OFFERING MEMORANDUM

750 LONG BEACH BLVD

LONG BEACH, CA 90813

Kidder Mathews

Exclusively Listed by

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KIDDER.COM

Kidder Mathews

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

THE OFFERING

Kidder Mathews is pleased to present the exclusive opportunity to purchase or lease 750 Long Beach Blvd. in Long Beach, CA 90813.

The subject property is strategically located adjacent to the Long Beach Metro station on the C Line of the Los Angeles Rail system and surrounded by the most popular restaurants, modern art galleries, vintage clothing shops and new boutiques. It's also within walking distance to the following shopping and dining destinations: Long Beach Convention Center, Long Beach Arena, Terrace Plaza, The Pike Outlets, Shoreline Village, El Super Neighborhood Grocer, and the City Plaza Shopping Center.

Located at 750 Long Beach Boulevard, this well-located building, boasts 9,100 SF of space at the center of Downtown Long Beach. The property features a spacious second-floor mezzanine that provides ample room for additional offices and storage. This is a rare opportunity for an investor or owner-use to acquire a large 0.21-acre lot with excellent signage along a high-traffic retail corridor, providing over 41k+ VPD.

ADDRESS	750 Long Beach Blvd, Long Beach, CA 90813
LIST PRICE	$2,300,000
ASKING RENTAL RATE	Call broker for pricing
BUILDING SIZE	9,100 SF
LOT SIZE	0.21 AC
PARCEL NUMBER	7273-020-004

SCOTTISH RITE EVENT CENTER
±19,063 VEHICLES
Average Daily Traffic
LONG BEACH BLVD
SMOKE SHOP
N

PROPERTY OVERVIEW

Presenting a unique investment opportunity at 750 Long Beach Blvd, located in the heart of Downtown Long Beach. This iconic property spans approximately 12,100 square feet, comprising 9,100 square feet of ground-floor retail space and an additional mezzanine level, ideal for office, creative, or storage use. Built in 1926 and thoughtfully renovated in 2005, the property blends historical charm with modern upgrades, making it a standout in the vibrant Downtown Long Beach district. The property's PD30 zoning provides exceptional flexibility, allowing for high-density residential, mixed-use, or commercial development, catering to the area's increasing demand for urban housing and business growth. The city's commitment to infrastructure improvements, along with numerous planned residential and commercial projects, underscores the potential for significant appreciation in property values. Investors and developers will benefit from the property's prime location, strong economic fundamentals, and the supportive business environment fostered by local government initiatives.

As Downtown Long Beach continues its transformation into a premier urban hub, this property offers tremendous potential for investors, developers, and owner-users alike. The surrounding area is a thriving mix of residential, retail, and entertainment venues, supported by robust economic drivers like the Port of Long Beach, healthcare, education, and tourism industries. This asset's strategic location, ample square footage, and development-friendly zoning position it as a prime candidate for repositioning or redevelopment, ensuring long-term value appreciation in one of Southern California's most dynamic markets. With a Walk Score of 97 and prime frontage along bustling Long Beach Blvd, the property enjoys high pedestrian and vehicle visibility, further enhanced by its proximity to the Metro Blue Line station and major city attractions. Whether your vision is retail, office, multifamily, or a mixed-use development, 750 Long Beach Blvd offers an unparalleled opportunity to capitalize on the momentum of this thriving community.

PROPERTY HIGHLIGHTS

Prime Location - Situated in Downtown Long Beach, adjacent to the Metro Blue Line, offering high walkability (Walk Score of 97).

Development Potential - Zoned PD30, allowing for high-density multifamily development with reduced parking requirements.

Infrastructure Upside - The area is undergoing significant revitalization, supported by city infrastructure projects and nearby residential and commercial developments.

Strong Economic Fundamentals – the subject property benefits from close proximity to the top retailers such as El Super, CVS, Starbucks, McDonalds, Taco Bell, Western Union, BMO, Walgreens, Ross and the City Place Shopping Center.

Attractive Amenities Nearby - Close to The Pike Outlets, Shoreline Village, East Village Arts District, Aquarium of the Pacific, and the Long Beach Convention Center.

