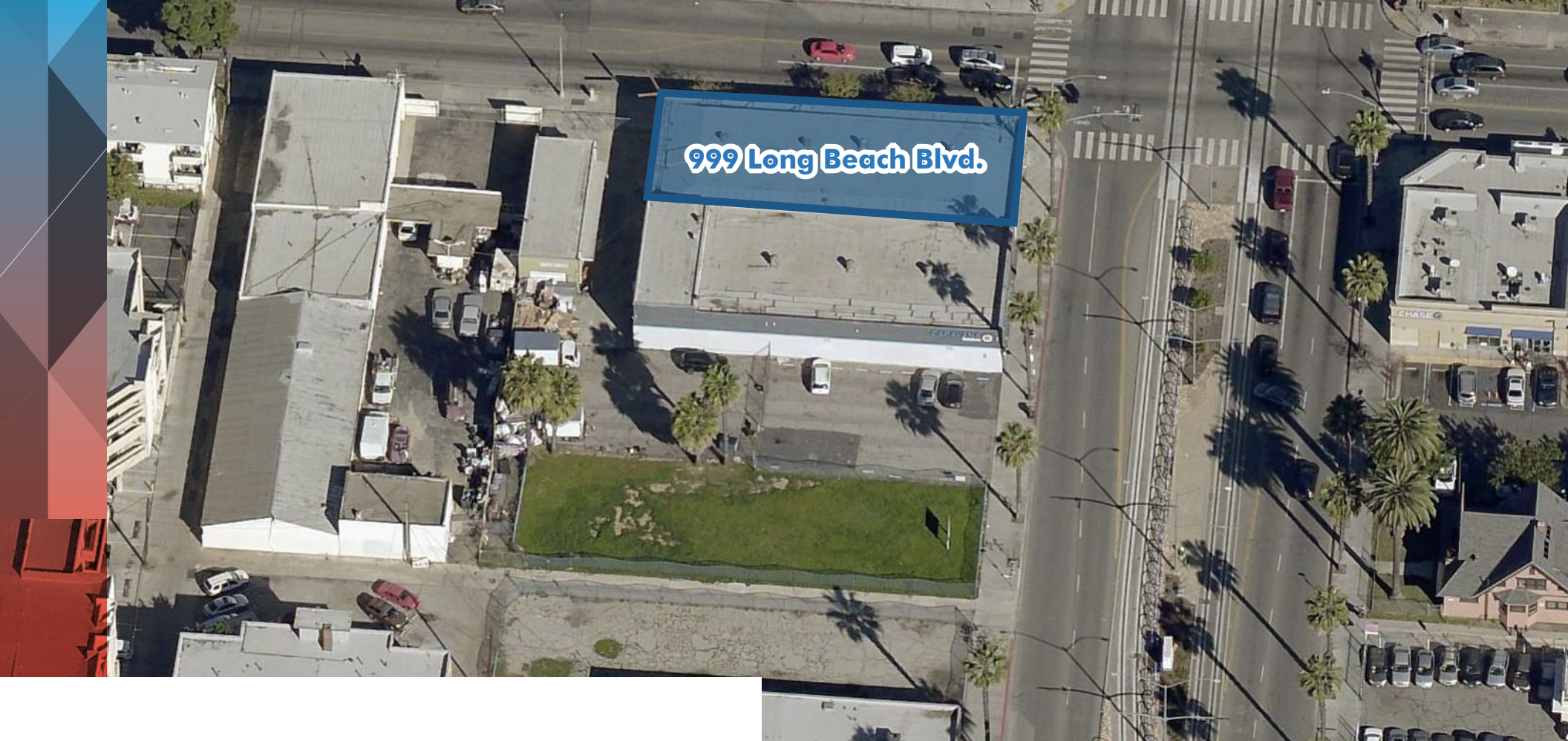


FOR SALE

OWNER USER/ DEVELOPMENT OPPORTUNITY

999 LONG BEACH BLVD., LONG BEACH, CALIFORNIA





EXECUTIVE SUMMARY

CBRE Inc., as the exclusive listing agent, is pleased to present 999 Long Beach Blvd., Long Beach for sale as a owner user/high-density mixed-use development site. The City of Long Beach is currently undergoing a development boom centered around the downtown area with over \$3.5 billion invested in current construction projects.

