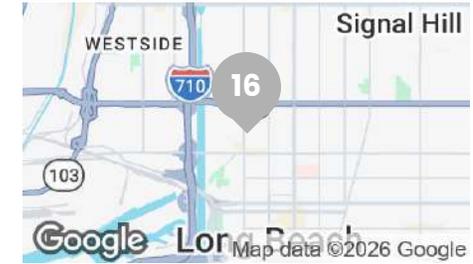
SALES COMPARABLES

SALE COMPS



1465 HENDERSON AVE
Long Beach, CA 90813

Price:	\$1,299,000	Bldg Size:	1,954 SF
No. Units:	6	Year Built:	1954
Price/SF:	\$664.79	Price/Unit:	\$216,500



266 E 25TH ST
Long Beach, CA 90806

Price:	\$1,995,000	Bldg Size:	6,182 SF
No. Units:	9	Year Built:	1959
Price/SF:	\$322.71	Price/Unit:	\$221,667



SALES COMPARABLES

SALE COMPS ANALYSIS

Closed				Subject Property						
Address	Price	Units	Yr. Built	RSE	GRM	CAP	Price/Sq.Ft	Price/Unit	COE	Unit Mix
421 E 9th St	\$3,800,000	15	1973	11,803	11.24	5.34%	\$321.95	\$253,333	10/22/2024	(9) 1+1, (4) 2+1, (2) 3+2
2195 Pasadena Ave	\$2,395,000	10	1964	7,055	10.87	6.13%	\$339.48	\$239,500	9/6/2024	(4) 2+1, (6) 1+1
336 E 8th St	\$3,500,000	13	1983	11,992	10.79	5.56%	\$291.86	\$269,231	8/19/2024	(9) 1+1, (3) 2+1, (1) 3+2
1132 E Arcadia Ct	\$1,050,000	5	1962	2,886	10.76	6.00%	\$363.83	\$210,000	1/14/2025	(2) 2+1, (3) 1+1
1431 Elm Ave	\$2,262,500	12	1957	10,900	10.73	5.59%	\$207.57	\$188,542	12/31/2024	(11) 1+1, (1) 2+1
1934 Pine Ave	\$1,250,000	6	1947	3,033	N/A	N/A	\$412.13	\$208,333	12/27/2024	(5) 1+1, (1) 2+1
1724 Cherry Ave	\$2,125,000	8	1928	5,540	11.03	5.44%	\$383.57	\$265,625	12/20/2024	(4) 2+1, (4) 1+1
2010 Magnolia Ave	\$1,430,000	4	1967	4,191	13.25	4.53%	\$341.21	\$357,500	12/11/2024	(3) 2+1, (1) 3+2
761 Walnut Ave	\$1,175,000	4	1924	3,396	12.16	5.64%	\$346.00	\$293,750	11/13/2024	(1) 0+1, (1) 1+1, (2) 2+1
2165 Earl Ave	\$1,380,000	4	1929	3,769	11.61	5.17%	\$366.14	\$345,000	10/16/2024	(3) 2+1, (1) 3+1
1941 Cedar Ave	\$920,000	3	1920	2,485	12.04	4.72%	\$370.22	\$306,667	9/11/2024	(3) 1+1
329 W 14th St	\$2,250,000	10	1987	7,976	14.43	5.25%	\$282.10	\$225,000	5/10/2024	(10) 2+1
1752 Cherry Ave	\$1,025,000	5	1922	3,092	12.08	5.67%	\$331.50	\$205,000	5/10/2024	(2) 3+2, (1) 3+1, (2) 0+1
1740 N Stanton Ave	\$3,450,000	10	1987	9,211	13.64	5.30%	\$374.55	\$345,000	3/13/2024	(10) 2+2
2383 Chestnut Ave	\$2,020,000	8	1937	5,519	12.18	4.92%	\$366.01	\$252,500	2/5/2024	(1) 0+1, (6) 1+1, (1) 2+1
1465 Henderson Ave	\$1,299,000	6	1954	3,640	10.90	5.80%	\$356.87	\$216,500	1/30/2024	(1) 2+1, (5) 1+1
266 E 25th St	\$1,995,000	9	1959	6,182	13.33	5.02%	\$322.71	\$221,667	2/20/2025	(1) 0+1, (6) 1+1, (2) 2+1
Averages					11.94	5.38%	\$339.86	\$259,009		
1626 Pine Ave	\$2,900,000	14	1963	7,780	9.57	6.99%	\$372.75	\$207,143		(12) 1+1, (2) 2+1