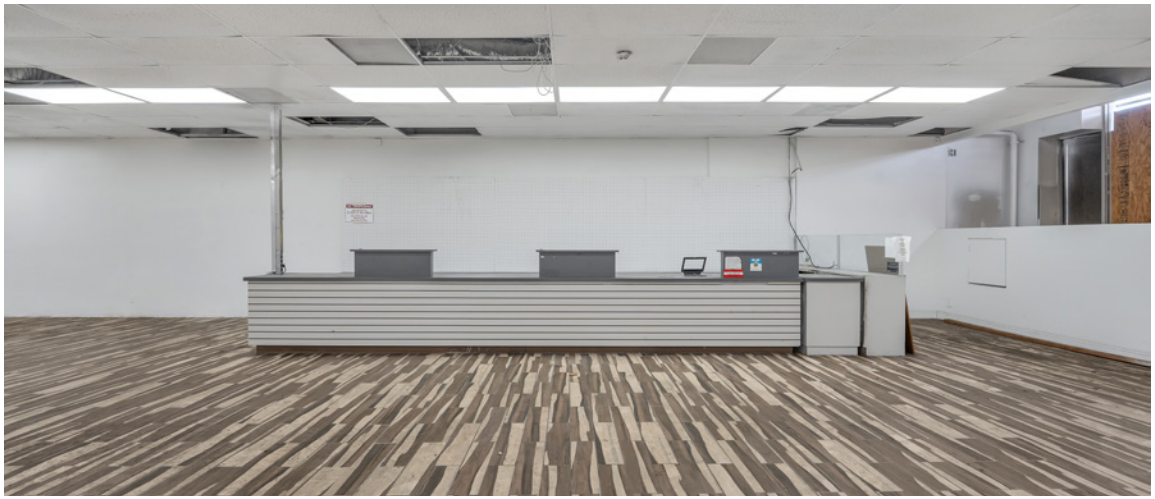
KEY BENEFITS

Owner-User Opportunity - Ideal for retail, office, or community-facing uses.

Investment Potential - Excellent for developers looking to capitalize on Long Beach's growth.

Transit-Friendly - Located along the Metro Blue Line with access to downtown Los Angeles.

