PRIME REDEVELOPMENT OPPORTUNITY | PD30 ZONING | POTENTIAL FOR 100 UNITS

COLDWELL BANKER COMMERCIAL BLAIR



127 W. 6TH STREET LONG BEACH, CA 90802

7,472 SF PARKING LOT FOR SALE



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SALE PRICE:	$995,000
PRICE PSF:	$133/PSF
LOT SIZE:	± 7,472 SF
ZONING:	PD30
APN:	7273-024-017

HIGHLIGHTS

- ±7,472 SF Parking Lot with 21 On-Site Parking Spaces, Including 1 ADA Space — potential to restripe to ±26 spaces
- Former Parking for employees and customers for Rite Aid that was previously located at 601 Pine Avenue
- **Development Opportunity:** 127 6th Street – Located in high Density zone and has a potential to develop ± 100 residential units (Unlimited Density)
- Conceptual plans for a more efficient 45-unit design with 2 levels of concrete and 5 levels of woodframing over ground to minimize construction cost (No subterranean)
- Prominent Downtown Long Beach Location just steps away from the ocean and sand

127 W 6th Street presents a rare high-density mixed-use development opportunity in the heart of Downtown Long Beach. Located within the Downtown Plan (PD-30), the site benefits from unlimited residential density, with development capacity governed primarily by allowable FAR, building height, and applicable development standards rather than a conventional units-per-acre density cap.

Based on information provided by the City, the approximately 7,500 SF site allows an 8.0 FAR, equating to up to approximately 60,000 SF of allowable floor area and supporting approximately 100 residential units per the City, subject to final design and applicable planning and building requirements. With qualifying development incentives, the allowable FAR may increase to 11.0, equating to up to approximately 82,500 SF of allowable floor area, providing additional development potential beyond the base zoning capacity.

Conceptual plans have been prepared for a more practical and construction-efficient 45-unit mixed-use development consisting of 36 primary residential units plus 9 proposed ADUs, together with approximately 600 SF of double-height ground-floor retail/commercial space. The concept includes 5 affordable units, with an overall unit mix of 31 one-bedroom units and 14 studios.

The proposed seven-story building utilizes an efficient podium-style construction concept with two levels of concrete/CMU construction and five levels of wood framing, with no basement or subterranean parking, helping simplify construction and control overall development costs. The approximately 37,583 SF gross building also includes a residential lobby, elevator, two stairways, bicycle storage, building service areas, two vehicle spaces, and private balconies/terraces, while offering a buyer the flexibility to pursue the existing 45-unit conceptual plan or explore a larger development program utilizing the site's significant allowable FAR, height, and unlimited-density framework.

This property can also be purchased with the neighboring 601 Pine Avenue, an approximately 42,321 SF former Rite Aid retail building offered separately at only $3,995,000, or under $95 per SF, which could be leased and stabilized as retail/storage at an estimated ~12.5% current stabilized cap rate, or potentially redeveloped through adaptive reuse into a 63-unit residential and retail mixed-use project with an estimated ~13.5% pro forma cap rate on total project cost, yielding approximately $8.5 million in projected developer profit and an estimated ~87% return on total project cost, after taking into account approximately $6.0 million in estimated construction costs.

EXISTING PARKING + DEVELOPMENT OPPORTUNITY

127 W 6th Street

Downtown Long Beach, California



7,500 SF
STANDALONE 50 x 150 FT LOT

36 + 9*
MAIN APARTMENTS + PROPOSED ADUs

597 SF
PROPOSED DOUBLE-HEIGHT RETAIL

7 STORIES
CONCEPT: TWO CONCRETE + FIVE WOOD

Income use today. A residential development concept for tomorrow. Existing paved parking lot with an operator revenue-share agreement. The proposed building combines apartments, corner commercial space and seventh-floor terraces on a compact infill site.

Land sale only. Proposed improvements are not included in the sale price. Concept plans are not approved entitlements. *Nine additional ADUs are subject to eligibility and approvals; 45 homes are not guaranteed. Existing parking revenue and expenses require current verification.