LEASE COMPARABLES

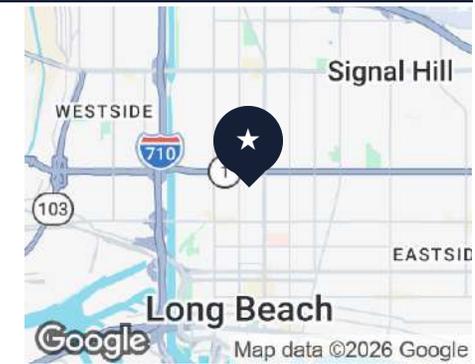
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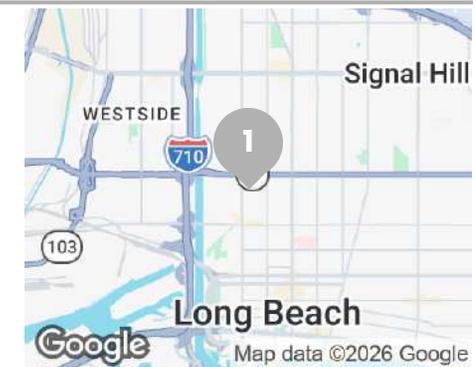
★
1626 PINE AVE
Long Beach, CA 90813

UNIT TYPE:	RENT:	MARKET RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,562	\$2,057.00	495 SF	\$3.16
2 br / 1 ba	\$1,995	\$2,200.00	670 SF	\$2.98



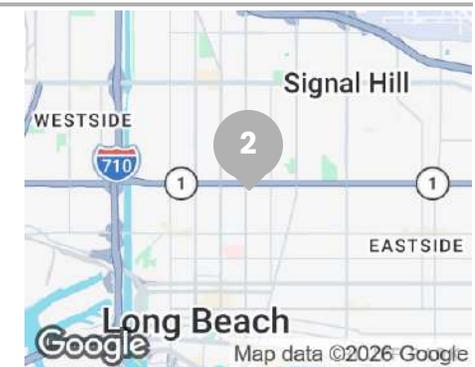
1
1633 CHESTNUT AVE #G
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,650	640 SF	\$2.58



2
800 E ESTHER ST
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,900	576 SF	\$3.30



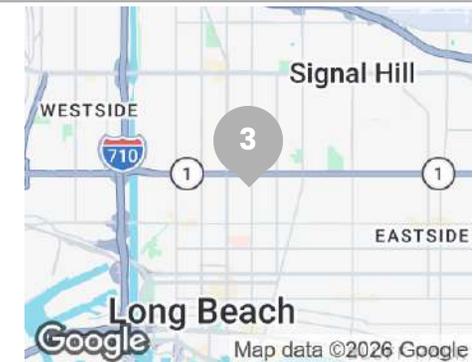
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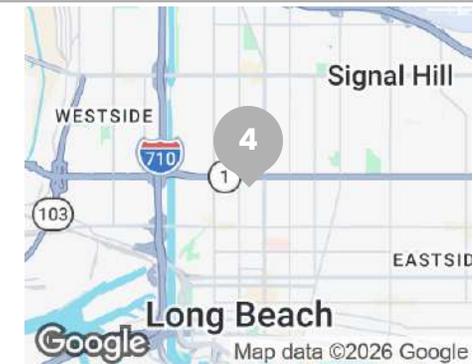
3
549 E 17TH ST
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,800	800 SF	\$2.25



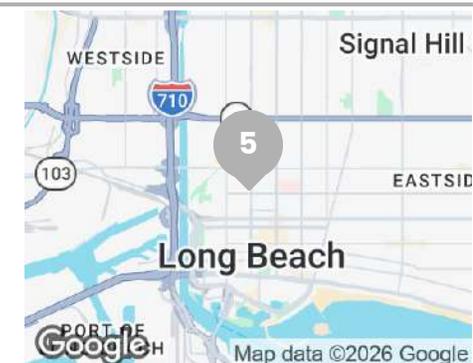
4
1708 PINE AVE #5
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,600	740 SF	\$2.16



