COMPASS
COMMERCIAL

OFFERING MEMORANDUM

FOR LEASE

1427 Long Beach Blvd

Long Beach, California 90813

Turnkey Collision & Paint Facility with Equipment Included

$36,900
PER MONTH ASKING RENT

±16,965 SF
BUILDING

±25,125 SF
GATED LOT · ±0.58 AC

EXCLUSIVELY LISTED BY

Henry Horn Broker Associate
(424) 279-2910 · Henry.Horn@compass.com
LIC. #01707653

Nickolas Oldakowski Leasing Agent
(562) 322-2911 · Nick.Oldakowski@compass.com
LIC. #02054818



PROPOSED CONCEPT · NOT EXISTING CONDITION

CONFIDENTIALITY & DISCLAIMER

Important Notice

This Offering Memorandum has been prepared to provide summary, unverified information to prospective tenants and to establish a preliminary level of interest in leasing 1427 Long Beach Boulevard, Long Beach, California (the "Property"). It is not a substitute for a thorough due diligence investigation.

The information contained herein has been obtained from sources believed to be reliable, including public assessor and title records, but neither the Owner nor Compass Commercial has verified it and neither makes any guarantee, warranty or representation, express or implied, as to its accuracy or completeness. Square footages, lot dimensions, equipment descriptions and other figures are approximate and should be independently verified.

Equipment, zoning, permitted use, entitlements, environmental condition, air-quality permits, building code compliance and the suitability of the Property for any specific operation are the sole responsibility of the prospective tenant to investigate and confirm with the City of Long Beach and all applicable agencies.

Concept renderings included in this memorandum depict proposed improvements only and do not represent existing conditions. Owner is offering an initial 5-year gross lease with two (2) additional 5-year options; all lease terms are subject to negotiation and execution of a written lease approved by Owner. Owner reserves the right to withdraw the offering or reject any proposal at any time without notice.

By accepting this memorandum, the recipient agrees to keep its contents confidential, not to disclose it to third parties other than advisors, and not to contact the tenant, employees or ownership of the Property without the prior consent of the listing broker.

CONTENTS

01 Executive Summary 03

02 Property Overview 04

03 Equipment Included 05

04 Facility Photography 06

05 The Opportunity 11

06 Area Map & Points of Interest 12

07 Location & Demographics 13

08 Market Context & Due Diligence 14

09 Contact 15

COMPASS
COMMERCIAL

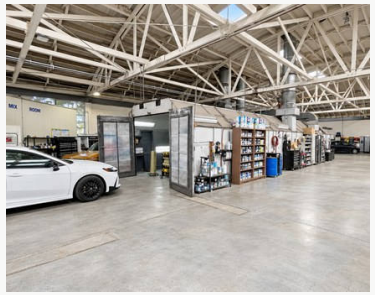
A Fully Equipped Body & Paint Facility

Compass Commercial is pleased to present the opportunity to lease **1427 Long Beach Boulevard**, a ±16,965 SF collision and paint facility on a ±25,125 SF gated lot in Long Beach's Midtown corridor. This is an established auto body location with a loyal, repeat clientele — a rare chance for an operator to step into a proven site, rebrand, and maximize its potential.

The lease includes in-place body and paint infrastructure — three Rotary lifts, two frame racks, an indoor paint mixing room, an indoor paint room, a shop compressor, and outdoor bodywork and paint-detailing areas — plus a curved-glass showroom, reception, offices, a parts room and a landmark pylon sign on Long Beach Boulevard.

LEASING HIGHLIGHTS

- **Established location.** A long-standing body and paint destination with a loyal customer base and strong neighborhood recognition.
- **Rebrand & upside.** Ideal for an operator to introduce a new brand, refresh the façade and grow insurance, fleet and retail volume.
- **Turnkey operation.** Lifts, frame racks, paint mix room, paint room and compressor are included with the lease.
- **Rare scale.** ±16,965 SF building on a ±25,125 SF gated lot — nearby automotive-use sales within one mile sat on lots of only ±4,578 to ±13,500 SF.
- **Long-term security.** Owner offers an initial 5-year gross lease with two additional 5-year options.
- **Corridor exposure.** Frontage on Long Beach Blvd with pylon signage, 0.17 mi to Anaheim St Station and about one mile to the I-710.