THE DEVELOPMENT CONCEPT

Simple construction. Measured plans.

DRAWN FLOOR PROGRAM

Floor	Main units	ADUs*	Gross SF	Unit interior SF
L1	0	7	5,464.5	1,929.0
L2	5	2	5,115.4	3,406.5
L3	7	0	5,799.8	4,050.7
L4	7	0	5,799.8	4,050.7
L5	7	0	5,799.8	4,050.7
L6	7	0	5,799.8	4,050.7
L7	3	0	3,803.6	1,800.0
TOTAL	**36**	**9***	**37,582.7**	**23,338.5**

AREA RECONCILIATION

37,583 SF gross enclosed includes walls, cores, services and circulation. Open terraces and the commercial second-floor void are excluded.

23,935 SF tenant interiors = 23,338.5 residential + 596.8 commercial.

23,346 SF net tenant interiors = 22,752.2 residential + 594.0 commercial after drawn partitions and columns. These are portions of gross area, not additional area. They are not certified rentable areas.

The concept uses two concrete/CMU levels and five wood levels, with no basement. Structural transfer, fire resistance, acoustics, waterproofing and building systems require coordinated engineering.

CONCEPT HIGHLIGHTS

36 main apartments: 31 one-bedrooms at 600 SF and five studios at 450.75 SF. The five smaller studios are 13.9% of the base apartments and require the PD-30 Site Plan Review findings.

Rooftop amenities: 1,866 SF of shared terraces and a 556-SF community room on Level 7, plus 20 private balconies/terraces. The roof above Level 7 is not counted toward open space.

Street presence: approximately 597 SF of double-height corner commercial space and a separate residential entrance. Café use is a concept assumption, subject to tenant fit-out and approvals.

Access and services: two vehicle spaces, bicycle storage, two stairs, an elevator and preliminary utility/service reservations. Equipment specifications and utility approval remain outstanding.

Additional ADU study: nine studios, seven on Level 1 and two on Level 2. Their legal approval route and timing remain unresolved; the base proposal is 36 apartments.

Affordability allowance: five restricted apartments, provisionally three very-low-income and two low-income, subject to City confirmation of the calculation and ADU treatment.

PROPOSED UNIT SCHEDULE

36 main apartments + nine proposed ADUs

Interior SF includes internal partitions. Net SF deducts drawn partitions and columns; both exclude balconies. ADU areas and eligibility remain subject to the applicable approval route.

Unit	Type	Interior SF	Net SF
202	1 bedroom	600.00	584.20
203	1 bedroom	600.00	584.99
204	1 bedroom	600.00	585.00
205	Studio	450.75	443.44
206	1 bedroom	600.00	582.75
301	1 bedroom	600.00	584.81
302	1 bedroom	600.00	585.00
303	1 bedroom	600.00	584.20
304	1 bedroom	600.00	584.99
305	1 bedroom	600.00	585.00
306	Studio	450.75	443.44
307	1 bedroom	600.00	582.75
401	1 bedroom	600.00	584.81
402	1 bedroom	600.00	585.00
403	1 bedroom	600.00	584.20
404	1 bedroom	600.00	584.99
405	1 bedroom	600.00	585.00
406	Studio	450.75	443.44
407	1 bedroom	600.00	582.75
501	1 bedroom	600.00	584.81
502	1 bedroom	600.00	585.00
503	1 bedroom	600.00	584.20
504	1 bedroom	600.00	584.99
505	1 bedroom	600.00	585.00
506	Studio	450.75	443.44
507	1 bedroom	600.00	582.75
601	1 bedroom	600.00	584.81
602	1 bedroom	600.00	585.00
603	1 bedroom	600.00	584.20
604	1 bedroom	600.00	584.99
605	1 bedroom	600.00	585.00
606	Studio	450.75	443.44
607	1 bedroom	600.00	582.75
701	1 bedroom	600.00	585.00
702	1 bedroom	600.00	584.99
703	1 bedroom	600.00	582.75
ADU 1	ADU studio*	278.75	271.50
ADU 2	ADU studio*	278.75	271.50
ADU 3	ADU studio*	278.75	271.50
ADU 4	ADU studio*	278.75	270.38
ADU 5	ADU studio*	278.75	271.50
ADU 6	ADU studio*	278.75	271.50
ADU 7	ADU studio*	256.50	249.25
ADU 8	ADU studio*	277.88	270.62
ADU 9	ADU studio*	277.88	270.62