PROPERTY OVERVIEW



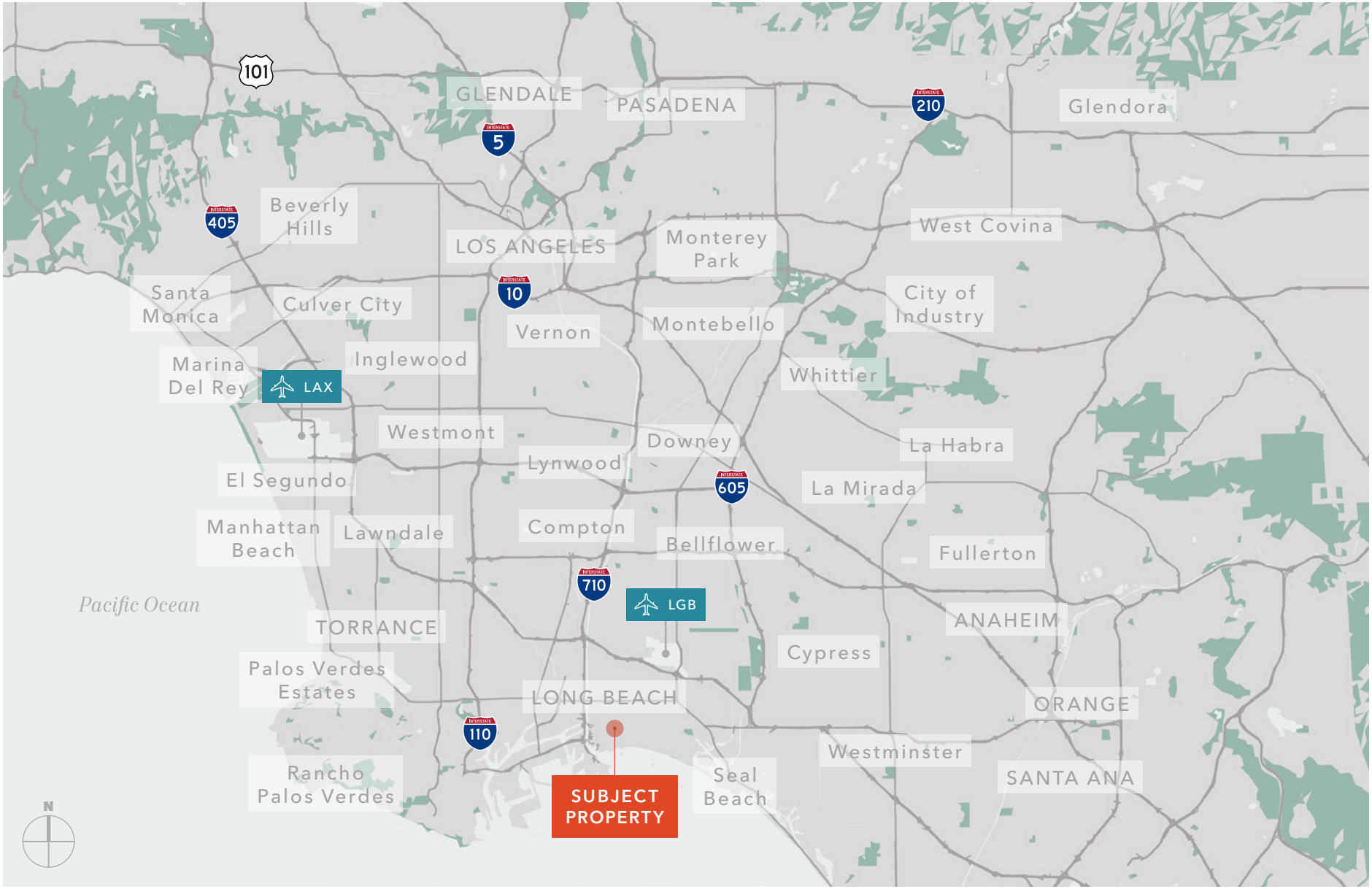
LONG BEACH, CA

Long Beach is a coastal city in southeastern Los Angeles County, CA.

It is the 44th most populous city in the United States with a population of +/- 451,999 as of 2024. Long Beach is the 7th most populous city in California and the 2nd most populous city in Los Angeles County. Incorporated in 1897, the city is approximately 20 miles south of downtown Los Angeles and is part of the "gateway cities" region.

The Port of Long Beach is the second busiest container port in the United States and is among the worlds largest shipping ports. The city is well known for its waterfront attractions including the permanently docked RMS Queen Mary and the Aquarium of the Pacific. Cal State University Long Beach, one of the largest universities in California by enrollment is within the city. The Long Beach Cruise terminal (operated by Carnival Corporation) is the year-round home of three cruise ships carrying over 600,000 passengers annually. Long Beach Airport serves the Long Beach, South Bay and northern Orange County areas. Several freeways run through Long Beach which make it highly connected to the Greater Los Angeles and Orange County areas.

Source: 2023 CoStar


101
GLENDALE
PASADENA
5
210
Glendora
405
Beverly Hills
LOS ANGELES
Monterey Park
West Covina
10
Santa Monica
Culver City
Vernon
Montebello
City of Industry
Marina Del Rey
LAX
Inglewood
Whittier
Westmont
Downey
La Habra
Lynwood
El Segundo
605
La Mirada
Manhattan Beach
Lawndale
Compton
Bellflower
Fullerton
710
LGB
Pacific Ocean
TORRANCE
ANAHEIM
Cypress
Palos Verdes Estates
LONG BEACH
ORANGE
110
Westminster
Rancho Palos Verdes
Seal Beach
SANTA ANA
SUBJECT PROPERTY
N

