COLDWELL BANKER COMMERCIAL | BLAIR

FOR SALE



601 PINE AVENUE LONG BEACH, CA 90802

FREESTANDING COMMERCIAL BUILDING



Sheva Hosseinzadeh
Principal
562-400-5949 | Sheva@cbcblair.com
BRE #01922147



Patrick Michel
Vice President
323-594-0284 | Patrick@cbcblair.com
BRE #01924800



Vachel McKeever
Associate Vice President
562-900-2938 | VMcKeever@cbcblair.com
BRE #02074710





BUILDING SIZE:	± 42,321 SF
LOT SIZE:	± 17,502 SF
SALE PRICE:	$3,995,000
PRICE PSF:	$95/ PSF
ZONING:	PD30
YEAR BUILT:	1926
APN:	7273-024-018
CAP RATE:	12.5%

HIGHLIGHTS

- ±42,321 SF Freestanding Commercial Building on approximately ±17,502 SF Land
- **Currently Vacant** – Ideal for Immediate Owner-User Occupancy
- Former Rite Aid Location
- **Multi-Level Building** – Basement, Ground Floor, Mezzanine, 2nd & 3rd Floors
- **Multiple Potential Income Streams** – Opportunity for Retail, Office & Storage
- **Owner-User Opportunity** – Occupy a Portion or the Entire Building While Leasing Excess Space
- **Value-Add Investment Potential** – Ability to Demise and Lease the Property to Multiple Users with Current Stablilized Cap Rate of 12.5% Based on Conservative Rental Assumptions
- **Offering an Adaptive** Reuse Conversion (Potential Mixed-Use Residential & Retail): 601 Pine Ave - Preliminary Concept for 63 Residential Units – 55 Market-Rate + 8 Affordable Units
- Prominent Downtown Long Beach Location

Breakdown of Building SF

#	Level	Size (SF)	Ceiling (FT)
1	Basement	11,394	12”
2	Retail - 1st Floor	13,567	18”
	Bonus - Mezzanine	2,236	9.8”
4	2nd Floor	9,251	12.5”
5	3rd Floor	9,286	12.5”

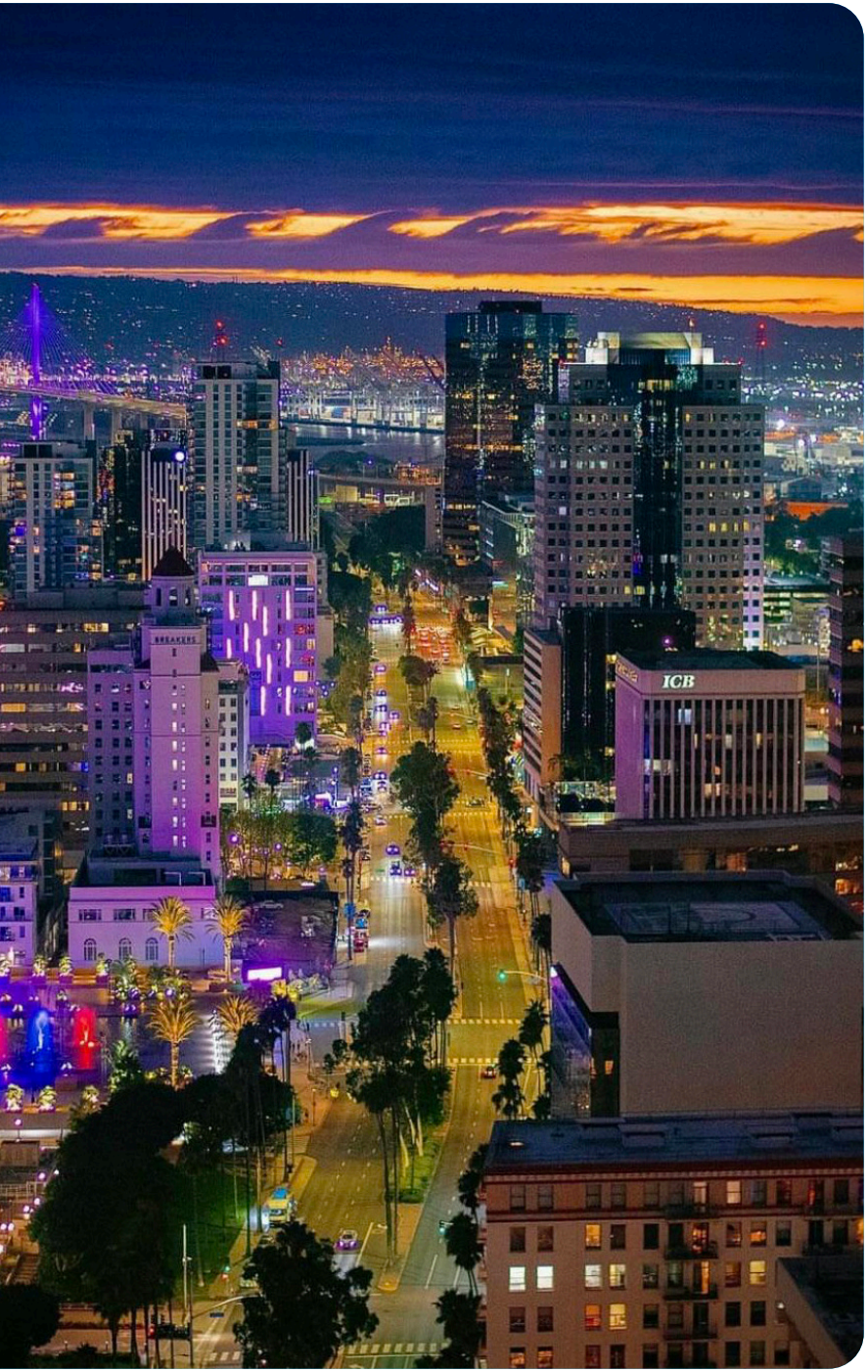
601 Pine Avenue presents a rare value-add opportunity to acquire a substantial historic commercial property in the heart of Downtown Long Beach at an exceptionally low basis of $3,995,000, or approximately $95 per SF. The property consists of an approximately 42,321 SF freestanding commercial building situated on approximately 17,502 SF of land and was formerly occupied by Rite Aid. The building offers a flexible multi-level layout suitable for retail, storage, showroom, fitness, office, creative, or other commercial uses, subject to applicable approvals, and presents multiple potential strategies for an owner-user, investor, or developer.

Rite Aid historically utilized the property as a multi-level retail department store, with retail operations extending throughout multiple levels of the building. More recently, the ground floor was used for active retail sales, while the basement, mezzanine, second floor, and third floor were used primarily for inventory storage and support uses. The approximately 2,236 SF mezzanine is believed not to be included in the stated approximately 42,321 SF building area, and the rooftop may offer additional amenity potential, subject to approvals. The building is currently vacant, allowing a purchaser to occupy all or a portion of the property, lease it to a single user, or reposition it for multiple tenants.

