3937 LONG BEACH BLVD. LONG BEACH, CA 90807

3 MIXED USED UNITS IN BIXBY KNOLLS

INTI REALTY

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Proudly Presents

“The Boulevard”

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LOCATION

BIXBY KNOLLS

Established neighborhood with a vibrant local business community

HIGH VISIBILITY

Prominent Long Beach Boulevard commercial corridor

WALKABLE AMENITIES

70 Walk Score with restaurants, coffee, retail and services nearby

STEELCRAFT + FIRST FRIDAYS

Immediate proximity to one of Long Beach's best-known gathering destinations and monthly community events

LONG BEACH AIRPORT

Approximately 6 minutes / 2.6 miles from LGB

FREEWAY CONNECTIVITY

Convenient access to the 405, 710 and surrounding LA/OC County

LOCATION HIGHLIGHTS

- Bixby Knolls — Vibrant dining, shopping & culture
- SteelCraft + First Fridays — Local destinations & community energy
- LBX + Long Beach Airport — Minutes from retail, dining & travel
- 405 + 710 Freeways — Easy regional connectivity
- High-Visibility Corridor — Prominent Long Beach Boulevard frontage

PROPERTY HIGHLIGHTS

- ✓ 3-Unit Mixed-Use Asset
- ✓ 2 Residential Units + 1 Vacant
- ✓ Low maintenance building
- ✓ Flexible Commercial/Residential Use
- ✓ Income + Owner-User Potential

OFFER SUMMARY

Address	3937 Long Beach Blvd.
Asking Price	$999,000
# of Units	3
Cap Rate	6.56
Unit Mix	(1) 2/2, (2) 1/1
Building Area	2,240 SF
Land Area	1.847 SF
Year Built	1923

RENT ROLL

Unit #	Type	Outdoor Space	Current Rent	Pro Forma Rent	Parking	Last Rent Increase	Security Deposit
A	2 bed, 2 bath	None	$2,350	$2,600	Street Parking	8/1/26	$2,000
B	1 bed, 1 bath	None	$1,895	$2,200	Street Parking	(1 year lease 8/1/26)	$1,895
C	1 bed, 1 bath	Private Side Patio	$2,300 (Vacant)	$2,300	Street Parking	(Vacant)	-----
Totals			**$6,545**	**$7,100**			**$3,895**

FINANCIALS

Building Details & Financial Indicators	
Address	3937 Long Beach Blvd.
APN	7139-013-013
Unit Mix	(1) 2/2, (2) 1/1
Laundry	Unit A (W/D hookups), Units B & C (none)
Electric & Gas	Separate metered
Water	Master meter
Year Built	1923
Building Size	2,240 SF
Lot Size	1,847 SQ
Current Cap Rate	6.56%
Pro Forma Cap Rate	6.45%
Current GRM	12.7
Pro Forma GRM	11.7

Annual Income	Current	Pro Forma
Total Scheduled Gross Income	$78,540	$85,200
Gross Operating Income (GOI)	$78,540	$85,200
Total Operating Expenses	$19,685	$20,759
Net Operating Income (NOI)	**$65,515**	**$64,441**

Annual Operating Expenses	Current	Pro Forma
New Taxes	$12,487	$12,487
Insurance	$3,126	$3,200
Maintenance & Repairs	$2,200	$3,200
Utilities	$1,452	$1,452
Landscaping Maintenance	$420	$420
Total Operating Expenses	**$19,685**	**$20,759**