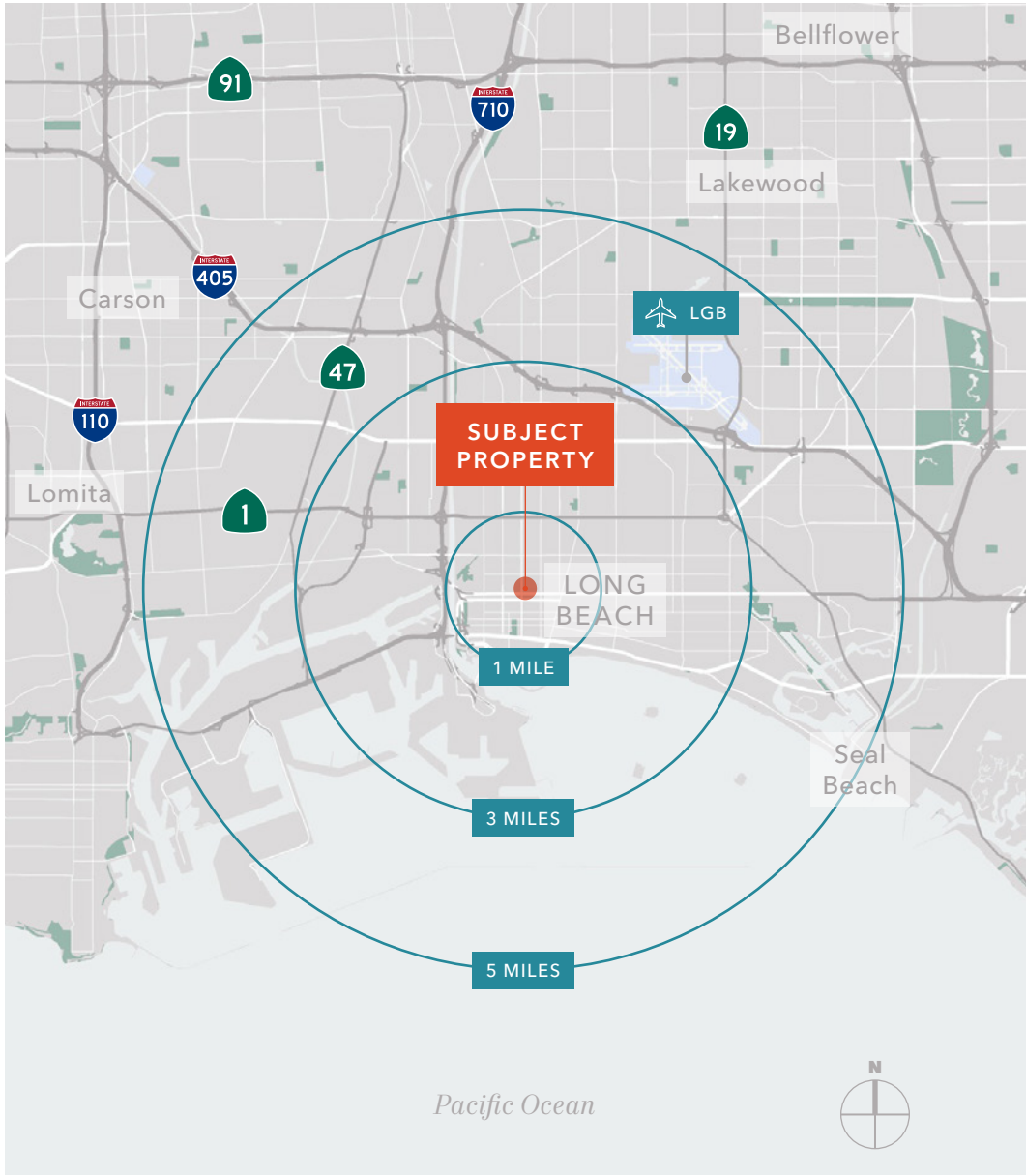
DEMOGRAPHICS

Population

	1 Mile	3 Miles	5 Miles
2020 CENSUS	74,026	239,925	418,846
2024 ESTIMATED	75,949	234,369	403,864
2029 PROJECTED	74,485	227,598	391,198
GROWTH 2020 - 2024	2.60%	-2.32%	-3.58%
GROWTH 2024 - 2029	-1.93%	-2.89%	-3.14%

Households

	1 Mile	3 Miles	5 Miles
2024 MEDIAN INCOME	$54,705	$63,479	$71,260
2024 AVERAGE INCOME	$72,454	$83,898	$94,950
OWNER OCCUPIED	17.45%	25.44%	36.79%
RENTER OCCUPIED	82.55%	74.56%	63.21%



THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across six states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the Western U.S.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.