This site is located in Downtown Plan Area within walking distance to a Metro Blue Line station and several large development projects. The City of Long Beach Downtown Plan provides a thorough guidelines to relatively highdensity development standards that have attracted developers to invest in this market. The City of Long Beach has also seen strong economic growth and has become a popular destination for new residents.

PROPERTY DETAILS

Address: 999 Long Beach Blvd., Long Beach, CA

Bldg Size: ±6,000 SF

Lot Size: ±6,001 SF

APN: 7273-012-008

Zoning: LBPD30

Year Built: 1922



PROPERTY PHOTOS



PROPERTY ZONING

- Zoning: PD-30 Downtown Plan
- Unit Size Minimum: 600 SF¹
- Height Limit: 150 FT
- Floor Area Ratio (FAR): 5.0
- Residential Off-Street Parking: 1.0 space per unit plus 1 guest parking space per 4 units²
- Setbacks: Zero (0) Feet

1 Minimum unit size may be reduced from 600 sq ft to a minimum of 450 sq ft through the Site Plan Review process if the Site Plan Review Committee finds that (a) The reduced-size units are high-quality dwelling units with sufficient amenities so as to be livable, desirable dwelling units, to be determined at the sole discretion of the Site Plan Review Committee

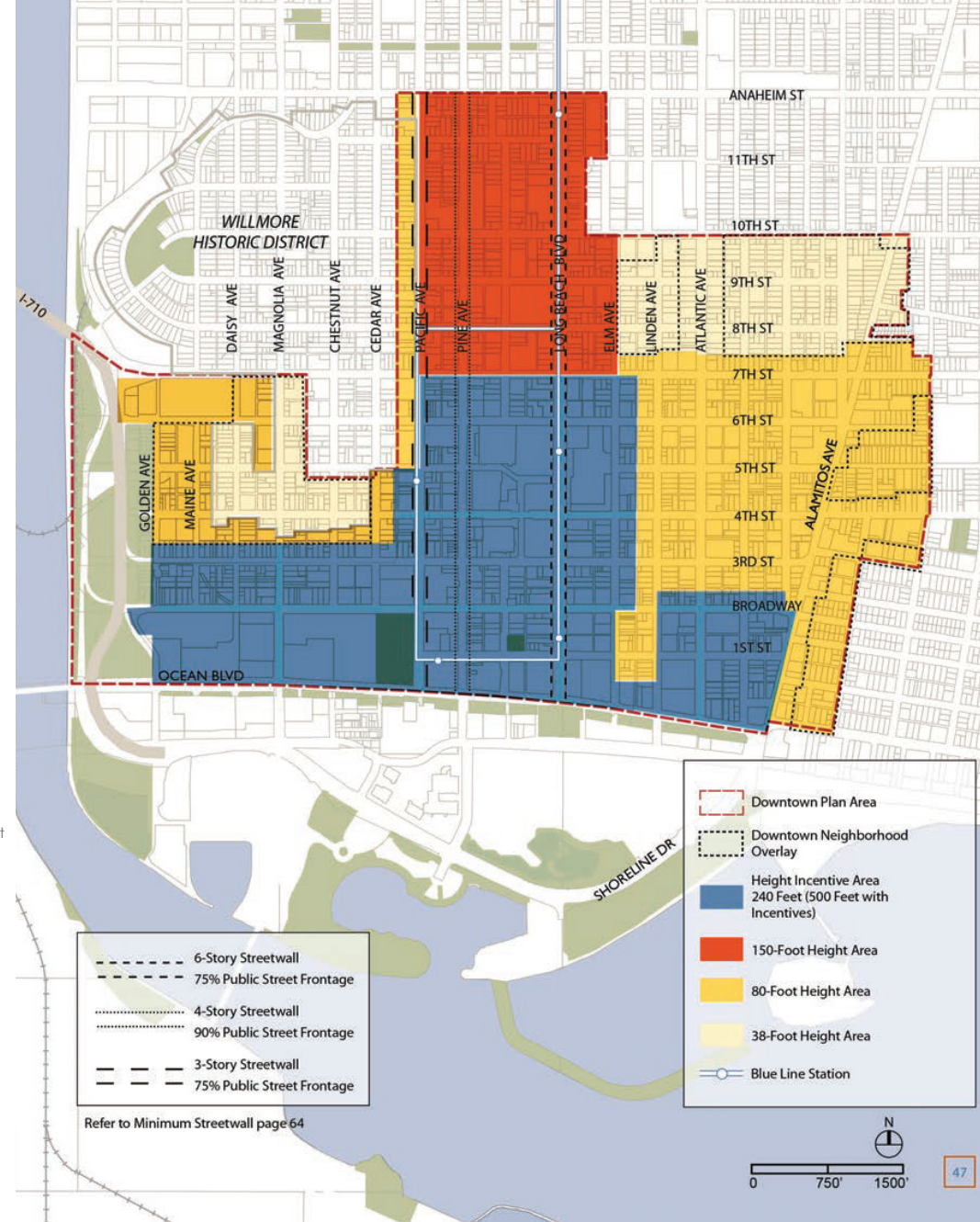
(b) Not more than 15% of the total units in the project will be units less than 600 sq ft, and
(c) Private open space requirements are not reduced, waived or otherwise abrogated.