OFFERING SUMMARY

$36,900
per month asking rent

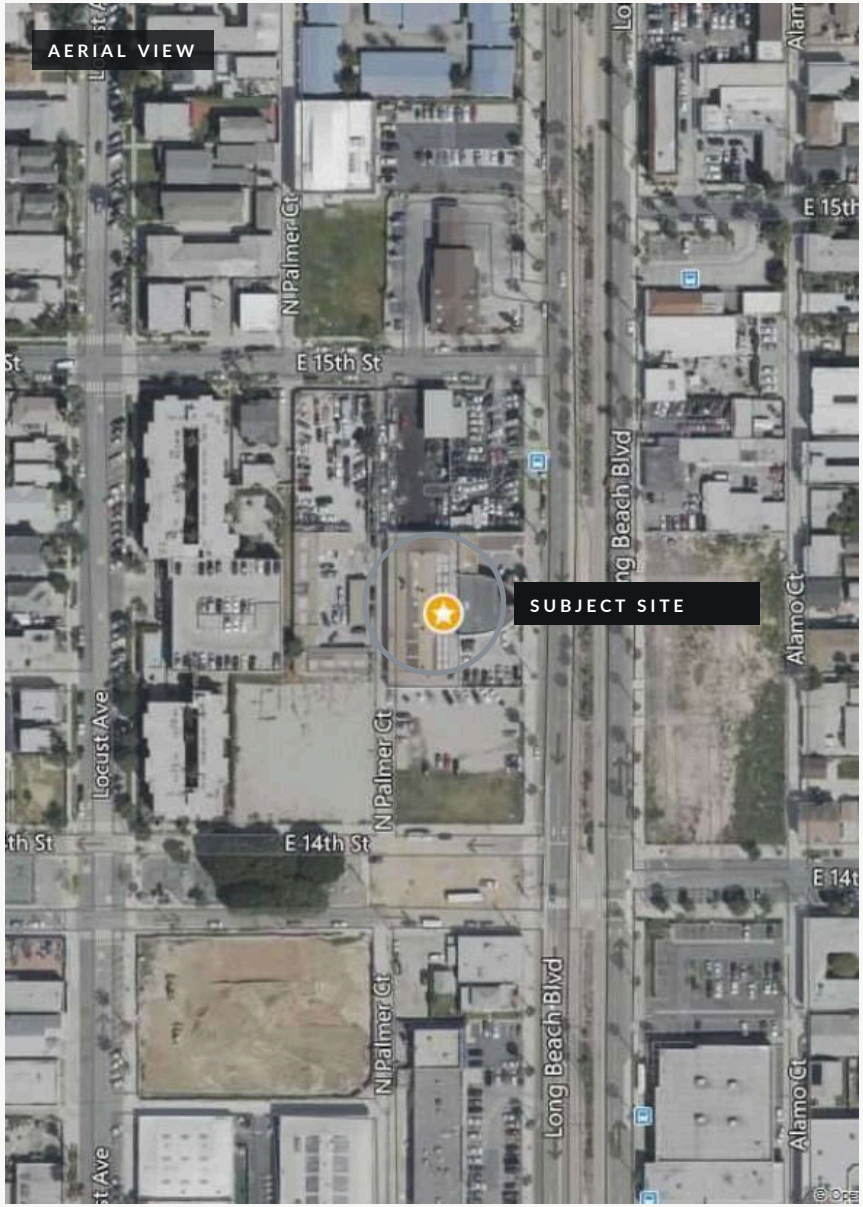
Annual Rent	**$442,800**
Rent / Building SF	**±$2.18 / SF / Mo**
Building Area	**±16,965 SF**
Land Area	**±25,125 SF (±0.58 AC)**
Year Built	**1946**
APN	**7269-016-164**
Current Use	**Auto body, paint & repair**
Lease Term	**5 Years (Initial)**
Options	**Two 5-Year Options**
Lease Structure	**Gross Lease**
Availability	**Contact listing broker**

Initial 5-year gross lease with two additional 5-year options. Rent per SF is calculated on the assessor's building area.

Physical Specifications

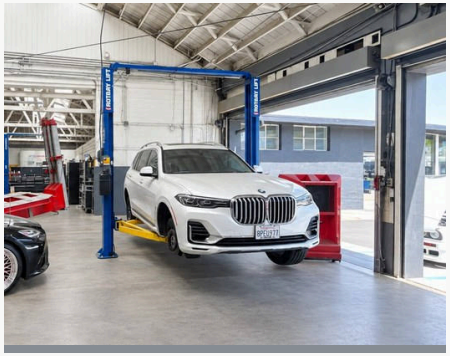
Address	1427 Long Beach Blvd, Long Beach, CA 90813
County	Los Angeles
Assessor's Parcel No.	7269-016-164
Legal	Lots 4 & 16–18, Block 10
Census Tract	5754.02
Year Built	1946
Building Area	±16,965 SF
Land Area	±25,125 SF · ±0.58 acres
Assessor Land Use	Auto repair (& related), garage
Zoning (assessor)	LBPD29 — see zoning note, page 14
Construction	Masonry / stucco; open steel-truss roof with skylights
Site	Gated lot with block-wall frontage, covered work bays
Signage	Pylon sign on Long Beach Boulevard

Source: Western Resources Title property profile, 1427 Long Beach Blvd (public assessor and tax-roll data as of September 2026). Construction and site descriptions based on site photography.



