

OFFERING MEMORANDUM

5901 E. OCEAN BLVD LONG BEACH, CA

MULTI-UNIT OPPORTUNITY | HIGHLY DESIRABLE PENINSULA IN LONG BEACH



Andy C

*Exclusively
Listed by*

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The
ANDY DANE
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Section 01

OFFERING SUMMARY



LOCATION

5901 E Ocean Blvd
Long Beach, CA

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to View
on Google Maps](#)

OFFERING SUMMARY

Price: \$5,500,000

Units: 16

Building Area: 6,748 SF

Number of Buildings: 2

Stories: 2

Lot Size: 7,119 SF (0.16 Acres)

Price/SF \$815.06

Year Built: 1948

APN: 7245019030 / 7245019031

Unit Mix: Seven 1 Bed / 1 Bath
Three Loft Studios
Five Studios
One Bachelor Unit

**Garage
Spaces:** 6



Section 02

INVESTMENT HIGHLIGHTS



5901 E. Ocean Blvd.

Premier Coastal Location

Situated on the highly desirable Long Beach Peninsula, this trophy asset offers an exceptional location just steps from both the Pacific Ocean and Alamitos Bay. The property benefits from walkable access to Belmont Shore, 2nd & PCH, and Seal Beach Main Street, placing residents near premier dining, retail, and lifestyle amenities.

Rare 16-Unit Legacy Asset

This is a rare opportunity to acquire a 16-unit multifamily asset in one of Southern California's most supply-constrained coastal rental markets. Built in 1923 and 1948, the property offers a unique blend of historic character and long-term investment stability.

Attractive Unit Mix

The building consists of a diversified mix of units including one-bedroom units, loft studios, standard studios, and a bachelor unit, allowing for broad tenant appeal and flexible leasing strategies. This variety helps reduce vacancy risk while capturing demand from both individuals and couples seeking beach-adjacent living.

Value-Add / Upside Potential

A major investment advantage is the ability to add up to two ADU units, creating a compelling opportunity for future income growth and increased asset value. In addition, the six existing garages may provide optional repositioning or income-enhancement strategies depending on city approval and investor objectives.



Section 03

PROPERTY PHOTOS



Section 03

PROPERTY PHOTOS



Section 04

RENT ROLL



UNIT	JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026
Unit 1	\$2,350/mo	\$2,350/mo	\$2,350/mo	\$2,350/mo
Unit 2	\$1,568/mo	\$1,568/mo	\$1,568/mo	\$1,568/mo
Unit 3	\$1,955/mo	\$1,955/mo	\$1,955/mo	\$1,955/mo
Unit 4	\$1,950/mo	\$1,950/mo	\$1,950/mo	\$1,950/mo
Unit 5	\$1,950/mo	\$1,950/mo	\$1,950/mo	\$1,950/mo
Unit 6	\$2,350/mo	\$2,350/mo	\$2,350/mo	\$2,350/mo
Unit 7	\$2,000/mo	\$2,000/mo	\$2,000/mo	\$2,000/mo
Unit 8	\$2,125/mo	\$2,125/mo	\$2,125/mo	\$2,125/mo
Unit 9	\$2,120/mo	\$260/mo	\$2,425/mo	\$1,184/mo
Unit 10	\$2,050/mo	\$2,050/mo	\$2,050/mo	\$2,050/mo
Unit 11	\$1,950/mo	-----/mo	\$1,850/mo	\$1,850/mo
Unit A	\$2,350/mo	\$2,350/mo	\$2,350/mo	\$2,350/mo
Unit B	\$1,680/mo	\$2,400/mo	\$2,400/mo	\$2,400/mo
Unit C	\$2,015/mo	\$2,015/mo	\$2,015/mo	\$2,015/mo
Unit D	\$2,350/mo	\$2,350/mo	\$2,350/mo	\$2,350/mo
Unit E	\$1,020/mo	\$1,020/mo	\$1,020/mo	\$1,020/mo

Section 05

OPERATING EXPENSES

Scheduled Gross Income	\$412,020
Less Vacancy Rate Reserve	NA
Gross Operating Income	NA
Less Expenses	\$130,603
Net Operating Income	\$280,696

ANNUALIZED EXPENSES

Taxes	NA
Insurance	\$1,690
Water / Sewer / Trash	\$8,156
Electric	\$1,163
Gas	NA
Maintenance	\$10,601
Licenses	NA
Total Expenses	\$130,603

The information provided hereto is intended to be used and must be used for informational purposes only. You are responsible for conducting your own analysis before making any investment-based decision. Although best efforts are made to ensure that all information is accurate and up to date, information has been provided by sources outside of the company and errors and misprints may occur.



Section 06

AERIAL OVERVIEW



Section 06

AERIAL OVERVIEW



Section 08

MARKET OVERVIEW



LONG BEACH CA

Long Beach is one of Southern California's most dynamic coastal economies, strategically positioned between Los Angeles and Orange County. As a major international trade gateway, the city's economy is anchored by logistics, aerospace, healthcare, education, tourism, and a rapidly growing technology and innovation sector. The city continues to evolve from its traditional industrial base into a diversified economy supported by strong public and private investment. Long Beach's location, waterfront assets, and connectivity to regional transportation networks make it a key economic engine within the greater Los Angeles metropolitan area.

A major economic driver is the Port of Long Beach, one of the busiest seaports in the United States and a critical component of global supply chains. The port supports thousands of regional jobs in shipping, warehousing, transportation, customs brokerage, and logistics-related services. Other major employers in Long Beach include the Port of Long Beach, Long Beach Unified School District, California State University, Long Beach, Long Beach Memorial Medical Center, St. Mary Medical Center, the City of Long Beach, and major aerospace and defense firms such as Boeing and other advanced manufacturing companies in the surrounding region.

Long Beach is also seeing significant development activity both now and in the near future. One of the most notable current projects is the new Downtown waterfront amphitheater, which recently broke ground and is expected to be a transformative entertainment and tourism asset for the city's waterfront district. Additional development efforts include continued revitalization of Downtown Long Beach, mixed-use residential growth, storefront activation programs, infrastructure improvements, and strategic redevelopment along major commercial corridors. The city's long-term Grow Long Beach Economic Blueprint continues to focus on business attraction, real estate development, housing, workforce growth, and sustainable infrastructure investment, positioning the city for continued expansion.

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