5
1021 PACIFIC AVE #C
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,650	650 SF	\$2.54



LEASE COMPARABLES

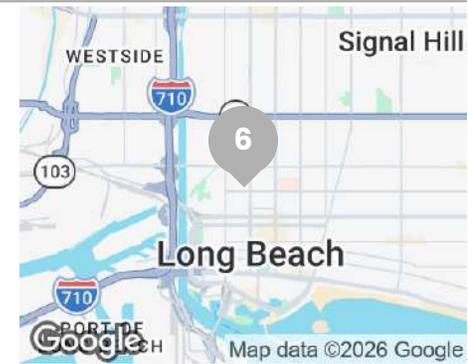
LEASE COMPS



6

1040 CEDAR AVE
Long Beach, CA 90813

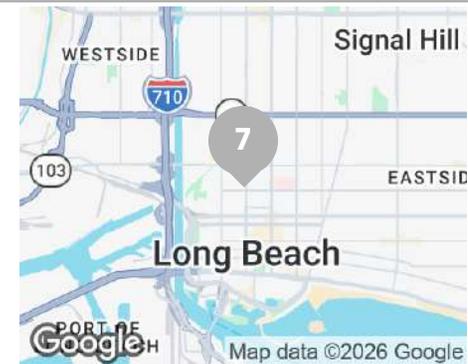
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,200	830 SF	\$2.65



7

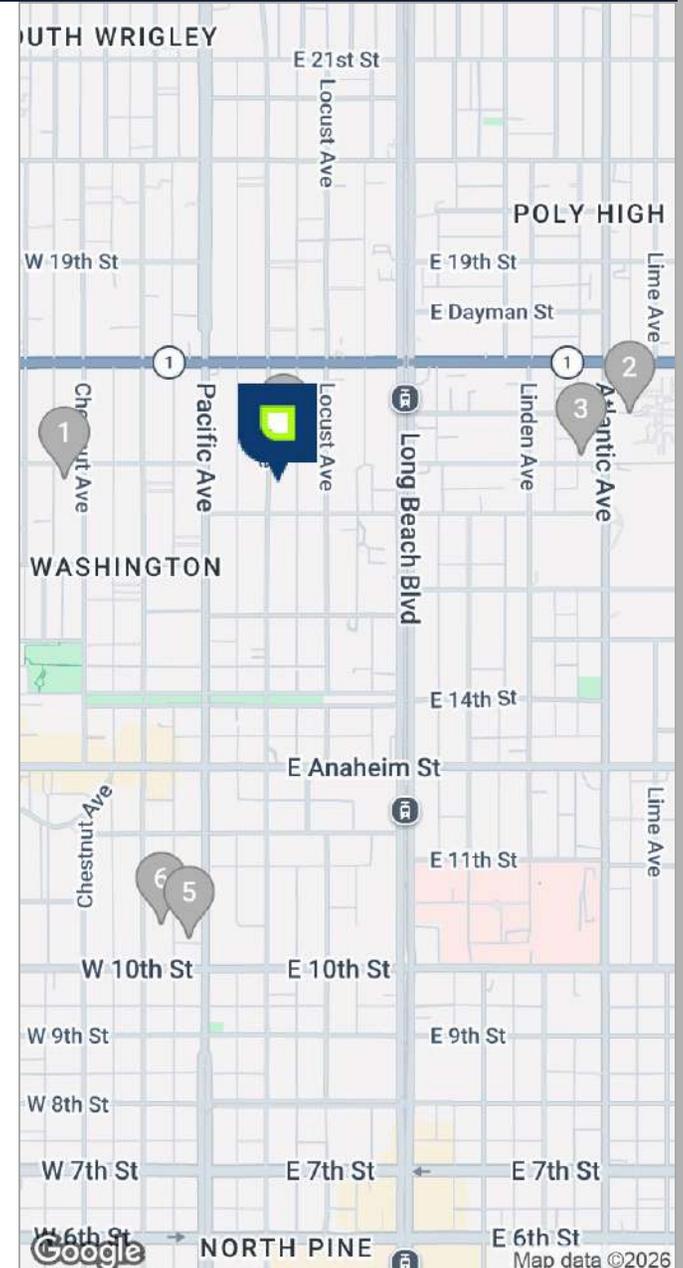
1021 PACIFIC AVE #B
Long Beach, CA 90813