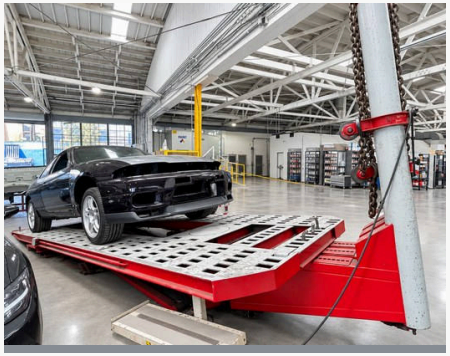
Aerial imagery: Microsoft Bing, via Western Resources Title property profile.

Ready for Collision & Body Work



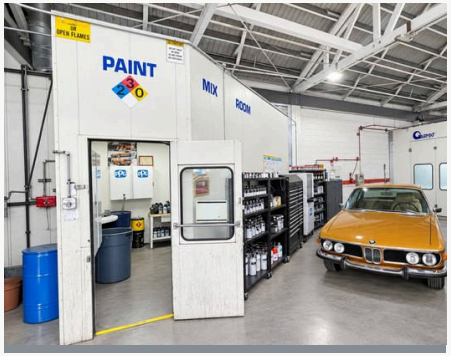
(3) Rotary Lifts

Blue Rotary vehicle lifts in the main service bays.



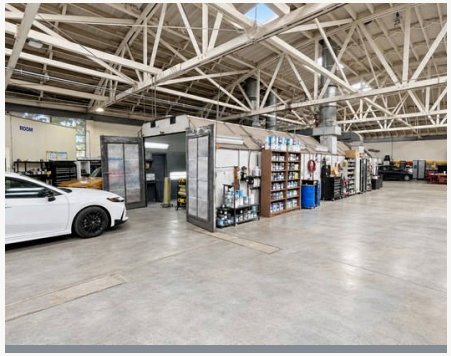
(2) Frame Racks

Red frame-straightening racks for structural collision repair.



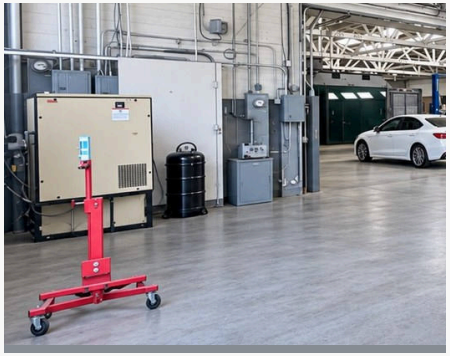
Indoor Paint Mixing Room

Enclosed mix room for color matching and paint prep.



Indoor Paint Room

Enclosed indoor paint room for refinish work.



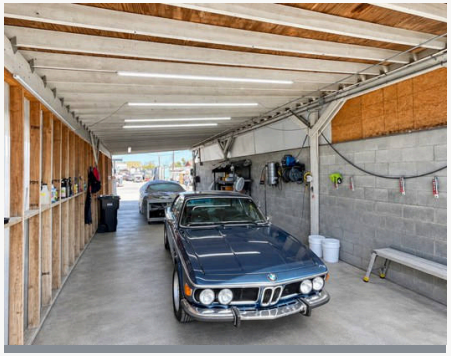
Shop Compressor

Central air supply for tools, lifts and spray equipment.



Outdoor Bodywork Area

Covered outdoor bays for body and panel work.



Outdoor Paint Detailing Area

Covered bay for prep, masking and detailing.

INCLUDED WITH LEASE

7

equipment and work-area components in place, minimizing tenant start-up capital and downtime.

Equipment is offered in as-is condition. Final equipment schedule, ownership and maintenance responsibilities to be confirmed in the lease. Tenant to obtain its own operating permits, including South Coast AQMD permits for spray operations.