2 Half of the required guest parking can be shared with commercial, Additional parking provided need not be allocated to an individual dwelling unit.)

Downtown Plan Links:

- 1- <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=3707>
- 2- <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5996>
- 3- <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5997>
- 4- <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=3709>

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PARCEL MAP

7273

12
SHEET

P.A.
183-11

TRA
11934

REVISED:
8-7-64
700211312

700617105
710614307
850204606-85

860109811-86
860307008-86
861114803-87

89121305005001-10
90050902009001-27
940228

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201811373008001-26

SEARCH NO

2019

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7

PALMER
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8 10TH

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N



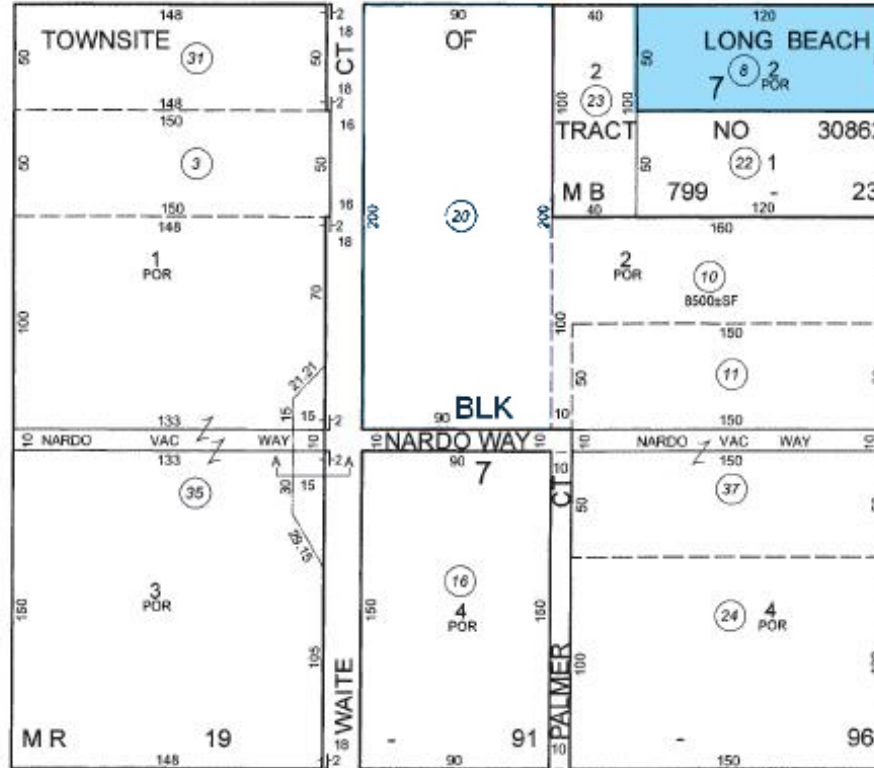
MAPPING AND GIS
SERVICES
SCALE 1" = 60'