Seventh floor: three apartments and a community room beside common terraces. This is part of the seven-story concept; no eighth residential story is shown.

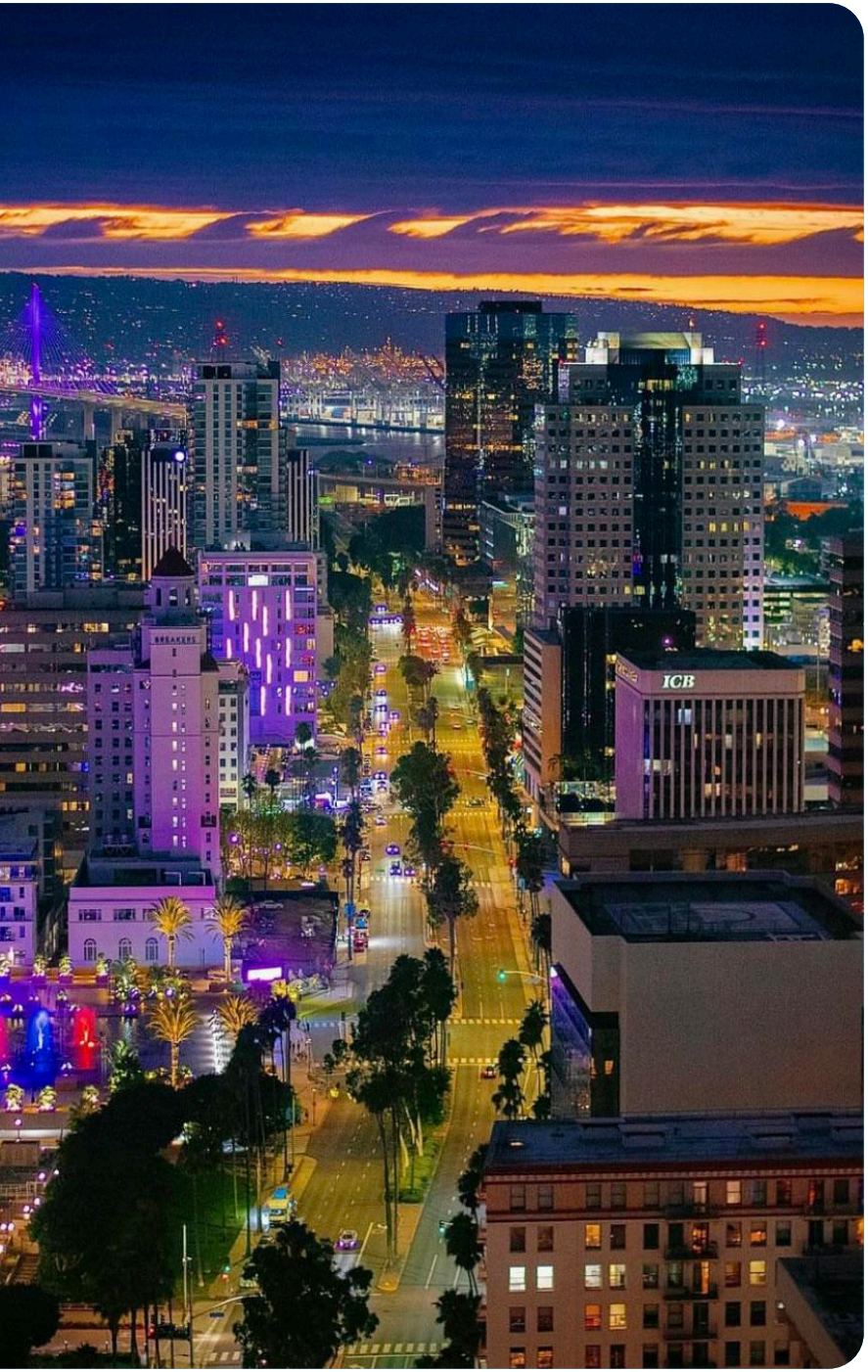





GROUND FLOOR / +0 FT
LEVEL 2 / +10 FT
PROPOSED ADU STUDIOS
REAR SERVICES / PARKING
BLDGBIT.COM
127 W 6TH STREET
LONG BEACH, CA 90802
FLOOR STACK STUDY
A1.1