Based on current preliminary assumptions, the existing building could potentially be stabilized as retail/storage at an estimated ~12.5% cap rate, creating a rare value-add opportunity at the current basis. The property includes approximately 10 parking spaces on the same parcel, while the neighboring 127 W 6th Street lot, separately offered for sale, currently provides approximately 21 additional parking spaces, including an ADA space, with potential to restripe for up to approximately 26 spaces, subject to final layout and approvals. Additional City public parking is located essentially across the street at 50 E 6th Street, providing more than 1,000 additional public parking spaces for customers, tenants, employees, and visitors.

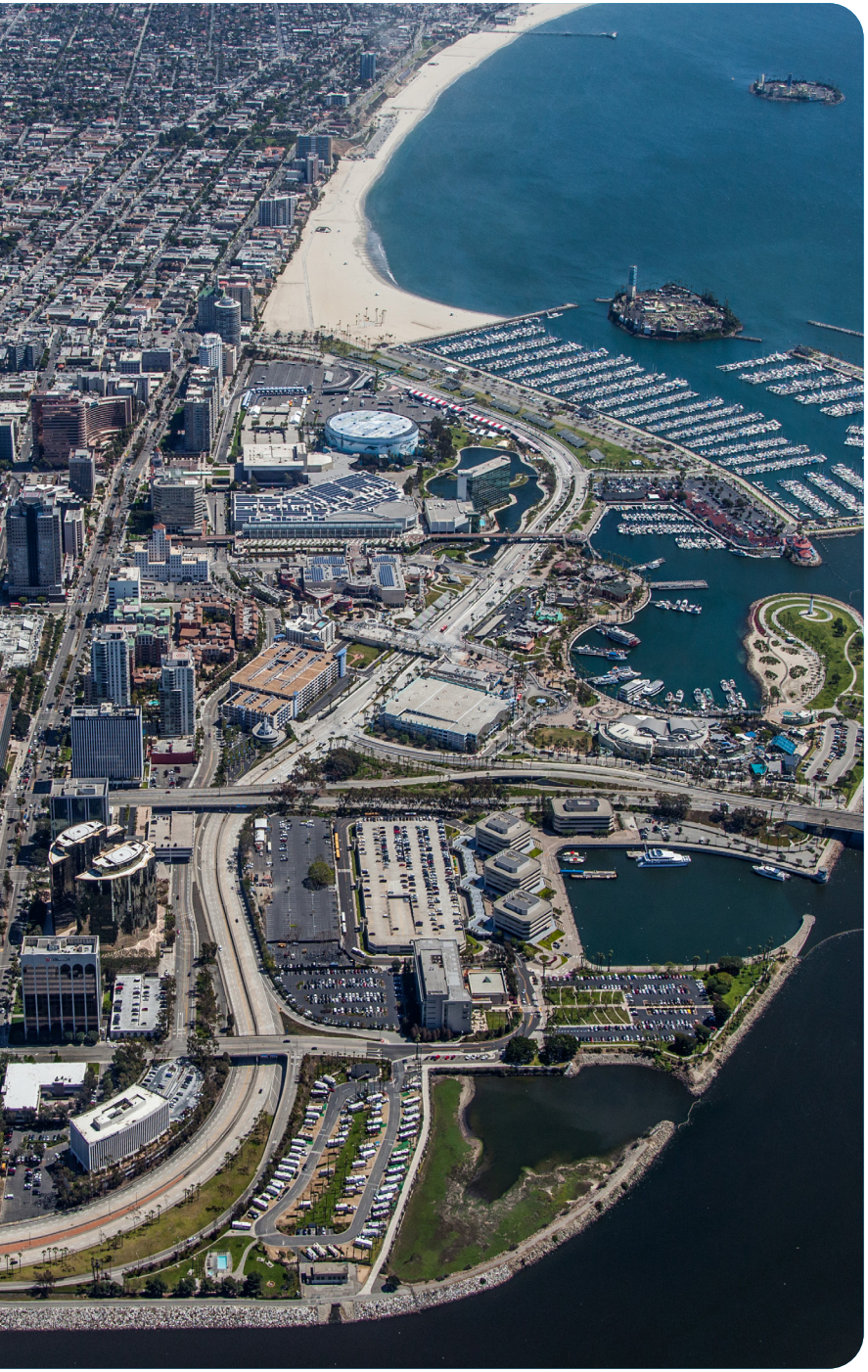
As an alternative strategy, preliminary adaptive-reuse plans have been prepared for a 63-unit residential and retail mixed-use project. The concept includes converting approximately half of the ground floor, completing the mezzanine to create an additional residential level, and converting the second and third floors to accommodate approximately 63 residential units, consisting of 55 market-rate units and 8 affordable units, while retaining ground-floor retail. Based on current projections, the adaptive-reuse concept is estimated to achieve an approximately ~13.5% pro forma cap rate on total project cost, with approximately $6.0 million in estimated construction costs, approximately $8.5 million in projected developer profit, and an estimated ~87% return on total project cost.

The property may also be purchased with the neighboring 127 W 6th Street development site for an additional $995,000, providing additional parking and significant future development potential. The approximately 7,500 SF PD-30 site benefits from unlimited residential density and supports approximately 100 residential units under the base zoning framework, while a separate, more construction-efficient concept has been prepared for a seven-story, 45-unit mixed-use development consisting of 36 primary apartments plus 9 proposed ADUs.



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.

****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. *****

Description	SF	Rent PSF	Current Rent
1st Floor - Retail - NNN - $1.75 PSF	13,567	$ 1.75	$ 23,742.25
Basement, 2nd, 3rd Floor - Storage - MG - $1.00 PSF	28,754	$ 1.00	$ 28,754.00
		TOTAL	**$ 52,496.25**

*Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Price	**$3,995,000**
Gross Square Feet	**42,321**
Price/SF	**$94.40**
CAP Rate - Current	**12.50%**
GRM - Current	**6.34**

Income	**Current**
Gross Potential Rent	$629,955
Less: Vacancy/Deductions (GPR) (5%)	31497.75
Effective Gross Income	$598,457
CAM Retail Space Income - 32%	$46,717
Less: Expenses	-$145,728
Net Operating Income	$499,446

Expenses	**Current**
Real Estate Tax (1.18442%)	$47,318
Direct Assessments	$19,416
Property Insurance (Actual)	$20,194
Utilities ($1,700/Month)	$20,400
Maintenance ($2,200/Month)	$26,400
Management (Actual - $1,000/Month)	$12,000
Total	$145,728

* Expenses are estimated

* Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.