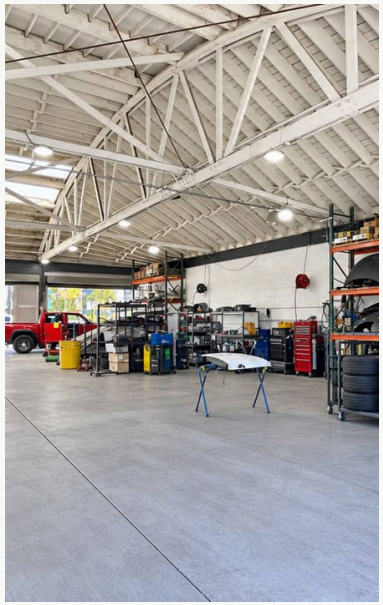
The Shop Floor

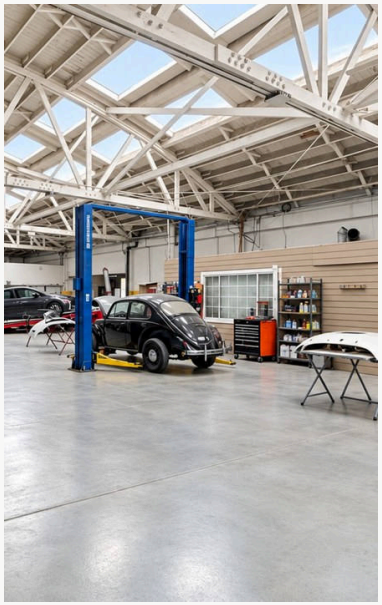


MAIN SERVICE BAYS

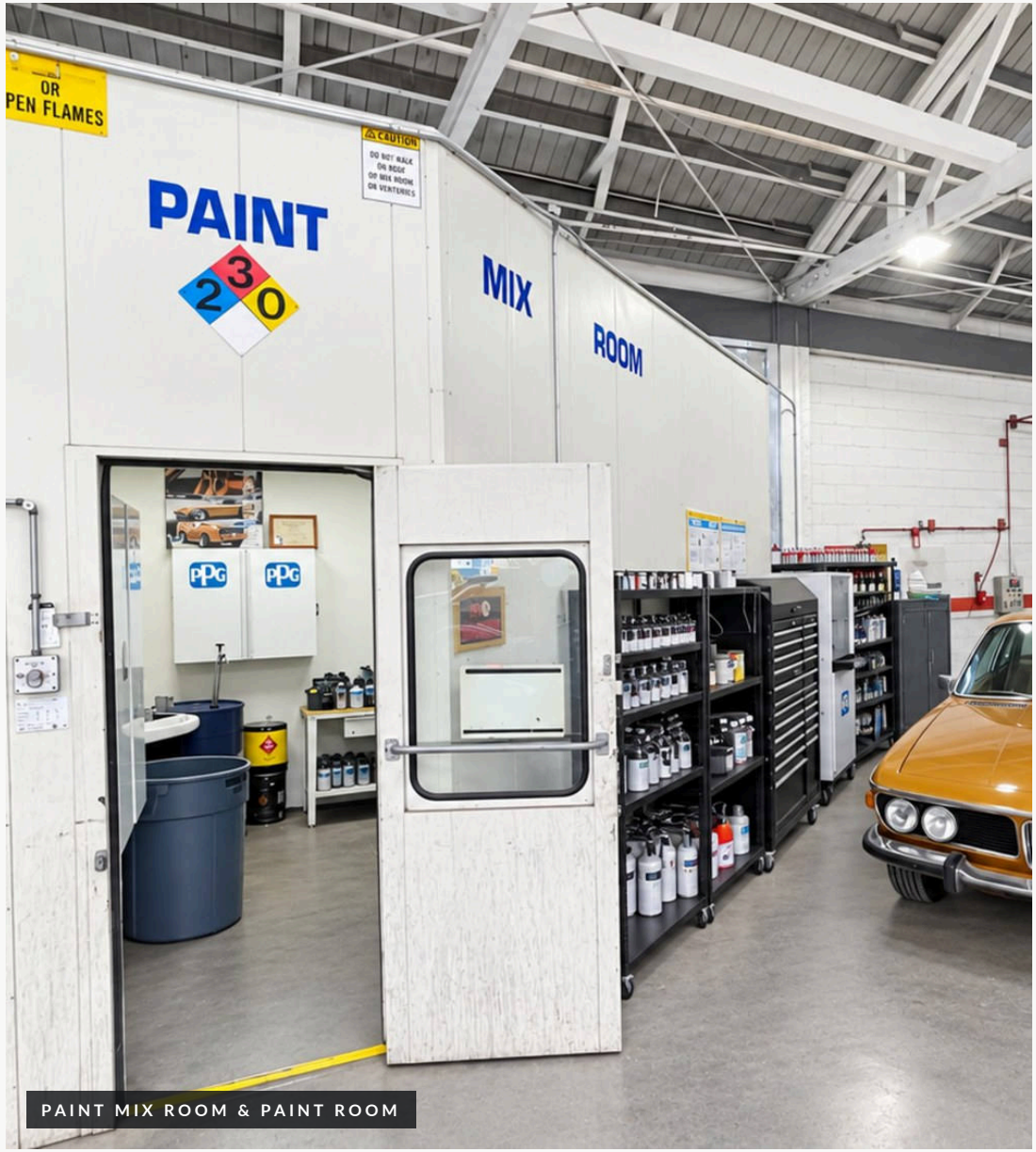


ROTARY LIFTS

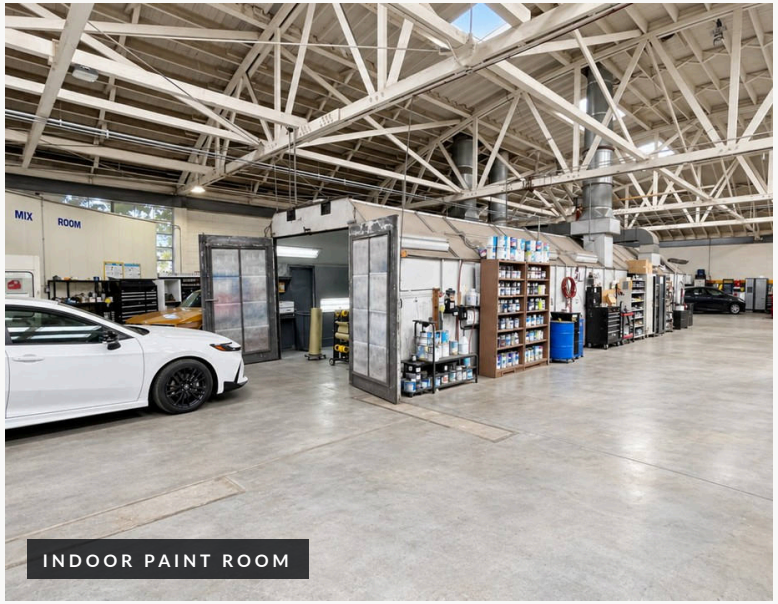




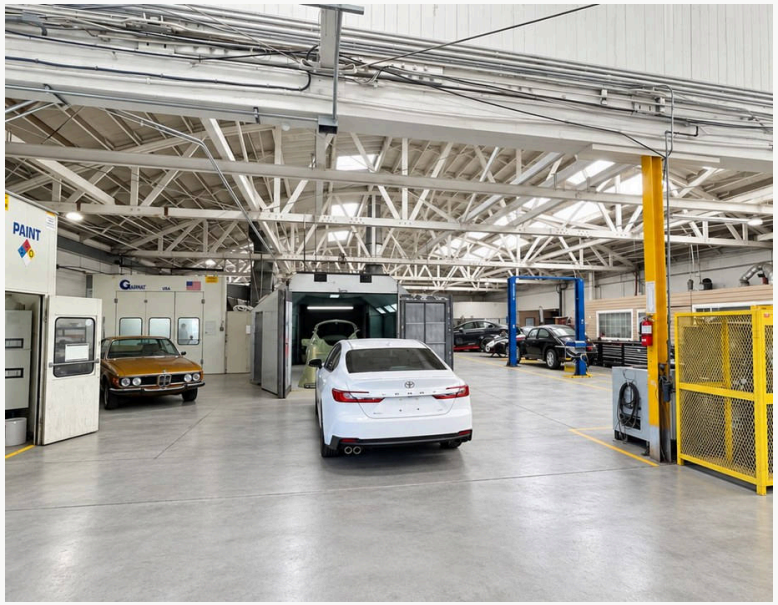
Paint & Refinish



PAINT MIX ROOM & PAINT ROOM



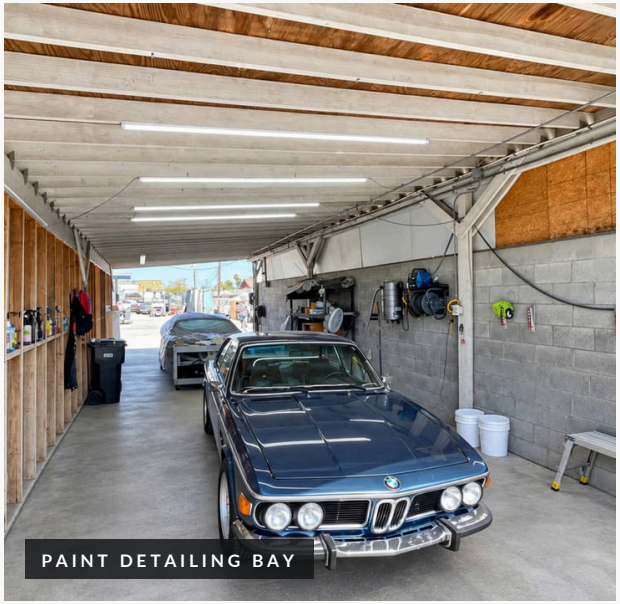
INDOOR PAINT ROOM



Outdoor Work Areas & Yard



COVERED OUTDOOR BODYWORK AREA



PAINT DETAILING BAY





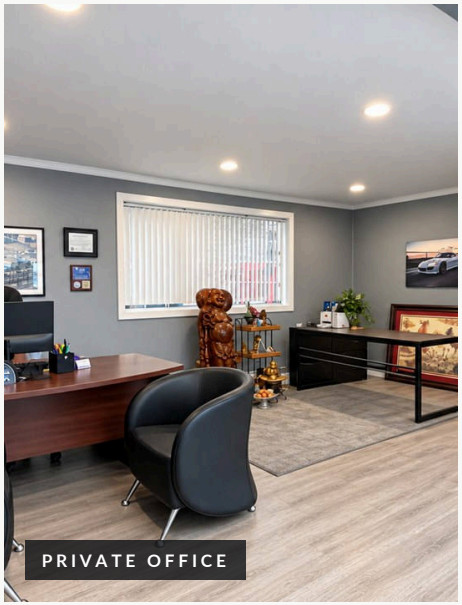
REAR YARD

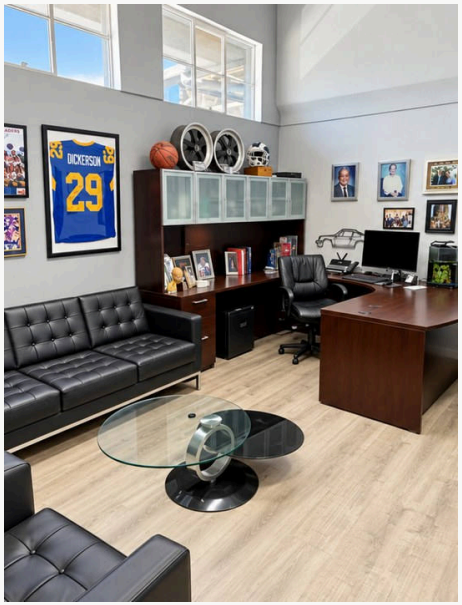


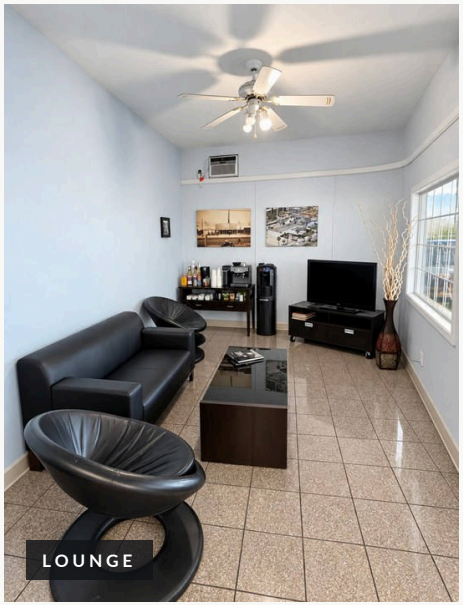