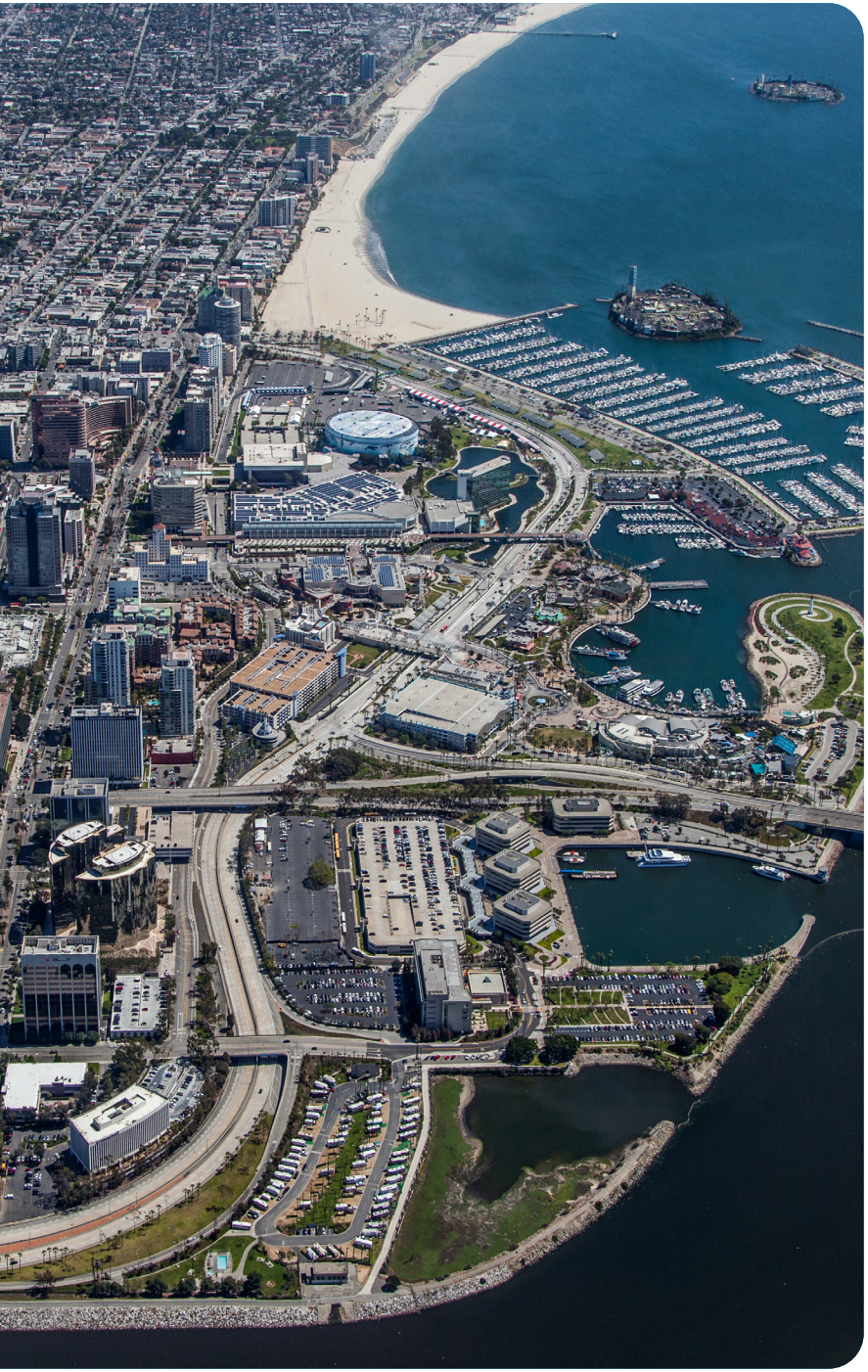

LEVEL 3 / +20 FT
LEVEL 4 / +30 FT
PRIMARY APARTMENT AREAS
APARTMENT 303 / 1/4" = 1'-0"
303 / 600 SF
BLDGBIT.COM
127 W 6TH STREET
LONG BEACH, CA 90802
FLOOR STACK STUDY
A1.2


LEVEL 5 / +40 FT
LEVEL 6 / +50 FT
LEVEL 7 / +60 FT



Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit (Metro Blue Line) and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

As a Pacific Rim city, Long Beach has many influences economically and culturally. Downtown continues to be the hub of tourism, business, and transit for the entire city. It is also home to a growing population of residents who want, within a livable urban core, convenient amenities, and services. Today, there are many facets that contribute to Downtown's unique sense of place: It has a social heart (Pine Avenue and the waterfront), a civic core (Civic Center, City Hall, the newly constructed Governor George Deukmejian Courthouse), and major attractions (Long Beach Convention Center, Long Beach Amphitheatre, The Aquarium of the Pacific and major hotels, restaurants, and beaches). Current market conditions are continuing to improve and new developments in Long Beach that have begun attracting new business, creative users, and visitors.



The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social "visioning process" that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community's vision, and (2) provide specific standards and guidelines to reference when working with developers. Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.