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,200	680 SF	\$3.24



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT	DEAL STATUS	SPACE SIZE
★	1626 Pine Ave Long Beach, CA	\$3.12	\$1,620	Subject Property	-
1	1633 Chestnut Ave #G Long Beach, CA	\$2.58	\$1,650	Leased	640 SF
2	800 E Esther St Long Beach, CA	\$3.30	\$1,900	Leased	576 SF
3	549 E 17th St Long Beach, CA	\$2.25	\$1,800	Leased	800 SF
4	1708 Pine Ave #5 Long Beach, CA	\$2.16	\$1,600	Leased	740 SF
5	1021 Pacific Ave #C Long Beach, CA	\$2.54	\$1,650	Leased	650 SF
6	1040 Cedar Ave Long Beach, CA	\$2.65	\$2,200	Leased	830 SF
7	1021 Pacific Ave #B Long Beach, CA	\$3.24	\$2,200	Leased	680 SF
	AVERAGES	\$2.67	\$1,857		702 SF



LOCATION OVERVIEW

1626 Pine Ave - Long Beach, CA 90813

LOCATION OVERVIEW

LOCATION



Google

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

LOS ANGELES OVERVIEW

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LONG BEACH

Long Beach has emerged as a popular coastal community in Southern California. Located south of the city of Los Angeles, it has a population of about 471,000. Located near the 405 and 710 freeways, and with access to the Metro Blue Line train, Long Beach provides easy commutes to major employment hubs in Los Angeles and Orange County. Long Beach is also home to major businesses such as Verizon, Molina Healthcare and the Port of Los Angeles.



Dozens of projects are transforming the city's landscape, with more than \$2.5M billion in capital pouring into Long Beach. These include the Douglas Park Redevelopment, a 261 acre mixed-use project on the site of the former Boeing campus. It will bring over 5000 jobs to Long Beach and will be home to nearly 30 businesses such as Mercedes-Bez US West headquarters and Virgin Galactic.

Downtown Long Beach is a burgeoning urban environment, featuring a waterfront harbor, a historic architectural district and a cultural arts scene. The Pine Avenue district provides many restaurants, shopping and nigh life options. Downtown Long Beach boasts many tourist attractions such as the Aquarium of the Pacific, the Toyota Grand Prix, and the Long Beach Convention Center. The Queen Mary is a major waterfront attraction, and the \$250 million Queen Mary Island retail and entertainment complex is planned for the surrounding area. The Long Beach Civic Center is undergoing a complete overhaul including development of a new Civic Center with a new City Hall, library headquarters for the port of Long Beach and multi-family housing.

ANDURIL CAMPUS LONG BEACH



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.



2028 OLYMPICS | LONG BEACH



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



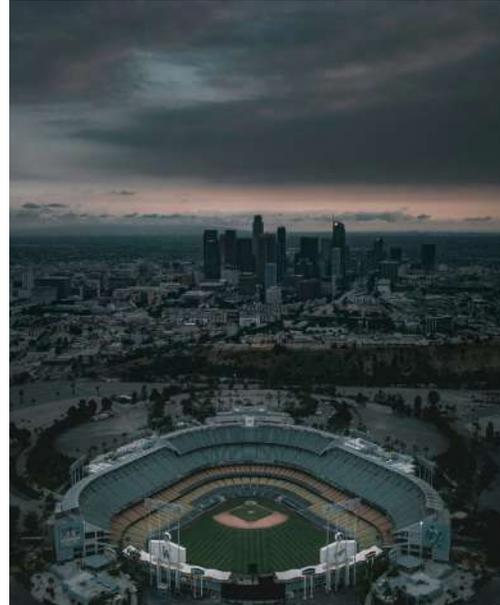
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