Showroom, Reception & Offices

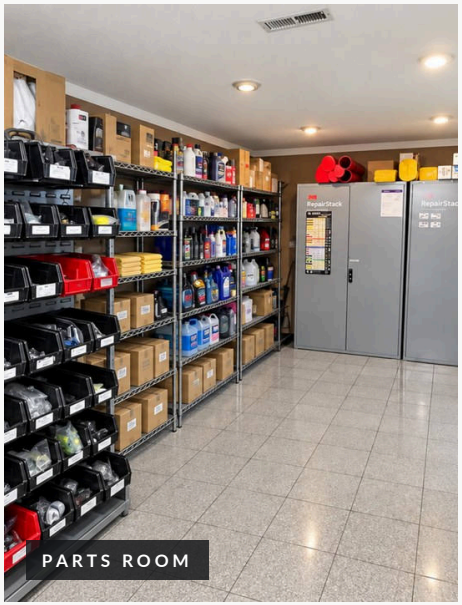

CURVED-GLASS SHOWROOM


CUSTOMER RECEPTION


PRIVATE OFFICE



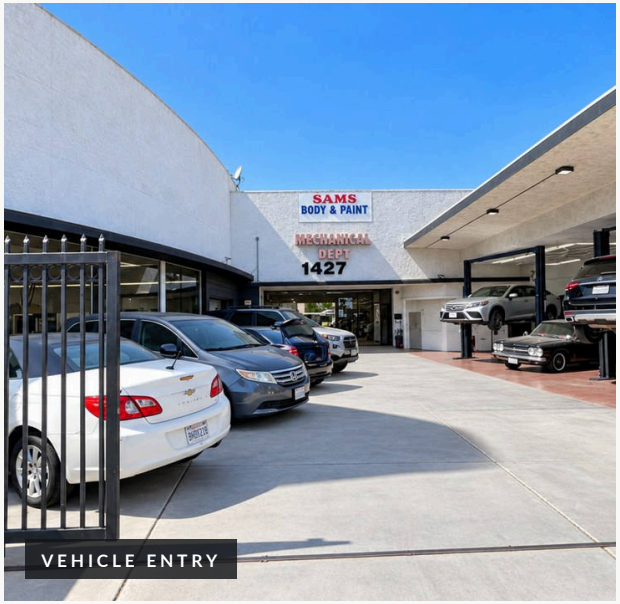

LOUNGE


PARTS ROOM

Exterior & Frontage



GATED FRONT LOT



VEHICLE ENTRY



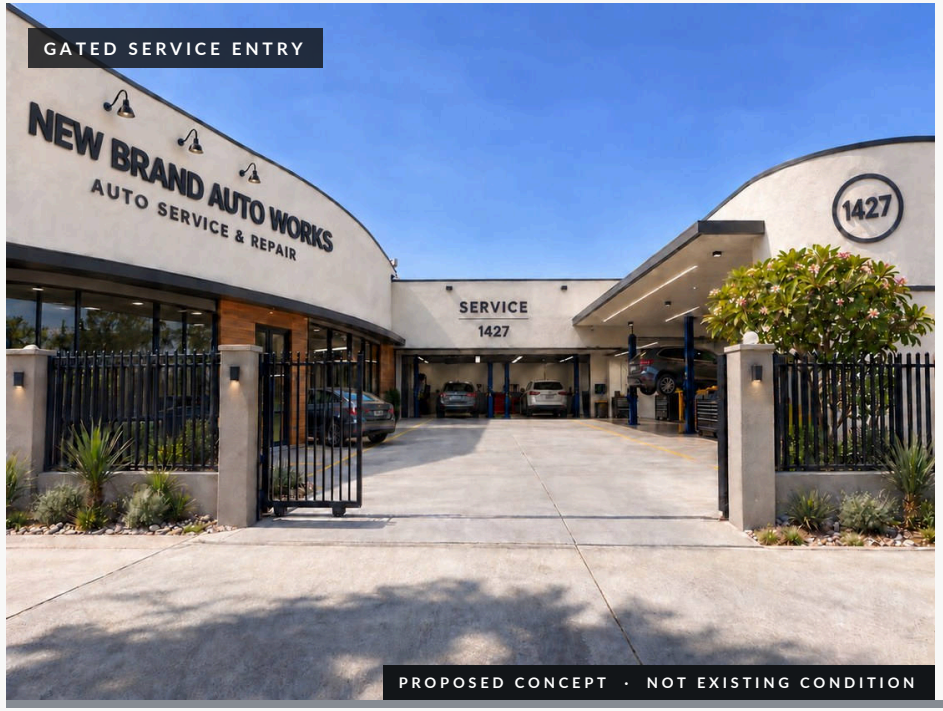
PYLON SIGNAGE




LONG BEACH BLVD FRONTAGE

Existing conditions. Current occupant signage and vehicles shown are not part of the offering.

Rebrand & Maximize the Potential





PROPOSED CONCEPT · NOT EXISTING CONDITION

1427 Long Beach Blvd is an established body and paint location with a loyal clientele built over years of operation on the Boulevard. A new operator inherits a recognized address, a fully equipped shop and a site already known to neighborhood drivers — and can rebrand to capture the next level of volume.

The renderings, shown with placeholder "NEW BRAND AUTO WORKS" signage, illustrate one possible identity: warm-white stucco, charcoal trim and wood accents, dimensional façade lettering, a refreshed pylon sign, updated lighting, clean paving and drought-tolerant landscaping. Illustrative only; improvements are subject to lease negotiation, funding, and City of Long Beach design review and permits.

WAYS TO MAXIMIZE THE POTENTIAL

- **Rebrand the frontage.** New signage, façade and pylon identity on a high-visibility corridor.
- **Retain the customer base.** Build on a loyal, repeat clientele and an address customers already know.
- **Grow insurance & fleet work.** Equipment and capacity to pursue insurance, dealer and fleet relationships.
- **Add complementary services.** Space for mechanical repair, detailing or other services as permitted.
- **Use the full site.** Outdoor covered bays and yard for staging, storage and throughput.