UNIT C





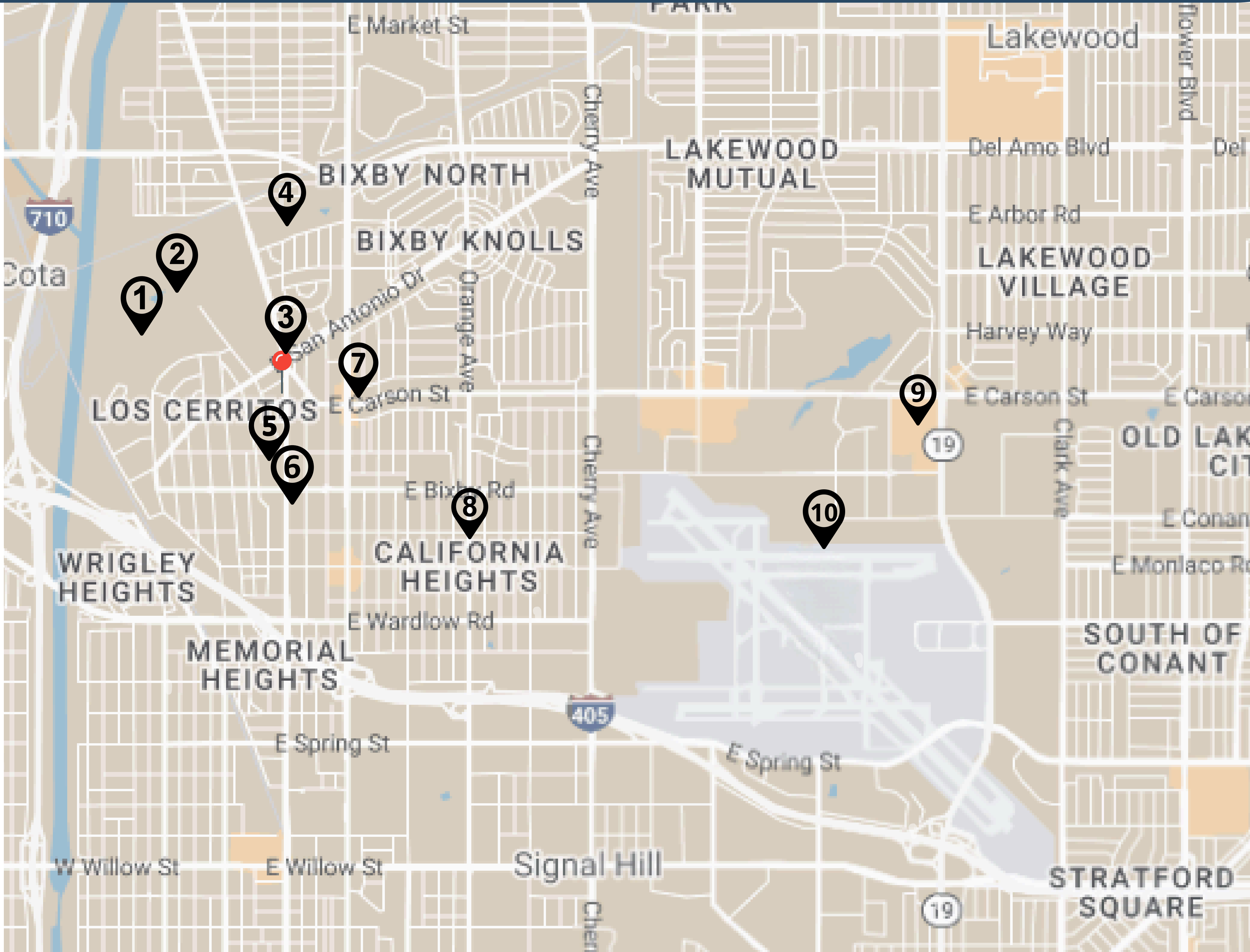

EXTERIOR




Virginia Country Club
Rancho Los Cerritos
Bixby Knolls Shopping Center
The Merchant

LONG BEACH HIGHLIGHTS

1	Virginia Country Club
2	Rancho Los Cerritos
3	Bixby Knolls Shopping Center
4	Scherer Park
5	Bixby Knolls “National Park”
6	Steelcraft Bixby Knolls
7	Atlantic Avenue Business District
8	California Heights Historic District
9	Long Beach Exchange
10	Long Beach Airport
📍	3937 Long Beach Blvd.



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