COMMERCIAL BROKERAGE

$10B

3-YEAR AVERAGE TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

57M+ SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

43/27

TOTAL NO. OF APPRAISERS/MAI'S

KIDDER MATHEWS LISTING TEAM

Tyler Griffith
Senior Associate

Ryan Sharpe
Senior Vice President

LEADERSHIP

Bill Frame, SIOR, CCIM
Chairman & CEO

Brian Hatcher
President & COO

BROKERAGE

Eric Paulsen
President, Brokerage

Brian Hatcher
President & COO
Pacific Northwest

David Nelson
Regional President, Brokerage
Northern CA & Nevada

500+ brokers

ASSET SERVICES

Erin French, CPM, CCIM
President, Asset Services

Linda Fairchild, RPA®
Executive VP, Asset Services

38 property managers

VALUATION ADVISORY

Randy Clemson
Executive VP, Valuation Advisory

43 appraisers
27 MAIs

RESEARCH

Gary Baragona
Vice President, Research

7 research professionals

MARKETING

Christina Twidale
Sr. Vice President, Marketing

14 marketing & design professionals

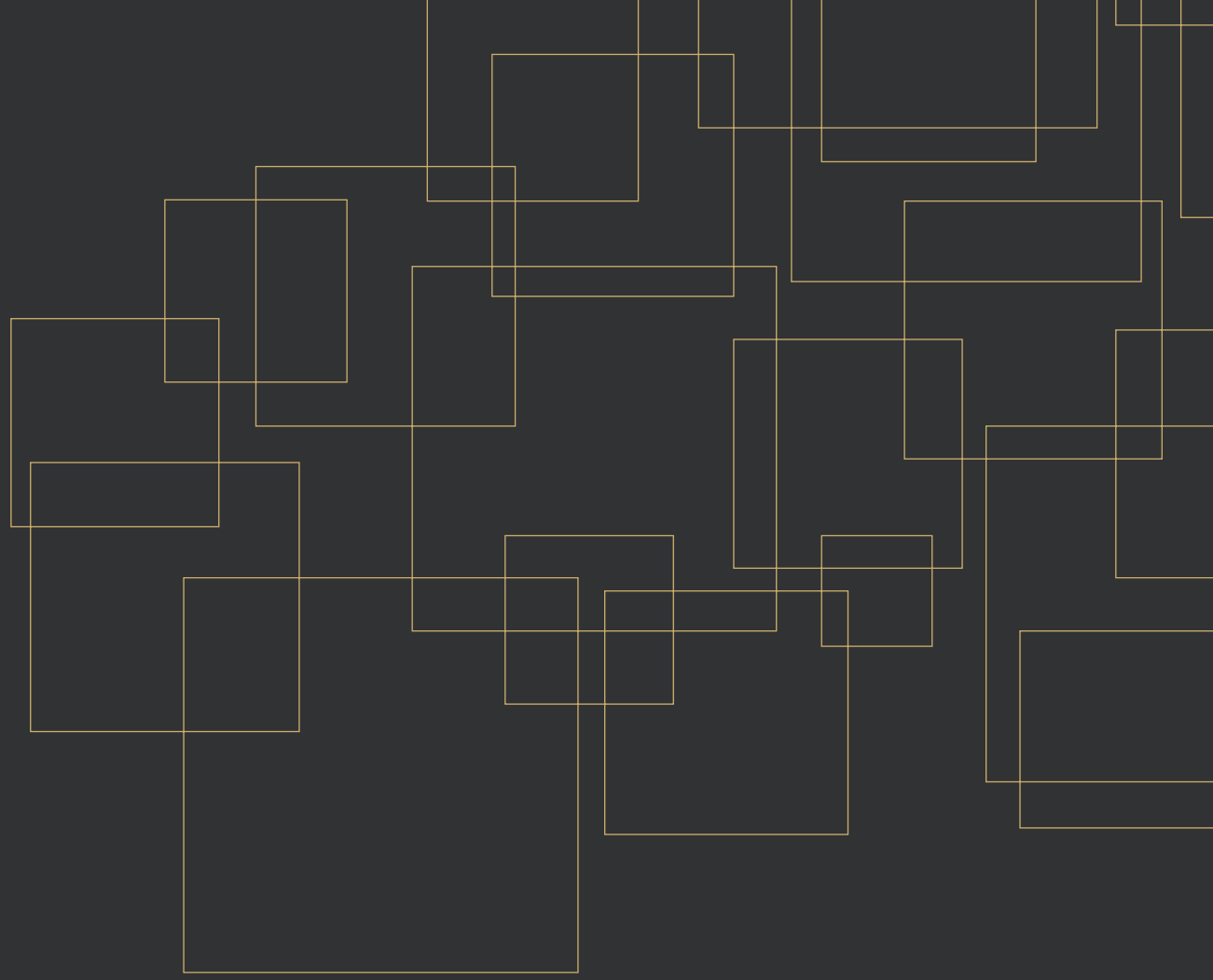
BROKERAGE SUPPORT

Dana Klein
VP, Brokerage Operations
Pacific NW & SoCal/AZ

Maria Cutino
Director, Brokerage Operations
Northern CA & Nevada

Stephanie Freeman
Manager, Brokerage Operations
Greater LA/Irvine

65+ administrative and marketing assistants



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