wet n wild


wet n wild










Dental Care
Mouthwash
10
Toothpaste
Toothbrushes
Diabetic Supplies
11
Adult Personal Care





Interior Photos - Basement & 2nd-3rd Floor











Retail Space - Grocery Store Rendering



Retail Space - Gym Rendering



2nd & 3rd Floor - Office Rendering



2nd & 3rd Floor - Office Rendering

Unit	Description	SF	Rent PSF/Unit Mix	Current Rent	Unit Type
1	Retail - NNN - $2.50 PSF	5,930	$ 2.50	$ 14,825.00	Retail
2	Storage - MG - $1/SF	6,000	$ 1.00	$ 6,000.00	Storage
3	Ground	417	1 Bed / 1 Bath	$ 908.00	Very Low
4	Ground	409	1 Bed / 1 Bath	$ 1,995.00	Market
5	Ground	436	1 Bed / 1 Bath	$ 1,995.00	Market
6	Ground	434	1 Bed / 1 Bath	$ 1,995.00	Market
7	Ground	436	1 Bed / 1 Bath	$ 1,995.00	Market
8	Ground	434	1 Bed / 1 Bath	$ 1,995.00	Market
9	Ground	543	1 Bed / 1 Bath	$ 1,124.00	Low
10	Ground	432	Studio / 1 Bath	$ 1,895.00	Market
11	Ground	438	Studio / 1 Bath	$ 1,895.00	Market
12	Ground	445	Studio / 1 Bath	$ 1,895.00	Market
13	Ground	475	Studio / 1 Bath	$ 1,895.00	Market
14	Ground	475	Studio / 1 Bath	$ 1,895.00	Market
15	Ground	468	Studio / 1 Bath	$ 1,895.00	Market
16	Ground	570	Studio / 1 Bath	$ 1,895.00	Market
17	Mezzanine	417	1 Bed / 1 Bath	$ 1,995.00	Market
18	Mezzanine	409	1 Bed / 1 Bath	$ 1,995.00	Market
19	Mezzanine	436	1 Bed / 1 Bath	$ 1,995.00	Market
20	Mezzanine	434	1 Bed / 1 Bath	$ 1,995.00	Market
21	Mezzanine	436	1 Bed / 1 Bath	$ 1,995.00	Market
22	Mezzanine	434	1 Bed / 1 Bath	$ 1,995.00	Market
23	Mezzanine	543	1 Bed / 1 Bath	$ 1,995.00	Market
24	Mezzanine	508	1 Bed / 1 Bath	$ 908.00	Very Low
25	Mezzanine	389	1 Bed / 1 Bath	$ 1,995.00	Market
26	Mezzanine	363	1 Bed / 1 Bath	$ 1,995.00	Market
27	Mezzanine	363	1 Bed / 1 Bath	$ 1,995.00	Market
28	Mezzanine	361	1 Bed / 1 Bath	$ 1,995.00	Market
29	Mezzanine	363	1 Bed / 1 Bath	$ 1,995.00	Market
30	Mezzanine	361	1 Bed / 1 Bath	$ 1,995.00	Market
31	Mezzanine	440	1 Bed / 1 Bath	$ 1,124.00	Low
32	Mezzanine	381	1 Bed / 1 Bath	$ 1,995.00	Market
33	Mezzanine	377	1 Bed / 1 Bath	$ 1,995.00	Market

*Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Unit	Description	SF	Rent PSF/Unit Mix	Current Rent	Unit Type
34	Mezzanine	340	1 Bed / 1 Bath	$ 1,995.00	Market
35	Mezzanine	414	1 Bed / 1 Bath	$ 1,995.00	Market
36	Mezzanine	441	1 Bed / 1 Bath	$ 1,995.00	Market
37	Second	596	1 Bed / 1 Bath	$ 1,995.00	Market
38	Second	536	1 Bed / 1 Bath	$ 908.00	Very Low
39	Second	497	1 Bed / 1 Bath	$ 1,995.00	Market
40	Second	500	1 Bed / 1 Bath	$ 1,995.00	Market
41	Second	497	1 Bed / 1 Bath	$ 1,995.00	Market
42	Second	500	1 Bed / 1 Bath	$ 1,995.00	Market
43	Second	496	1 Bed / 1 Bath	$ 1,995.00	Market
44	Second	594	1 Bed / 1 Bath	$ 1,995.00	Market
45	Second	375	1 Bed / 1 Bath	$ 1,995.00	Market
46	Second	370	1 Bed / 1 Bath	$ 1,995.00	Market
47	Second	384	1 Bed / 1 Bath	$ 1,995.00	Market
48	Second	561	1 Bed / 1 Bath	$ 1,995.00	Market
49	Second	524	1 Bed / 1 Bath	$ 1,995.00	Market
50	Second	524	1 Bed / 1 Bath	$ 1,124.00	Low
51	Second	515	1 Bed / 1 Bath	$ 1,995.00	Market
52	Third	645	1 Bed / 1 Bath	$ 1,995.00	Market
53	Third	529	1 Bed / 1 Bath	$ 1,995.00	Market
54	Third	489	1 Bed / 1 Bath	$ 1,995.00	Market
55	Third	493	1 Bed / 1 Bath	$ 1,995.00	Market
56	Third	489	1 Bed / 1 Bath	$ 908.00	Very Low
57	Third	493	1 Bed / 1 Bath	$ 1,995.00	Market
58	Third	489	1 Bed / 1 Bath	$ 1,995.00	Market
59	Third	559	1 Bed / 1 Bath	$ 1,995.00	Market
60	Third	368	1 Bed / 1 Bath	$ 1,995.00	Market
61	Third	362	1 Bed / 1 Bath	$ 1,995.00	Market
62	Third	377	1 Bed / 1 Bath	$ 1,995.00	Market
63	Third	607	1 Bed / 1 Bath	$ 1,995.00	Market
64	Third	524	1 Bed / 1 Bath	$ 1,124.00	Low
65	Third	515	1 Bed / 1 Bath	$ 1,995.00	Market
			TOTAL	$ 137,978.00	

*Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Price	**$3,995,000**
Number of Units - 63 Units + 3 Retail	**66**
Gross Square Feet - 34,960 SF Residential & Retail + 11,394 Basement	**46,354**
Construction Cost - $150/SF Residential & Retail + $50/SF Basement	**$5,813,700**
Total Price	**$9,808,700**
Total Price/Unit	**$148,617**
Total Price/SF	**$212**
CAP Rate - Proforma	**13.50%**
GRM - Proforma	**5.92**

Income	**Proforma**
Gross Potential Rent	$1,655,736
Less: Vacancy/Deductions (GPR) (3%)	49672.08
Effective Gross Rental Income	$1,606,064
CAM Retail Space Income - 12.8%	$45,486
RUBS Income ($500/Unit for 55 market-rate units)	$27,500
Less: Expenses	-$355,360
Net Operating Income	$1,323,690