Per the Downtown Plan and the City of Long Beach, this property is located in the Downtown Plan Area within the Height Incentive Area (240 feet), and the floor area ratio (FAR) without incentives is 8.0. At 7,472 SF with a FAR of 8.0 and minimum unit size of 600 SF, you could yield 99 units without consideration of open space, diversification of residential dwelling types, residential amenities, and building/safety fire requirements. Any development project providing 10 or more new units is subject to the Inclusionary Ordinance and must provide affordable units. Using this ordinance, any proposed residential rental developments in the Downtown Plan Area needs to provide at least 12% affordable units.

****Later this year the Downtown Plan is being upgraded to the Downtown Plan 2.0. Buyer to verify the above requirements and any changes that may result from the upgrade to the Downtown Plan with the City of Long Beach. *****

Downtown Long Beach (DTLB) has 32 major projects in the development pipeline totaling approximately 5,000 new housing units.

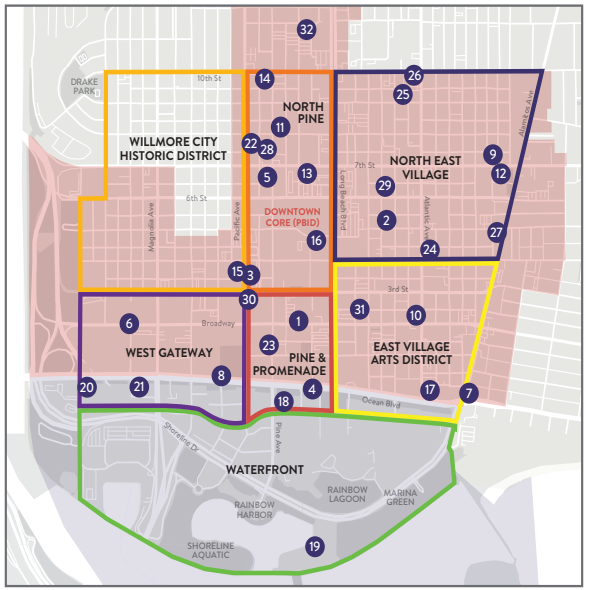
Project types include market-rate and below-market-rate housing, adaptive reuse projects, micro-units, and commercial development. Nearly 4,000 units have been built since 2016.

Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan.

PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.

These planned developments also address building design, streetscape standards, and open space to promote a cohesive community character.

Development Map PD-30 PD-6



	PROPERTY NAME	PROPERTY ADDRESS	PROPERTY TYPE	YEAR BUILT	BUILD STATUS	#/UNITS	RETAIL SQ. FT.
1	BROADSTONE INKWELL	201 The Promenade N.	Multi-Family	2024	Completed	189	10,000
2	-	437 E. 5th St.	Multi-Family	2024	Under Construction	18	-
3	RESA	300 Pacific Ave.	Multi-Family	2025	Completed	271	2,636
4	FAIRMONT BREAKERS HOTEL	210 E. Ocean Blvd.	Hotel	2024	Completed	669	-
5	VOLTA ON PINE	635 Pine Ave. and 636 Pacific Ave.	Multi-Family	2021	Completed	271	1,411
6	ALEXAN WEST-END	600 W. Broadway	Multi-Family	-	Under Construction	756	-
7	-	320 Alamitos Ave.	Multi-Family	-	Under Construction	71	-
8	CIVIC CENTER MID-BLOCK	321 W. Ocean Blvd.	Multi-Family	-	Planned	580	40,000
9	ARMORY LOFTS	825 E. 7th St.	Multi-Family	-	Planned	27	-
10	-	525 E. Broadway	Multi-Family	-	Planned	48	-
11	SENIOR LIVING FACILITY	810 Pine Ave.	Multi-Family	-	Planned	78	-
12	ARMORY ARTS COLLECTIVE	854 E. 7th St.	Multi-Family	-	Planned	86	-
13	CALYPSO	636 Locust Ave.	Multi-Family	-	Planned	108	-
14	QUEEN BEACH	937 Pine Ave.	Multi-Family	-	Planned	69	-
15	VARDEN HOTEL	335 Pacific Ave.	Hotel	-	Planned	35	-
16	MOSAIC PHASE I (PORTICO)	450 The Promenade N.	Multi-Family	-	Planned	272	38,405
16	MOSAIC PHASE II	450 The Promenade N.	Multi-Family	-	Planned	629	38,405

	PROPERTY NAME	PROPERTY ADDRESS	PROPERTY TYPE	YEAR BUILT	BUILD STATUS	#/UNITS	RETAIL SQ. FT.
17	OCEAN BLVD. TOWER	615 Ocean Blvd.	Multi-Family	-	Planned	203	-
18	HARD ROCK HOTEL	100 E. Ocean Blvd.	Hotel	-	Planned	429	40,000
19	-	429 Shoreline Village Dr.	Retail	-	Planned	-	-
20	-	400 Oceangate	Multi-Family	-	Under Construction	200	-
21	-	100 Oceangate	Multi-Family	-	Planned	198	-
22	-	909 Pine Ave.	Multi-Family	-	Planned	49	-
23	-	421 E. 4th St.	Multi-Family	-	Planned	94	-
24	-	730-738 Pacific Ave.	Multi-Family	-	Planned	80	-
25	L'OPERA BUILDING	115 Pine Ave.	Multi-Family	-	Planned	75	-
26	-	402 Atlantic Ave.	Multi-Family	-	Planned	100	-
27	-	912 Linden Ave.	Multi-Family	-	Planned	100	120,000
28	-	999 Atlantic Ave.	Multi-Family	-	Planned	30	-
28	-	832 E. 5th St.	Multi-Family	-	Planned	80	-
30	THE VILLAGE PROJECT	727-738 Pine Ave.	Multi-Family	-	Planned	70	1,700
31	-	431 E. 6th St.	Multi-Family	-	Planned	30	-
32	-	1112 Locust Ave.	Multi-Family	-	Planned	97	-

Source: City of Long Beach Community Development Department, CoStar 2026

LA28 OLYMPICS

"The LA28 Olympic and Paralympic Games announced more than a dozen venue assignments for Olympic sports, utilizing sports venues and locations in the City of Los Angeles and neighboring cities of Long Beach and Carson - announcement confirms seven Olympic sporting events to be held in Long Beach. As a Venue City, Long Beach is set to host the largest number of sporting events other than the host City of Los Angeles for the LA28 Games."

