

OFFERING MEMORANDUM

317 Elm Ave

Leased Parking Lot



STRONG CURRENT RENT / ZONED PD30 - DEVELOPMENT POTENTIAL



Investment Summary

The Definition of Mailbox Money

317 Elm Avenue presents a rare opportunity to acquire a truly hands-off, income-producing asset in the heart of Downtown Long Beach. Located directly across the alley from a major United States Postal Service facility, the 7,512-square-foot parking lot is leased to the USPS for truck parking.

Beginning February 1, 2027, the property will generate \$9,895.83 per month—or \$118,750 annually—under a new five-year lease. The USPS is responsible for all property maintenance, providing the owner with predictable income and minimal day-to-day management.

Competitively priced at a 5.3% cap rate, the property offers investors an attractive combination of reliable income, exceptional credit tenancy and minimal operating responsibility. Notably, with no viable alternative parking for their vehicles in the area, the USPS operates as a captive tenant—a dynamic that strengthens the likelihood of lease renewal and creates a compelling opportunity to negotiate extended terms beyond the initial five-year period if desired.

Beyond its strong current cash flow, the property offers compelling long-term development potential. The parcel is located within Downtown Long Beach's PD-30 zoning district, positioning it for a variety of future development possibilities. The five-year lease runway gives an investor time to evaluate, design and pursue entitlements for a future project while continuing to collect substantial rental income.





Investment Highlights

- Competitively priced at a 5.3% cap rate
- New 5-year USPS lease beginning Feb 1, 2027
- Institutional quality tenant with federal backing
- Prime Downtown Long Beach Location across from major USPS facility
- Generates \$9,895.83/monthly - \$118,750 annually
- USPS is responsible for maintaining the lot
- Hands-off ownership offering true “mailbox money”
- PD-30 zoning with development potential
- Five year runway to pursue a lease extension, or pursue development of the site.

PRICING & FINANCIALS

List Price\$1,799,000

Building Data / Financial Indicators

Street	317 Elm Ave
City, State, Zip	Long Beach, CA 90802
APN	7281-009-009
Year Built	1954
Lot Size	7,512 SF
Current Cap Rate	5.3%
Market Cap Rate	5.3%
Current GRM	15.15
Market GRM	15.15
Price / Lot Sqft	\$240

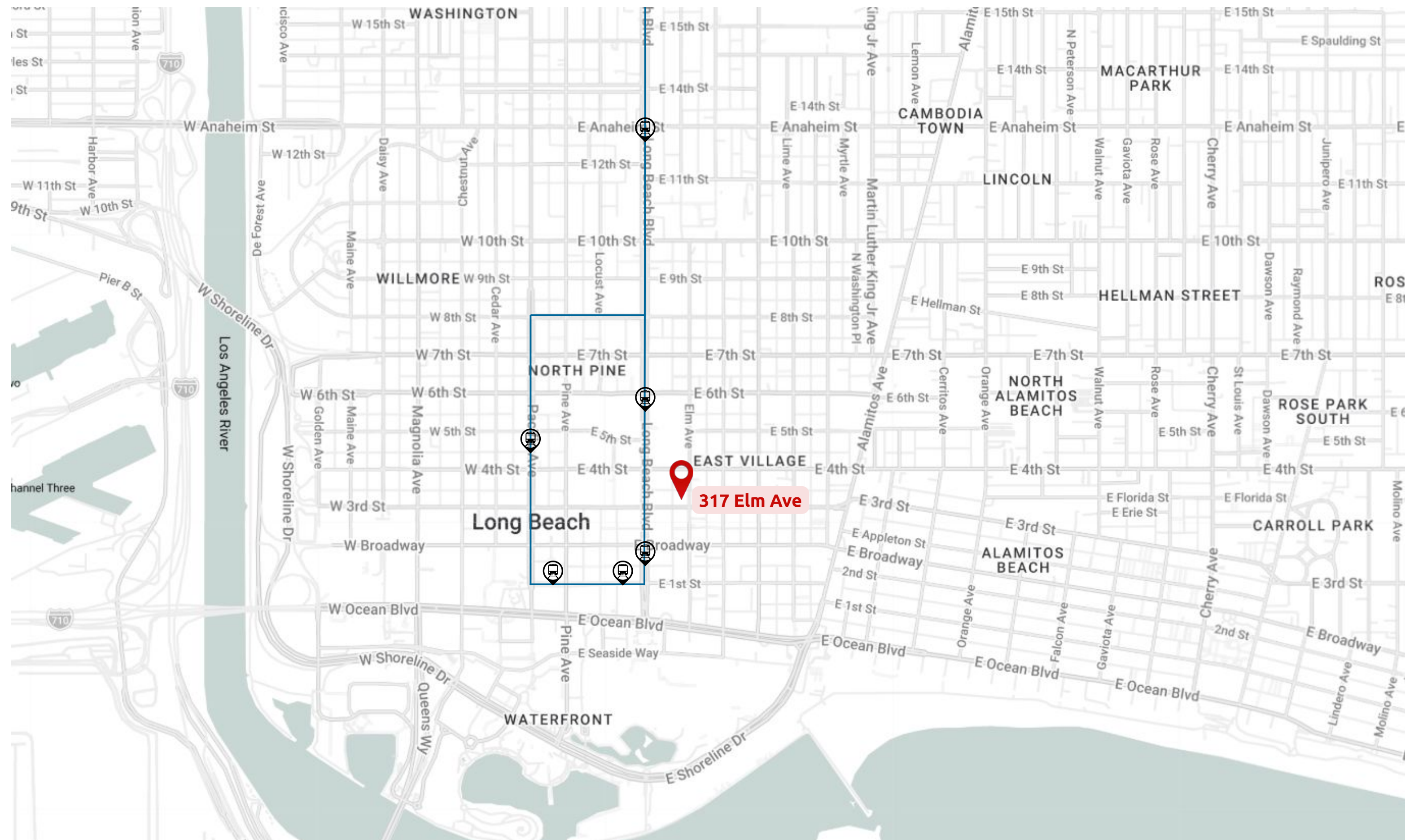
Income	Current Actual	Market- Pro Forma
Scheduled Rental Income	\$118,750	\$118,750

Expenses*	Current Actual	Market- Pro Forma
Property Tax	\$22,488	\$22,488
Insurance	\$500	\$500
License & Fees	\$300	\$300
Total Expenses	\$23,288	\$23,288
Net Operating Income	\$95,462	\$95,462

*Expenses are estimates. Buyer to verify



LOCATION OVERVIEW



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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