Expenses	**Proforma**
Real Estate Tax (1.18442%)	$116,176
Direct Assessments	$19,416
Property Insurance ($1.2/SF)	$55,625
Utilities ($500/Unit)	$33,000
Maintenance ($500/Unit)	$33,000
Reserves ($250/Unit)	$16,500
Management (4%)	$64,243
On-Site Manager ($750/Month)	$9,000
Cleaning ($500/Month)	$6,000
Pest Control ($200/Month)	$2,400
Total	$355,360

* Expenses are estimated

* Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Resale Price (6.75% Exit Cap)	**$18,300,000**
Total Cost	**$9,808,700**
Total Profit	**$8,491,300**
Return on Cost	**87%**
Number of Units - 63 Units + 3 Retail	**66**
Gross Square Feet - 34,960 SF Residential & Retail + 11,394 Basement	**46,354**
Resale Price/Unit	**$277,273**
Resale Price/SF	**$395**
CAP Rate	**6.75%**
GRM	**11.05**

Income	**Proforma**
Gross Potential Rent	$1,655,736
Less: Vacancy/Deductions (GPR) (3%)	49672.08
Effective Gross Rental Income	$1,606,064
CAM Retail Space Income - 12.8%	$58,359
RUBS Income ($500/Unit for 55 market-rate units)	$27,500
Less: Expenses	-$455,932
Net Operating Income	$1,235,991

Expenses	**Proforma**
Real Estate Tax (1.18442%)	$216,749
Direct Assessments	$19,416
Property Insurance ($1.2/SF)	$55,625
Utilities ($500/Unit)	$33,000
Maintenance ($500/Unit)	$33,000
Reserves ($250/Unit)	$16,500
Management (4%)	$64,243
On-Site Manager ($750/Month)	$9,000
Cleaning ($500/Month)	$6,000
Pest Control ($200/Month)	$2,400
Total	$455,932

* Expenses are estimated

* Disclosure: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

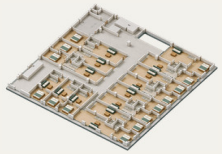
601 PINE AVENUE

LONG BEACH, CALIFORNIA

Historic character. A new residential life.

Retained architecture, proposed apartments and Pine Avenue storefronts

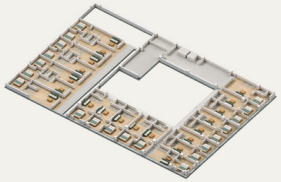
FIVE LEVELS, OPENED UP



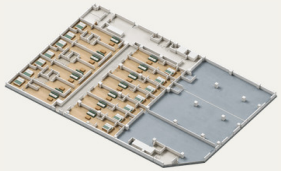
Third floor
14 apartments



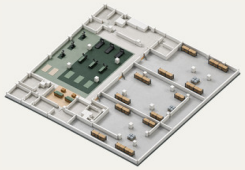
Second floor
15 apartments



Mezzanine
20 apartments



Ground floor
14 apartments
3 retail spaces



Basement
Retail storage + gym



PROPOSED RESTORATION | AI-ASSISTED ARCHITECTURAL VISUALIZATION

63
PROPOSED APARTMENTS
56 one-bedrooms + 7 studios

3
PINE AVENUE RETAIL SPACES
5,930 SF of ground-floor retail

Historic main building + rear wing | Below-grade storage + gym concept
Rooftop terrace is a separate amenity concept.

Proposed adaptive reuse. City review pending. Basement alterations and rooftop terrace require separate review.
Exterior based on the existing building and proposed paint/storefront scheme. Finishes and interior staging are illustrative.

601 PINE AVENUE

LONG BEACH, CALIFORNIA

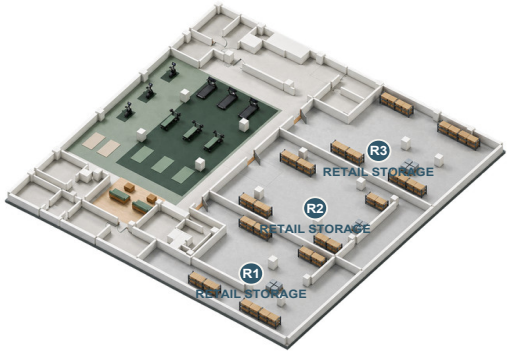
PROPOSED ADAPTIVE REUSE / FIVE LEVELS, ONE OPPORTUNITY

63	3	5,930	8
PROPOSED APARTMENTS	STREET-FACING RETAIL	SF OF GROUND RETAIL	INCOME-RESTRICTED HOMES

Basement

CONCEPT

3 retail storage rooms + gym and amenities

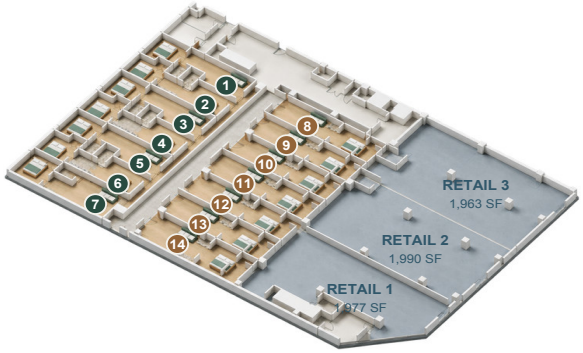


About half retail support; remaining half gym, building amenities, shared access and services.

Ground floor

14 UNITS

7 one-bedrooms + 7 studios | Units 1-14

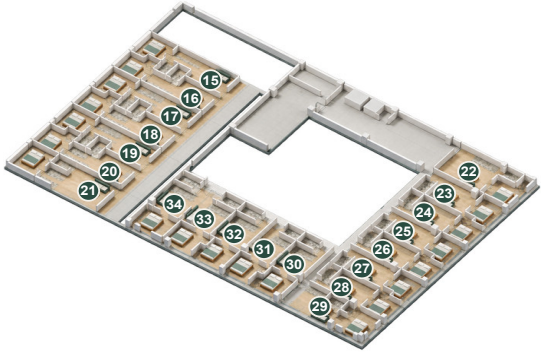


3 Pine Avenue storefronts / 5,930 SF total
7 rear-wing units + 7 main-building studios.

Mezzanine

20 UNITS

20 one-bedrooms | Units 15-34

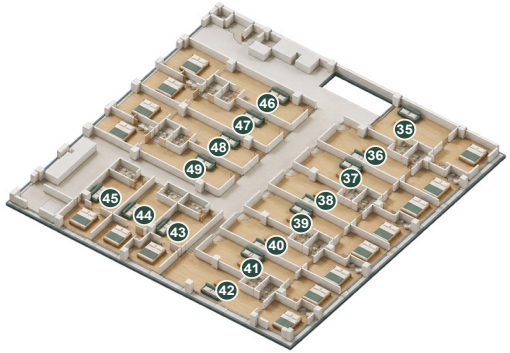


13 apartments in the main building
+ 7 apartments in the rear wing.