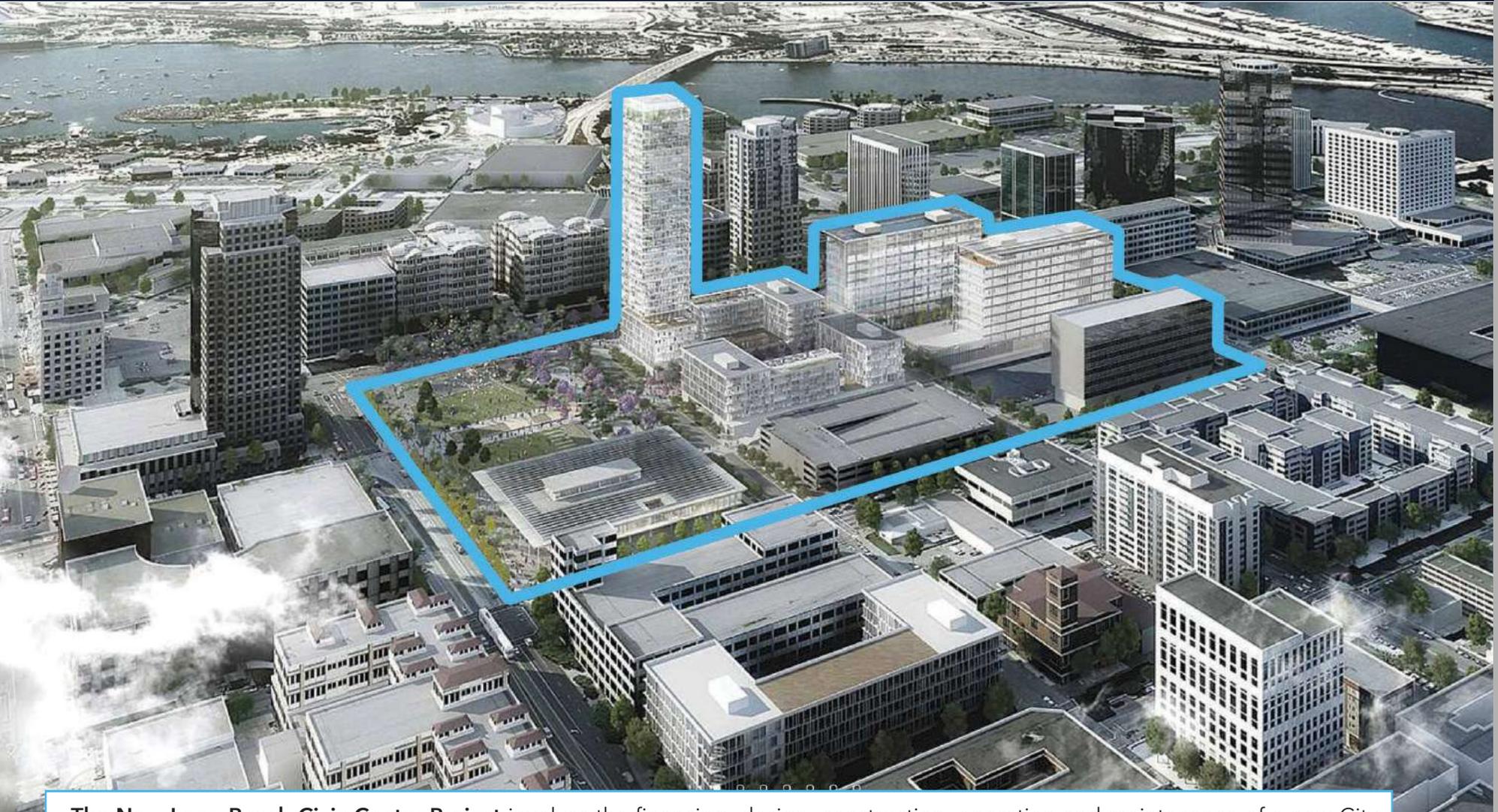
INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



LOCATION OVERVIEW

CIVIC CENTER



The New Long Beach Civic Center Project involves the financing, design, construction, operation and maintenance of a new City Hall and Main Library and revitalization of Lincoln Park into a destination park. The Project will provide opportunities for private development and will further include a permanent headquarters building for the Port of Long Beach. The \$520 million civic center will replace the old city hall and include efficient new offices for the Port of Long Beach, a new city library, retail marketplace and public park.