PG
13

NARDO
WAY

AVE 8

8 LOCUST



BLVD

LONG BEACH

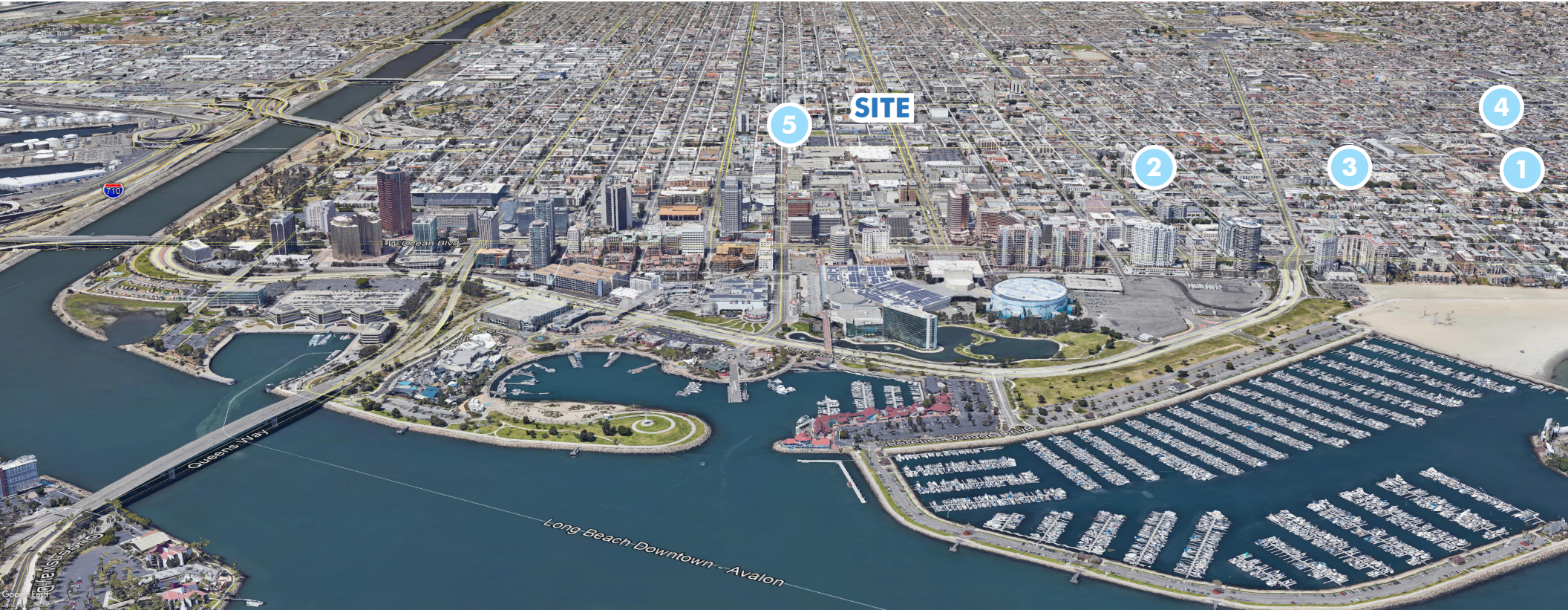
ELEV=37
LI

PG
11

8 9TH

ST 8

SALES COMPS



LOCATIONS

1 1731 E 4th St., Long Beach

2 530 E 4th St., Long Beach





3 1031 E 4th St., Long Beach

4 1837 E 7th St., Long Beach

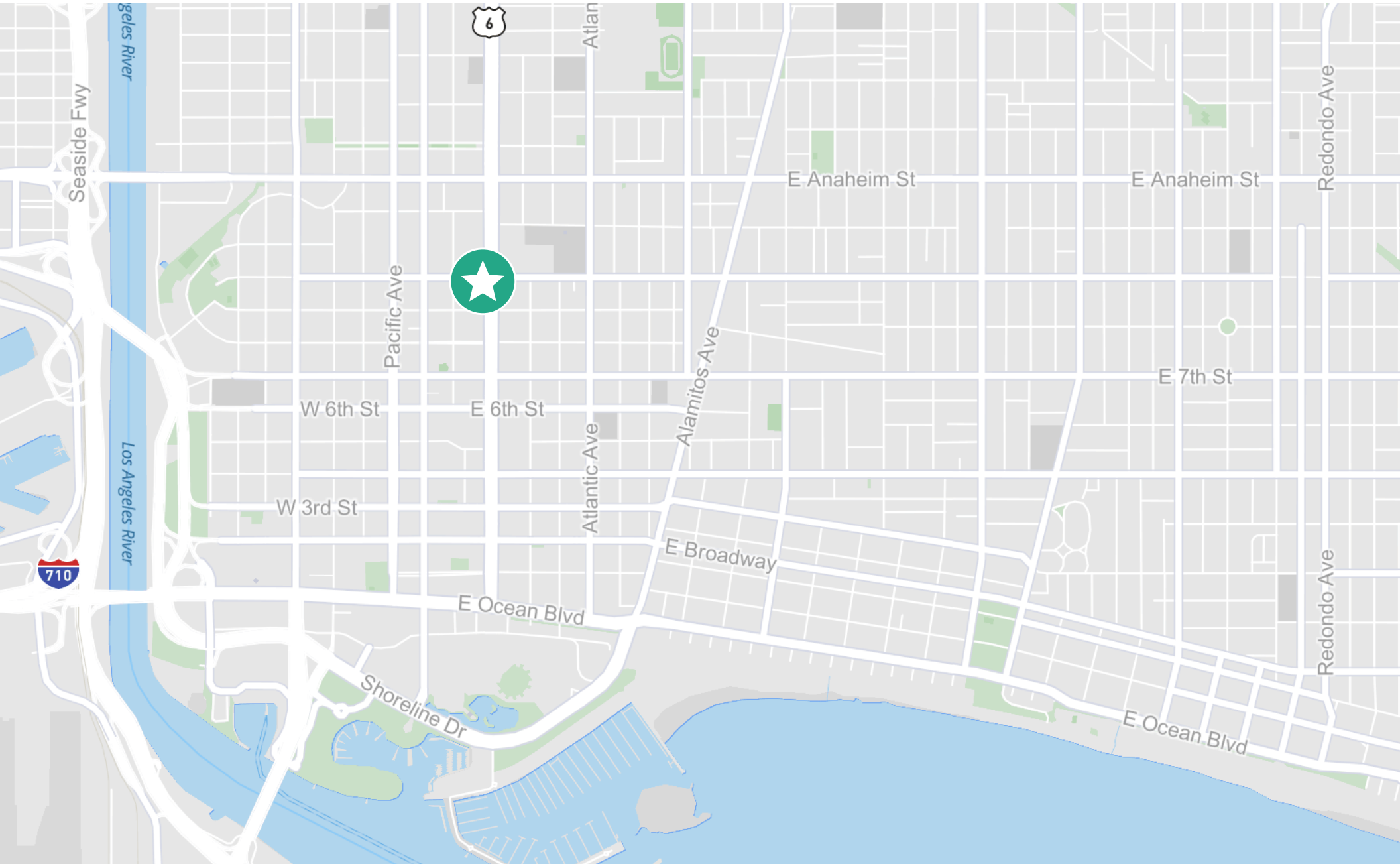
5 930 Pacific Ave., Long Beach

LOCATIONS

SALES COMPS

	ADDRESS	SALES PRICE	BLDG SF	BLDG PRICE PER SF	SALE DATE
1	 1731 E 4th St., Long Beach	\$1,700,000	5,255	\$324	6/10/21
2	 530 E 4th St., Long Beach	\$2,600,000	8,000	\$325	12/17/21
3	 1031 E 4th St., Long Beach	\$1,850,000	5,750	\$322	4/22/22
4	 1837 E 7th St., Long Beach	\$1,400,000	3,873	\$361	1/29/21
5	 930 Pacific Ave., Long Beach	\$1,475,000	3,286	\$449	4/21/22
	AVERAGES			\$356	