Second floor

15 UNITS

15 one-bedrooms | Units 35-49

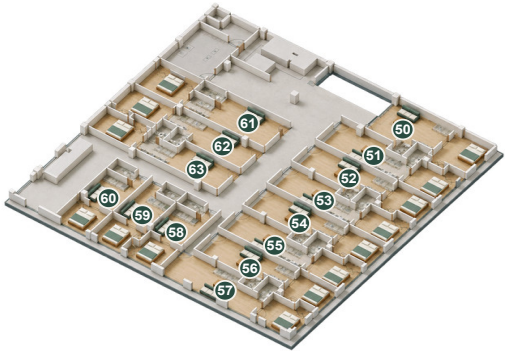


Main building / individually numbered homes
Living, kitchen, bedroom and bath shown.

Third floor

14 UNITS

14 one-bedrooms | Units 50-63



Main building / individually numbered homes
Living, kitchen, bedroom and bath shown.

THE OPPORTUNITY

RESIDENTIAL MIX

56 one-bedrooms + 7 studios

49 main-building + 14 rear-wing homes

AFFORDABILITY

55 market-rate + 8 income-restricted

4 very-low-income + 4 low-income

RETAIL + AMENITIES

Retail: 1,963 / 1,990 / 1,977 SF

Below-grade storage + resident gym concept

ROOF TERRACE: ADDITIONAL CONCEPT

Shown separately; not counted among the five levels.

APN 7273-024-018 | Plans dated September 12, 2026; City submission September 28, 2026. City review pending.

Basement changes and rooftop terrace are concepts requiring review. Finishes and furnishings are illustrative.

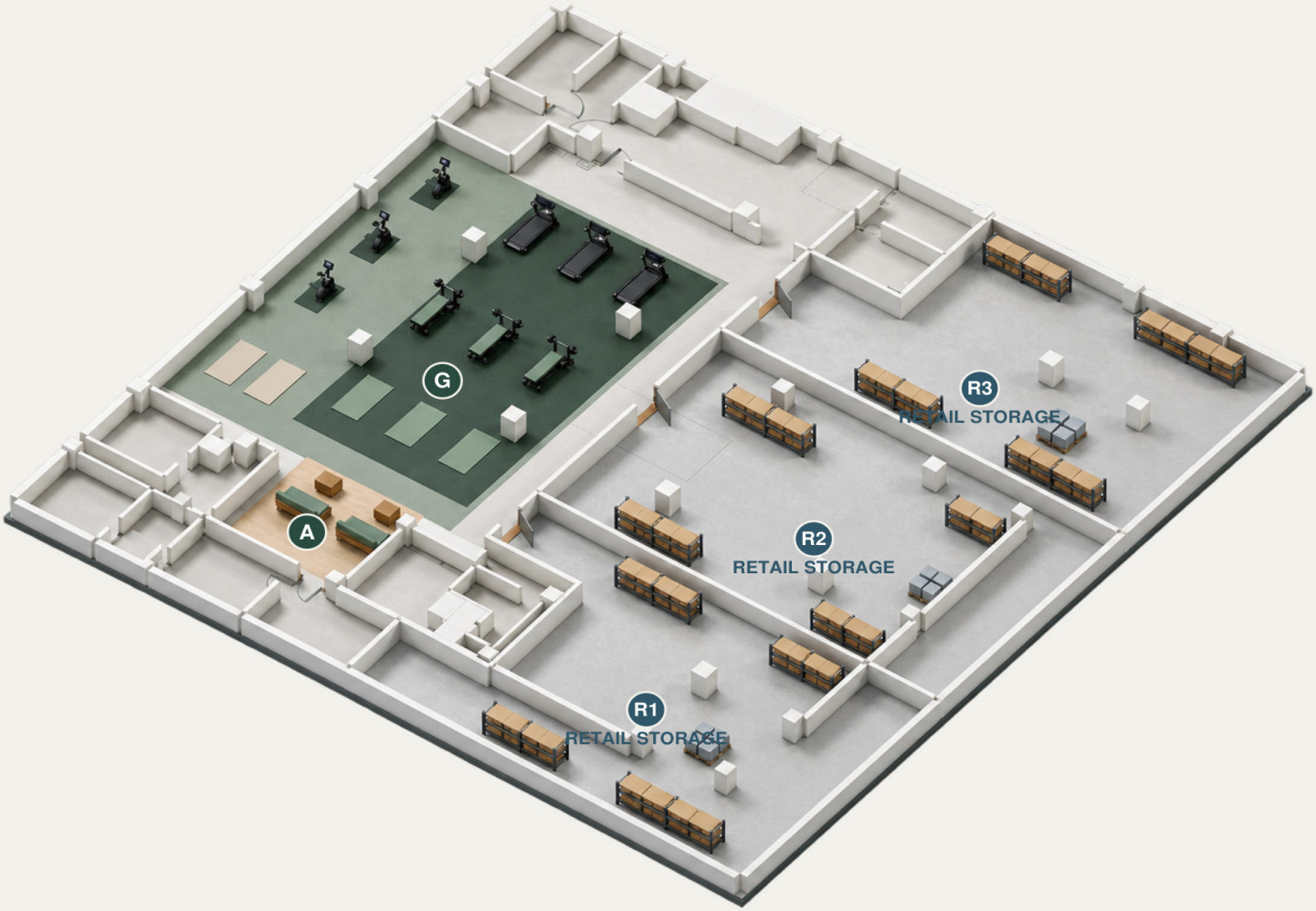
UNIT KEY: GREEN = ONE-BEDROOM / BRONZE = STUDIO