LONG BEACH AQUARIUM



The Aquarium of the Pacific in Long Beach announced a big, undulating expansion, revealing plans for a new wing they're calling Pacific Visions. The 29,000-square-foot addition will include a number of flashy components, including: A two-story, 300-seat immersive theater with a 32-foot-tall, curving screen and "floor projection disc," a new Changing Exhibit Gallery with live animals, multimedia displays, and "dynamic projected wall murals," an art gallery for cultural events and exhibitions, along with an orientation gallery with a 26-foot-wide "media wall."

LOCATION OVERVIEW

QUEEN MARY ISLAND



Renderings of the proposed \$250 million redevelopment give us a glimpse of what to expect for the 65 acres of waterfront that will be transformed into a destination called **Queen Mary Island**. Queen Mary Island aims to have something for everyone. It will include restaurants, live music, 700,000 square feet of retail space, and a new 200-room hotel. A 150,000-square-foot structure will house an attraction called Urban Adventure, featuring 20 activities for the thrill-seeker, such as surfing, zip lining, a trampoline park, and an indoor ice-climbing wall.



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.



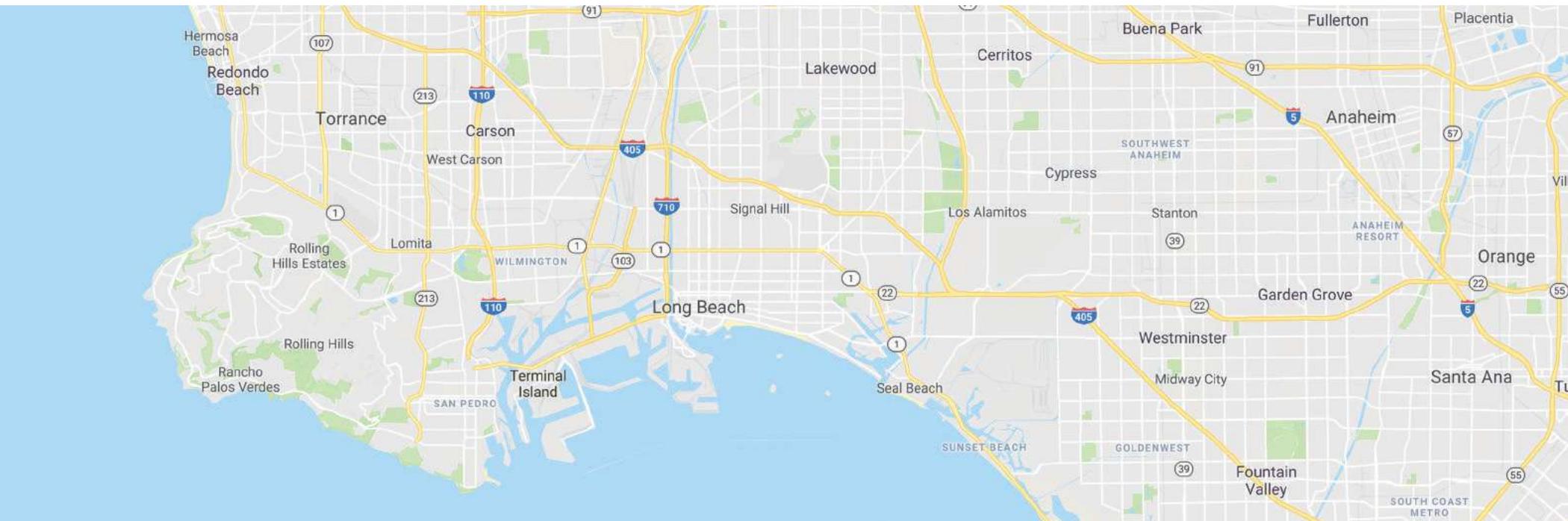
101 Alamos Avenue - Developer SARES REGIS Group, which is building The Pacific, is also behind this seven-story residential development with 136 condos and a bit of retail/restaurant space.



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.



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