Points of Interest



STRAIGHT-LINE DISTANCE FROM SUBJECT

S	**1427 Long Beach Blvd** Subject property	
1	**Anaheim Street Station** Metro A Line light rail	0.17 mi
2	**Pacific Coast Hwy Station** Metro A Line light rail	0.35 mi
3	**St. Mary Medical Center** Acute-care hospital	0.31 mi
4	**MacArthur Park** Community park	0.85 mi
5	**Signal Hill Park** City of Signal Hill	1.43 mi
6	**Willow Street Station** Metro A Line light rail	1.54 mi
7	**MemorialCare Long Beach Medical Center** Regional medical campus	1.69 mi
8	**5th Street Station** Downtown Long Beach	0.75 mi
9	**Civic Center & Port of Long Beach HQ** City Hall and Port administration	1.22 mi
10	**Long Beach Convention Center** Convention & entertainment	1.40 mi
11	**Queen Mary** Waterfront landmark	2.12 mi

Dashed rings mark 0.5, 1 and 2 miles from the subject. Freeway access via the I-710 (Long Beach Fwy) to the west and the I-405 (San Diego Fwy) to the north.

Midtown Long Beach Corridor

The Property sits on Long Beach Boulevard between 14th and 15th Streets, the primary north–south arterial linking Downtown Long Beach with the I-405 and the neighborhoods of Central and North Long Beach. The surrounding blocks combine dense multifamily housing, medical uses anchored by St. Mary Medical Center, and established automotive and service businesses.

Metro A Line light-rail runs in the median of Long Beach Boulevard, with the Anaheim Street Station roughly two blocks south. The A Line connects Downtown Long Beach to Downtown Los Angeles, Pasadena and Pomona, with trains every 8 minutes during weekday peaks.[1]

The site is about one mile east of the I-710 and the Port of Long Beach complex, giving a body shop convenient access to insurance, dealership, fleet and port-related customers across the South Bay and Gateway Cities.



METRO A LINE

DEMOGRAPHICS · ZIP CODE 90813

56,726
POPULATION (2020)

17,167
HOUSEHOLDS (2020)

3.2
AVG. HOUSEHOLD SIZE

$41,175
MEDIAN HOUSEHOLD INCOME

31.7%
RESIDENTS AGE 25–44

+6.5%
HOUSEHOLD GROWTH, 2011–2020

Dense, family-oriented trade area: average household size of 3.2 versus 2.6 nationally, supporting steady demand for affordable collision, insurance and maintenance work.

Demographics: Western Resources Title property profile (2020 data).

1. Anaheim Street station — Wikipedia

Positioning & Key Considerations

SELECTED LONG BEACH AUTOMOTIVE LEASE LISTINGS

Property	Size	Asking Rate	Structure	Notes
1427 Long Beach Blvd (Subject)	**±16,965 SF**	**±$2.18 / SF / Mo**	**Gross**	**Equipped body & paint; ±25,125 SF lot; 5-yr term + two 5-yr options**
1750 Daisy Ave[1]	8,892 SF	$1.85 / SF / Mo	NNN	Auto body; two permitted spray booths
820 E 3rd St[2]	2,527 SF	$3.40 / SF / Mo	NNN	Auto repair units; PD-30 zoning

The subject is offered on a gross basis, while the comparable listings are quoted NNN, where tenants typically pay operating expenses in addition to base rent. Combined with its scale, included equipment, showroom and offices, and Long Beach Boulevard frontage, the subject is competitively positioned. Listings shown are asking rates, not closed transactions.

ZONING NOTE

County assessor records list the Property as **LBPD29**. In 2016 the City of Long Beach adopted the Midtown Specific Plan (SP-1), replacing PD-29 along this stretch of Long Beach Boulevard. The plan anticipates that existing automobile-oriented uses continue as non-conforming establishments, while new auto-oriented locations are generally not permitted.[3]

Prospective tenants should confirm with the City of Long Beach Planning Bureau that their intended body, paint and repair operations may continue at the Property, and should understand any conditions on non-conforming uses.

TENANT DUE DILIGENCE CHECKLIST

- Zoning and permitted-use verification with City of Long Beach
- Business license and certificate of occupancy for the intended use
- South Coast AQMD permits for spray and refinish operations
- Hazardous-materials, waste and stormwater compliance
- Inspection of included equipment and agreed equipment schedule
- Insurance, signage rights and any proposed improvements

1. LoopNet — 1750 Daisy Ave 2. Stratton CRE — 820 E 3rd St 3. City of Long Beach — Midtown Specific Plan adoption (File #16-0461)

EXCLUSIVELY LISTED BY

COMPASS COMMERCIAL



Henry Horn

Broker Associate · LIC. #01707653

(424) 279-2910

Henry.Horn@compass.com



Nickolas Oldakowski

Leasing Agent · LIC. #02054818

(562) 322-2911

Nick.Oldakowski@compass.com

$36,900 / Month · Initial 5-Year Gross Lease · Two 5-Year Options

All showings by appointment only. Please do not disturb the business operation.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. **License Number 01991628.** All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements, including square footage and property condition; such should be independently verified, and Compass expressly disclaims any liability in connection therewith. No financial or legal advice provided.