LOCATION MAP



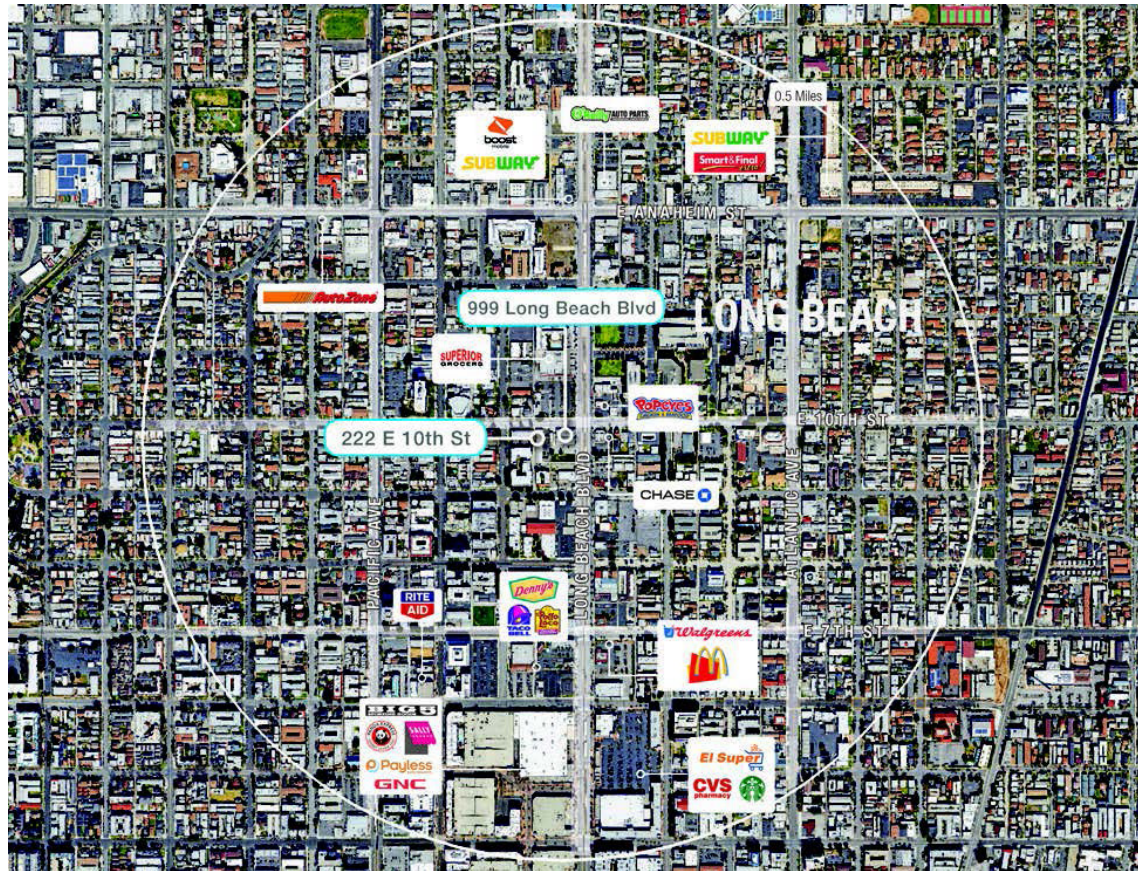
LOCATION OVERVIEW

This property represents an ideal location for hotel development. Situated in the North Pine neighborhood and adjacent to the East Village Arts District, the area offers numerous tourist attractions as well as proximity to Downtown Long Beach.

- **Walk Score® 94 (Walker's Paradise)**
- **Transit Score® 73 (Excellent Transit)**
- **Long Beach Convention & Entertainment Center 1.1 Miles**
- **Aquarium of the Pacific 1.8 Miles**
- **Long Beach Museum of Art 2.4 Miles**
- **Museum of Latin American Art 1 Mile**
- **Junipero Beach 2.5 Miles**



AREA OVERVIEW



The city of Long Beach is experiencing a major revitalization, particularly in the former Douglas Park area. New shopping and dining destinations, such as the mixed-use Long Beach Exchange, are sure to become prime attractions for visitors around the world.

- Tourism 2nd Largest Industry in the City
- 20,000+ Hospitality Employees

PROPERTY LOCATION



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

82,424

254,980

440,378



Households

30,099

94,868

159,513



Average HH Income

\$61,544

\$73,718

\$87,496



Total Housing Units (2018)