601 PINE AVENUE

LONG BEACH, CALIFORNIA

Basement

Three retail storage rooms + gym and building amenities



ABOUT HALF

RETAIL SUPPORT

3 separate rooms

One for each retailer

- R3 Retail 3 storage
- R2 Retail 2 storage
- R1 Retail 1 storage

REMAINING HALF

- G Gym + fitness
- A Building amenities

Shared access + services

BELOW-GRADE RETAIL

Potential prep-kitchen use subject to review

CONCEPT LAYOUT

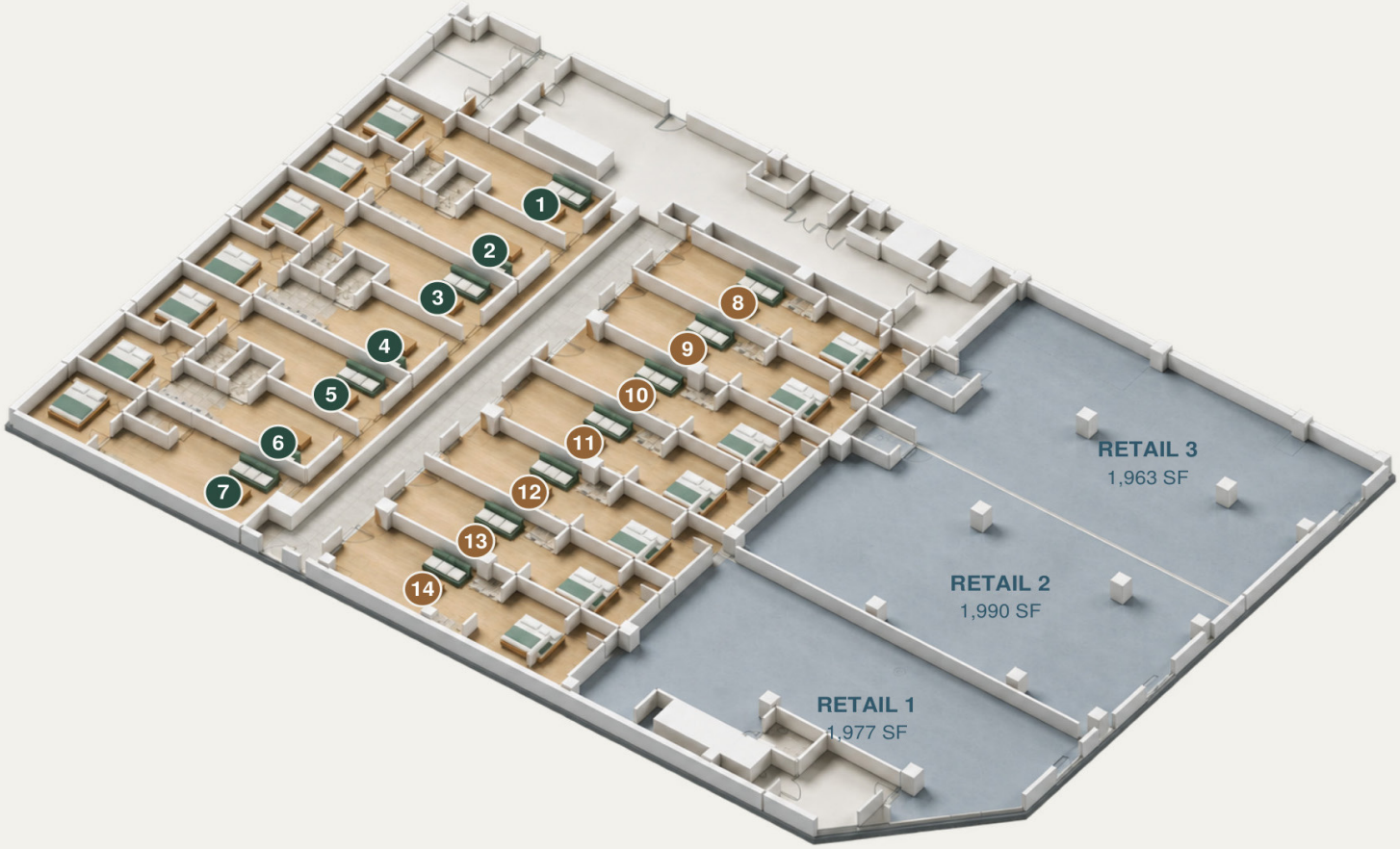
Concept basement layout. Prep-kitchen use, fit-out and approvals require separate review.

601 PINE AVENUE

LONG BEACH, CALIFORNIA

Ground floor

14 proposed apartments + 3 Pine Avenue storefronts



14

APARTMENTS

UNIT GUIDE

1-7

7 one-bedrooms

8-14

7 studios

3 RETAIL SPACES

5,930 SF total

Pine Avenue
storefronts

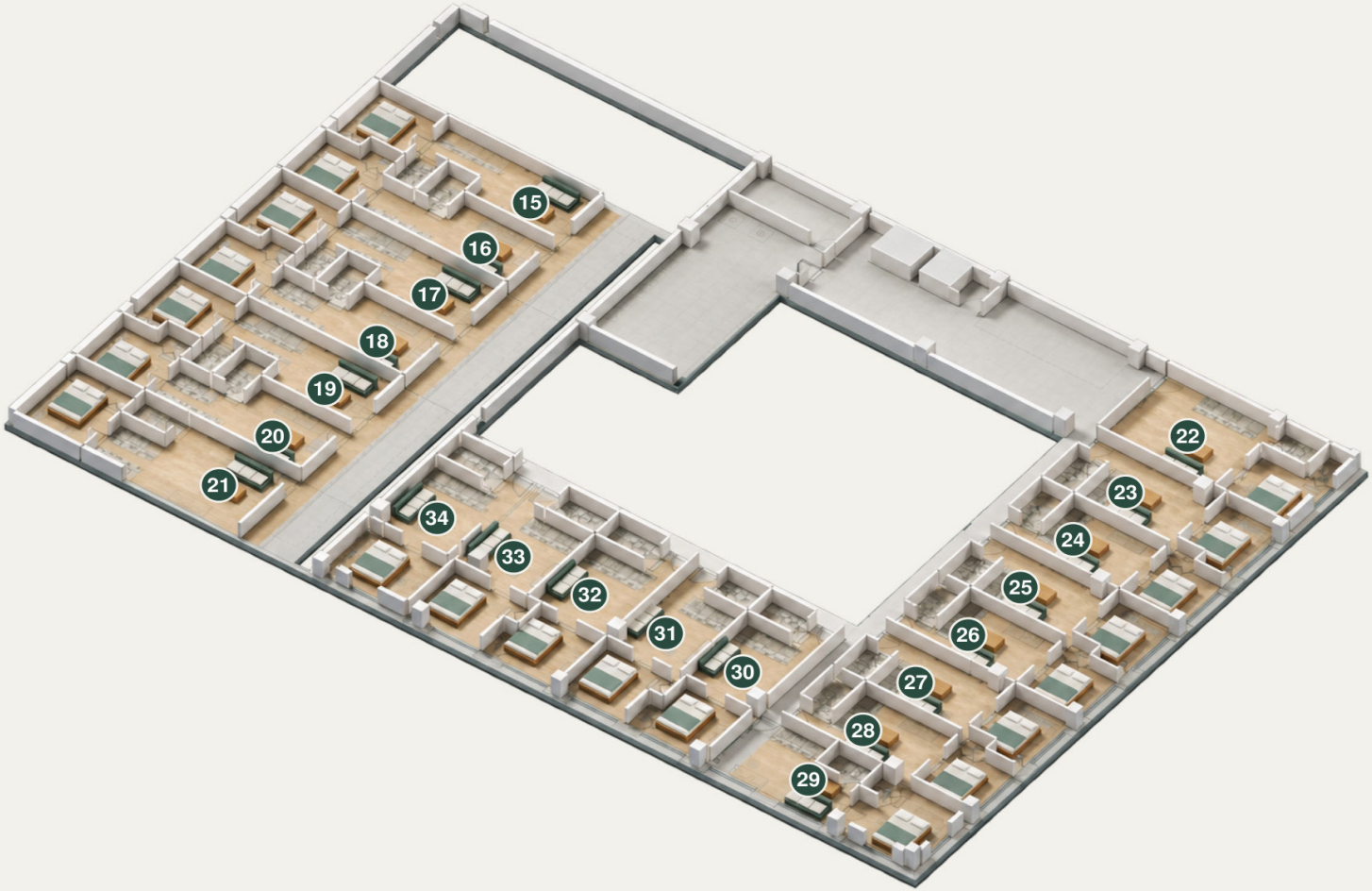
Proposed conversion. City review pending. Furnishings and finishes are illustrative.