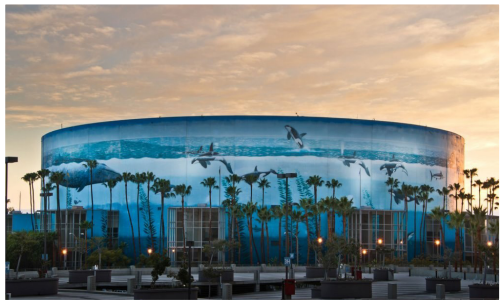
Source: www.LongBeach.gov, Press Release: LA28 Confirms Seven Sporting Events, Venues to be Held in Long Beach for the 2028 Olympic Games

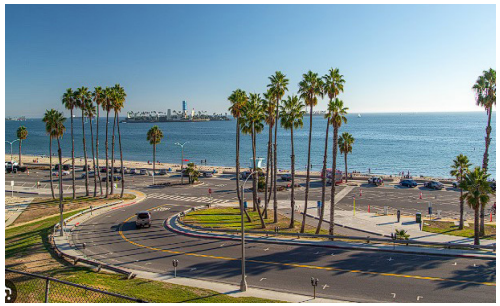
Olympic Game Venue in Long Beach, CA

- **Long Beach Arena** - *Handball Competition*
- **Marine Stadium** - *Canoe-Spring & Rowing Competitions*
- **Belmont Shore** - *Sailing*
- **Waterfront along Alamitos Beach** - *Marathon Swimming & Triathlon*
- **Long Beach Convention Center** - *Water Polo*









	1 Mile		2 Miles		3 Miles	
Population						
2025 Population	58,111	---	145,289	---	222,842	---
2030 Projected Population	60,324	---	148,844	---	226,831	---
2030 Projected Population (High Estimate)	64,186	---	156,047	---	235,917	---
2030 Projected Population (Low Estimate)	56,743	---	143,179	---	219,594	---
% Projected Annual Change (2025 - 2030)	0.8%	---	0.5%	---	0.4%	---
% Projected Annual Change (High Estimate)	2.1%	---	1.5%	---	1.2%	---
% Projected Annual Change (Low Estimate)	-0.5%	---	-0.3%	---	-0.3%	---
2010 Census Population	58,375	---	156,532	---	230,587	---
2020 Census Population	58,179	---	146,832	---	225,895	---
% Annual Change (2020 - 2025)	0.0%	---	-0.2%	---	-0.3%	---
Population Density	23,168		13,882		11,371	
Households						
2025 Households	26,991	---	57,460	---	87,230	---
2030 Projected Households	28,217	---	59,167	---	89,049	---
% Projected Annual Change (2025 - 2030)	0.9%	---	0.6%	---	0.4%	---
2010 Households	23,238	---	53,337	---	81,924	---
2020 Households	26,791	---	57,777	---	88,151	---
% Annual Change (2020 - 2025)	3.1%	---	1.7%	---	1.5%	---
Quarterly Population						
2025 Q2	58,111	---	145,289	---	222,842	---
2025 Q1	58,112	---	145,140	---	222,610	---
2024 Q4	58,051	---	145,112	---	222,963	---
2024 Q3	57,777	---	144,813	---	222,395	---
2024 Q2	57,305	---	144,390	---	222,058	---
2024 Q1	57,268	---	144,272	---	221,977	---
2023 Q4	57,178	---	143,743	---	221,435	---
2023 Q3	57,148	---	143,784	---	221,580	---
2023 Q2	57,207	---	143,916	---	221,797	---
Growth Stability Indicator (-1 to +1)	0.0551	---	0.0914	---	0.0755	---

