OFFERING MEMORANDUM

3401 PACIFIC PLACE

LONG BEACH | CALIFORNIA



±3,980 SF
RETAIL STRIP CENTER

100% LEASED
INVESTMENT OPPORTUNITY

DIVERSIFIED
THREE TENANT RENT ROLL

EXCLUSIVELY LISTED BY:

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DAUM COMMERCIAL REAL ESTATE SERVICES | THE REAL ESTATE SOLUTION

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An exceptional blend of location, visibility, and versatility creates a compelling opportunity for investors seeking lasting value in the Long Beach market.

Strategically positioned in the heart of Long Beach's vibrant Wrigley neighborhood, 3401 Pacific Place presents a compelling investment opportunity in one of the city's established commercial corridors. This versatile multi-tenant asset offers an attractive combination of prominent street visibility, exceptional accessibility, and strong long-term investment potential within the thriving commercial real estate market.

Situated on an approximately 13,440-square-foot triangular parcel, the property features approximately 3,980 square feet of functional building space. Its distinctive wedge-shaped configuration creates a highly visible, hard-corner-like presence near the intersection of Pacific Place and Wardlow Road, offering substantial street frontage and exposure to passing traffic. This unique positioning enhances the property's identity and provides an appealing setting for a variety of commercial uses.

Conveniently located within walking distance of the Wardlow Metro A Line Station and Park & Ride, the property benefits from excellent regional connectivity and access to public transportation. Its proximity to the 405 and 710 Freeways further enhances accessibility throughout Long Beach, the greater Los Angeles metropolitan area, and surrounding employment and commercial centers.

With its strategic location, distinctive parcel configuration, and multi-tenant flexibility, 3401 Pacific Place represents an attractive acquisition opportunity for investors seeking a well-positioned asset with value-add potential. The property's combination of visibility, connectivity, and location within an established Long Beach neighborhood provides a strong foundation for future growth and long-term investment value.



PROPERTY OVERVIEW

ADDRESS:	34901 Pacific Place, Long Beach, CA
TOTAL BUILDING SF:	±3,980 SF
NUMBER OF UNITS:	Three (3) Units
TOTAL LAND SF:	±13,440 SF
PROPERTY TYPE:	Retail
YEAR BUILT:	1987
PARKING:	3.75 / 1,000 SF
ZONING:	LBCNA
LOCATION:	Prime Signalized Corner
TRAFFIC COUNTS:	26,003 Cars Per Day
SALE PRICE:	$2,215,000 ($556.53 PSF)





FINANCIAL OVERVIEW

$2,215,000	$556.53	±3,980 SF
ASKING PRICE	PRICE PER SF	TOTAL BUILDING SIZE
100% LEASED	**±4.1%**	**±$90,867**
INVESTMENT	IN-PLACE CAP RATE	NOI / YR

UNIT	TENANT	SIZE (SF)	LEASE START	LEASE END	LEASE TERM	LEASE TYPE	BASE RENT
3401	Donut Shop	±950 SF	09/01/2023	08/31/2033	10 Years + One (1) 5 Year Option	Net	$31,200 / YR
3411	SpinGlow Laundry	±1,830 SF	08/01/2025	07/31/2035	10 Years + Three (3) 5 Year Options	Net	$49,440 / YR
3431	Restaurant	±1,200 SF	04/01/2023	03/31/2028	5 Years + One (1) 5 Year Option	Net	$36,000 / YR
	TOTAL	±3,980 SF					$116,640 / YR

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PROPERTY PHOTOS





PROPERTY PHOTOS





DEMOGRAPHICS



Located along the Southern California coastline, Long Beach is a vibrant and diverse coastal city offering a dynamic blend of commerce, industry, culture, and recreation. As one of Los Angeles County's largest cities, Long Beach serves as a major economic hub, benefiting from its strategic location between Los Angeles and Orange County. The city is home to the Port of Long Beach, one of the nation's busiest container ports, and boasts a diverse economic landscape supported by logistics, manufacturing, healthcare, education, and professional services.

Long Beach offers exceptional regional connectivity through the 405, 710, and 605 Freeways, along with convenient access to Long Beach Airport and the Metro A Line. Its established neighborhoods, thriving business districts, and ongoing public and private investment contribute to the city's enduring appeal. With its strong transportation infrastructure, diverse employment base, and desirable coastal lifestyle, Long Beach continues to attract businesses, residents, and investors seeking opportunities within the greater Southern California market.

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2020 Population Census	23,962	218,473	615,403
2025 Population Estimate	23,047	207,958	589,749
2020 Households Census	7,931	69,959	206,975
2025 Households Estimate	7,577	65,985	197,892
Total Specified Consumer Spending 2025 Estimate	$280.8M	$2.1B	$6.6B
Total Specified Consumer Spending 2030 Estimate	$299.9M	$2.3B	$7.1B
Avg Household Income	$120,933	$100,600	$108,764
Median Household Income	$95,097	$75,225	$84,497

LOCATION MAP



LOCATION MAP



PRIME LONG BEACH LOCATION

KEY DISTANCES

LONG BEACH AIRPORT
4.8 Miles

LAX INT'L AIRPORT
17.6 Miles

JOHN WAYNE AIRPORT
23.4 Miles

CA - 405 FWY
0.3 Miles

CA - 710 FWY
0.6 Miles

SR - 91 FWY
4.6 Miles

PORT OF LONG BEACH
7.8 Miles

PORT OF LOS ANGELES
9.1 Miles



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