601 PINE AVENUE

LONG BEACH, CALIFORNIA

Mezzanine

20 proposed one-bedroom apartments across both buildings



20

APARTMENTS

UNIT GUIDE

15-34

20 one-bedrooms

MAIN BUILDING

13 apartments

REAR WING

7 apartments

Proposed conversion. City review pending. Furnishings and finishes are illustrative.

601 PINE AVENUE

LONG BEACH, CALIFORNIA

Second floor

15 proposed one-bedroom apartments in the main building



15

APARTMENTS

UNIT GUIDE

35-49

15 one-bedrooms

MAIN BUILDING

Living + dining

Bedroom + bath

Separate unit numbers shown

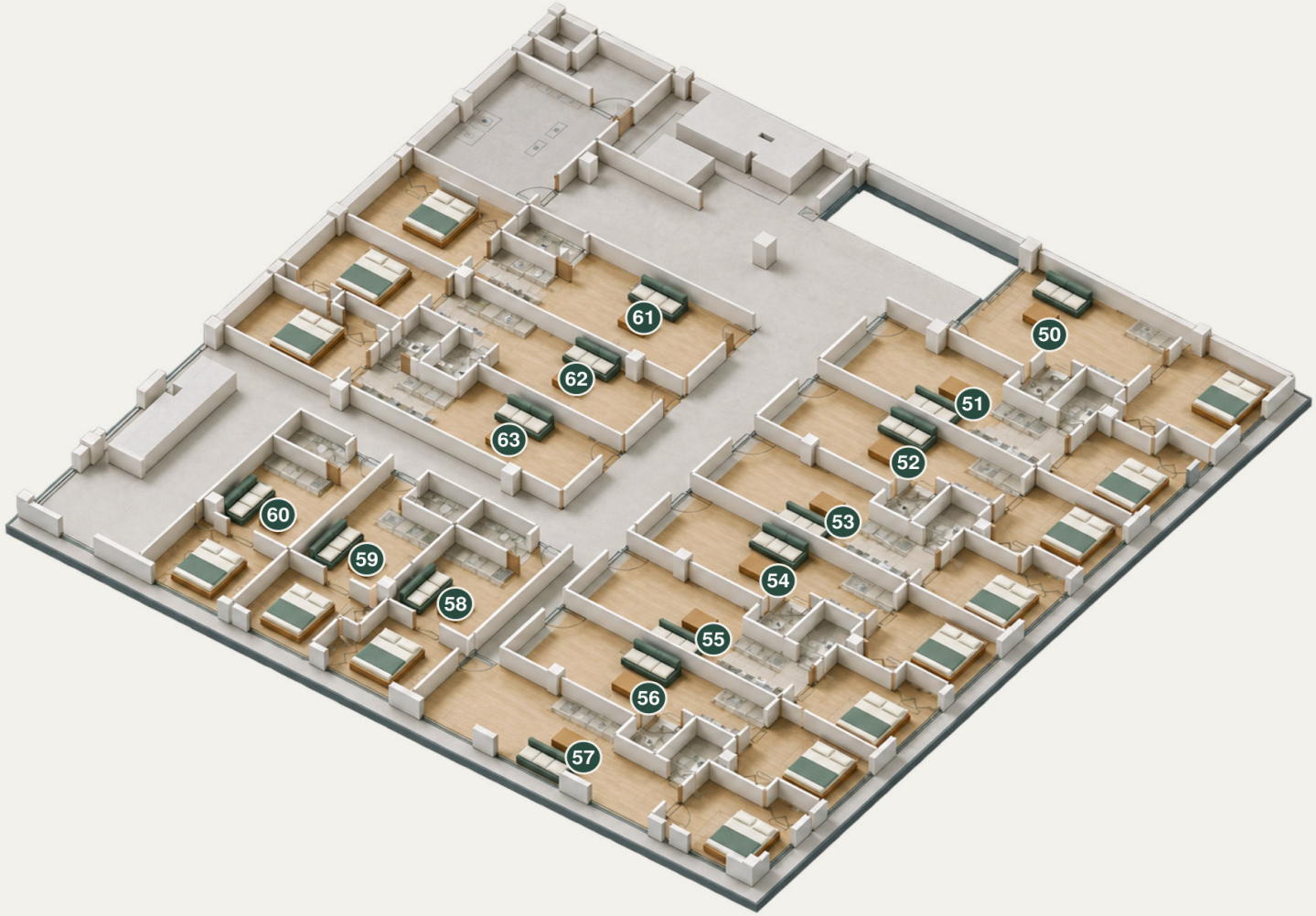
Proposed conversion. City review pending. Furnishings and finishes are illustrative.