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	1 Mile		2 Miles		3 Miles	
Income (2025)						
Per Capita Income	$45,176	---	$39,102	---	$42,495	---
Average Household Income	$97,261	---	$98,869	---	$108,559	---
Median Household Income	$79,576	---	$79,975	---	$88,063	---
Less than $15,000	2,966	11.0%	5,686	9.9%	7,704	8.8%
$15,000 - $19,999	983	3.6%	1,946	3.4%	2,555	2.9%
$20,000 - $24,999	895	3.3%	1,859	3.2%	2,624	3.0%
$25,000 - $29,999	787	2.9%	1,763	3.1%	2,412	2.8%
$30,000 - $34,999	988	3.7%	2,085	3.6%	2,763	3.2%
$35,000 - $39,999	1,137	4.2%	1,974	3.4%	2,594	3.0%
$40,000 - $44,999	1,057	3.9%	2,083	3.6%	2,749	3.2%
$45,000 - $49,999	763	2.8%	1,755	3.1%	2,456	2.8%
$50,000 - $54,999	815	3.0%	1,931	3.4%	2,791	3.2%
$55,000 - $59,999	784	2.9%	1,704	3.0%	2,349	2.7%
$60,000 - $64,999	934	3.5%	2,037	3.5%	2,739	3.1%
$65,000 - $69,999	774	2.9%	1,864	3.2%	2,616	3.0%
$70,000 - $79,999	1,515	5.6%	3,800	6.6%	5,514	6.3%
$80,000 - $89,999	1,343	5.0%	3,114	5.4%	4,793	5.5%
$90,000 - $99,999	1,244	4.6%	2,679	4.7%	4,196	4.8%
$100,000 - $125,000	2,780	10.3%	5,663	9.9%	9,250	10.6%
$125,000 - $149,999	2,084	7.7%	4,304	7.5%	7,288	8.4%
$150,000 - $199,999	2,733	10.1%	5,708	9.9%	9,769	11.2%
$200,000 - $249,999	1,353	5.0%	3,088	5.4%	5,640	6.5%
$250,000 - $499,999	579	2.1%	1,324	2.3%	2,417	2.8%
$500,000+	477	1.8%	1,094	1.9%	2,010	2.3%
Education (2025)						
Less than 9th Grade	4,767	10.9%	16,694	16.1%	23,209	14.4%
Some High School	3,600	8.2%	10,032	9.7%	13,144	8.2%
High School Grad	6,722	15.3%	17,620	17.0%	27,304	17.0%
Some College	10,757	24.5%	22,610	21.8%	35,411	22.0%
Associate Degree	2,371	5.4%	5,897	5.7%	9,609	6.0%
Bachelors Degree	10,328	23.5%	21,328	20.5%	34,975	21.8%
Masters Degree	3,543	8.1%	6,693	6.4%	11,834	7.4%
Doctorate or Professional Degree	1,803	4.1%	3,008	2.9%	5,208	3.2%

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THE PIKE OUTLETS

- H&M
- NIKE OUTLET
- CINEMARK
- EoS FITNESS
- BUBBA GUMP SHRIMP
- ISLANDS
- CALIFORNIA PIZZA KITCHEN
- STARBUCKS
- CHILE'S GRILL & BAR
- PF CHANG'S
- OUTBACK STEAKHOUSE

SHORELINE VILLAGE

- YARD HOUSE
- PARKER'S LIGHTHOUSE
- TEQUILA JACK'S
- THE FUNNEL HOUSE
- ROCKY MOUNTAIN CHOCOLATE FACTORY
- GILAN PIZZA & GRILL
- PELICAN PIER PAVILION
- TWISTERS & COFFEE

CITY PLACE SHOPPING CENTER

- BUEN PROVECHO
- FOOT WORK RECORDS
- AMMATOLI
- THE ORDINARIE TAVERN
- HOPS & VINES MARKET
- SALON ROW





FOR INQUIRIES, PLEASE CONTACT



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