601 PINE AVENUE

LONG BEACH, CALIFORNIA

Third floor

14 proposed one-bedroom apartments in the main building



14

APARTMENTS

UNIT GUIDE

50-63

14 one-bedrooms

MAIN BUILDING

Living + dining

Bedroom + bath

Separate unit numbers shown

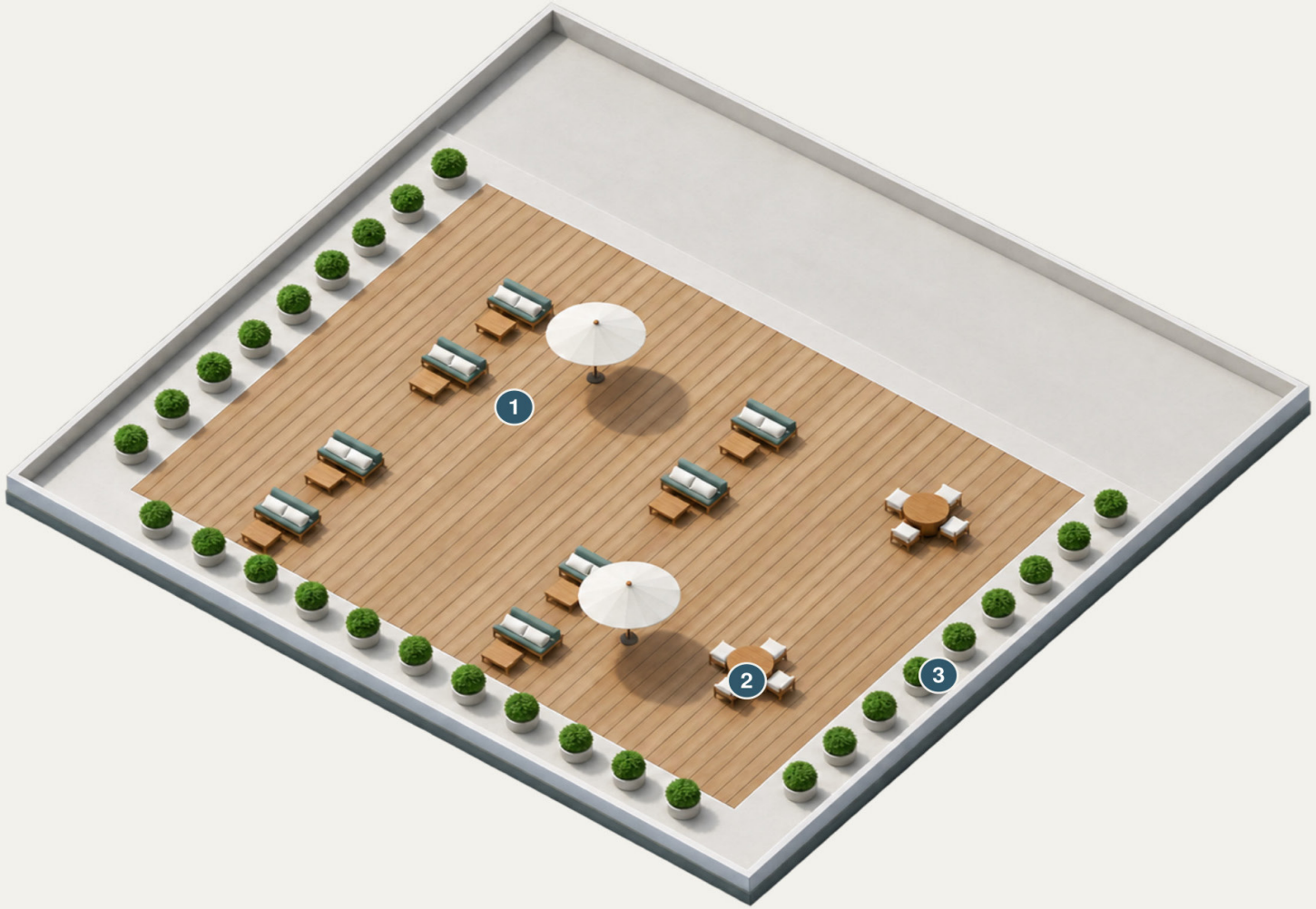
Proposed conversion. City review pending. Furnishings and finishes are illustrative.

601 PINE AVENUE

LONG BEACH, CALIFORNIA

Rooftop terrace

A potential outdoor lounge above the historic building



AMENITY CONCEPT

1 RELAX

Outdoor lounge seating

2 GATHER

Tables +
shaded seating

3 GREENERY

Perimeter planting
concept

Not included in the
current City scope

Owner-requested amenity concept. Feasibility and approvals required; furnishings are illustrative.

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

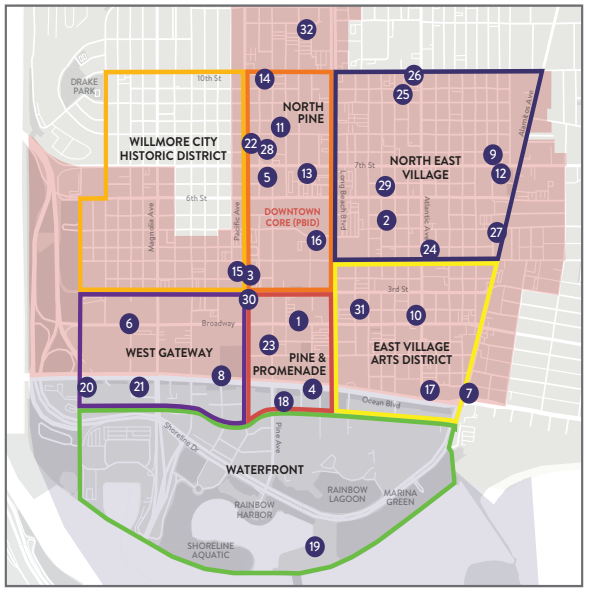
Project types include market-rate and below-market-rate housing, adaptive reuse projects, micro-units, and commercial development. Nearly 4,000 units have been built since 2016.

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."

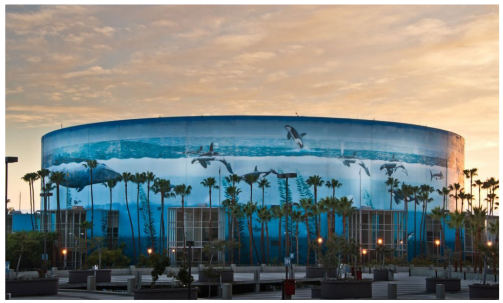
Source: www.LongBeach.gov, Press Release: LA28 Confirms Seven Sporting Events, Venues to be Held in Long Beach for the 2028 Olympic Games

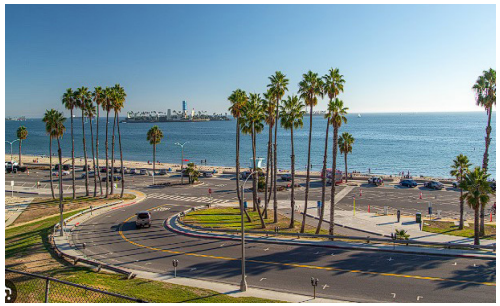
Olympic Game Venue in Long Beach, CA

- **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	---

© SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

	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%

© SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

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



Sheva Hosseinzadeh
Principal
562-400-5949 | Sheva@cbcblair.com
BRE #01922147



Patrick Michel
Vice President
323-594-0284 | Patrick@cbcblair.com
BRE #01924800



Vachel McKeever
Associate Vice President
562-900-2938 | VMcKeever@cbcblair.com
BRE #02074710