31,290

97,961

164,217



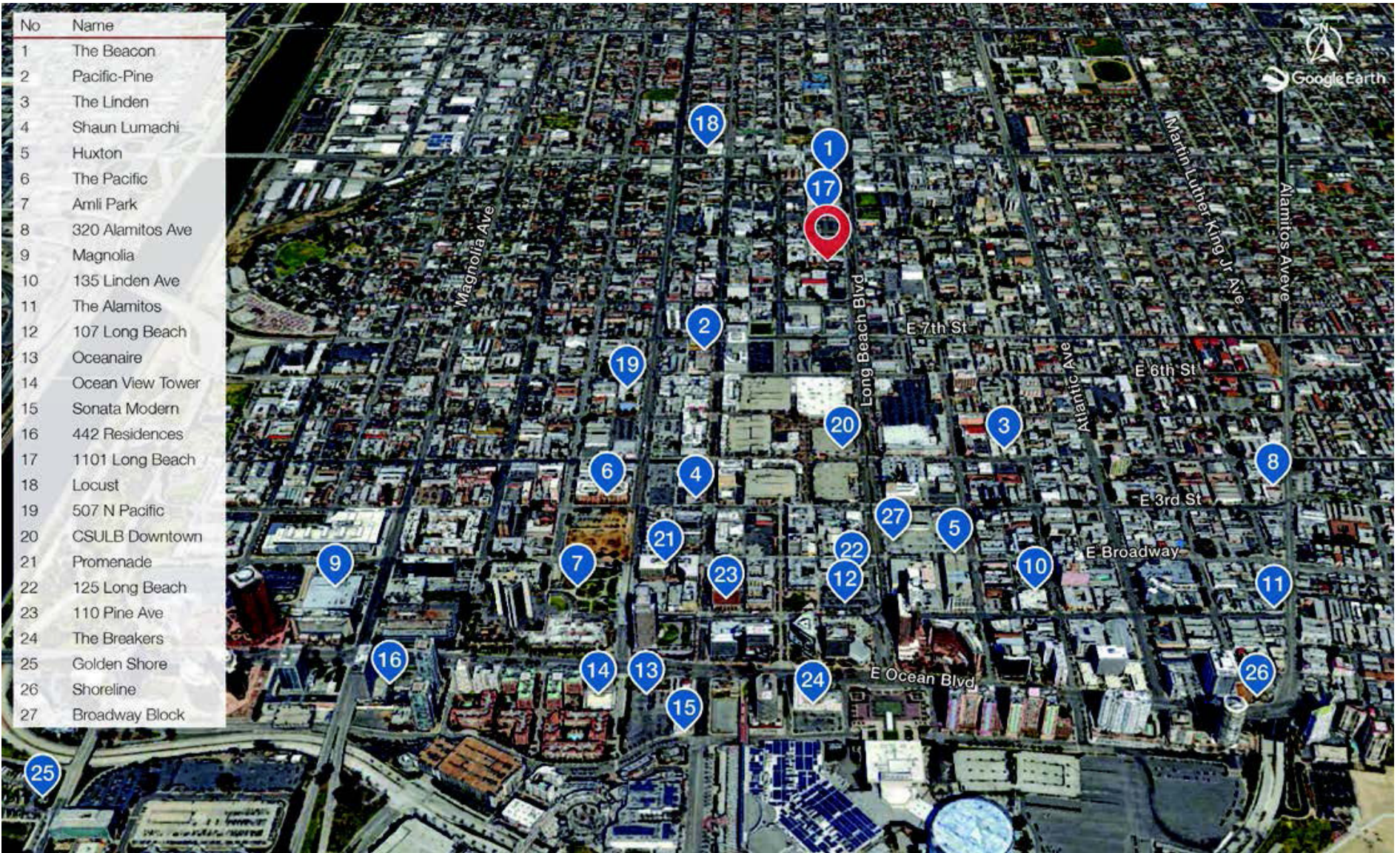
Adult Population Age 25 Years or Over

53,774

172,177

298,557

LONG BEACH DEVELOPMENT PROJECTS



LONG BEACH DEVELOPMENT PROJECTS



PACIFIC-PINE



635 Pine Ave./636 Pacific Ave.

New two-building, eight-story mixed-use 271 total residential units; 11 affordable; connected by open-air pedestrian walkway. Former Successor Agency owned- property.

THE LINDEN



434 E. 4th St.

Six-story, mixed-use project with 49 apartment homes w/ ground floor retail; expected for completion in 2019.

THE BEACON



1201-1235 Long Beach Blvd.

Two new affordable housing projects in one 121-unit affordable senior housing building and 39-unit supportive housing building for formerly homeless veterans. Expected for completion in 2019 City/The LBCIC-assisted funding.

LONG BEACH DEVELOPMENT PROJECTS



HUXTON



227 Elm Ave.

New for-sale development. 40 three-story residential townhomes over garages.

THE PACIFIC



230 W. 3rd St.

Seven-story, residential building w/163 apartments (17 affordable units). Also has fitness center, community rooms, & bike workshop/storage room. Former city-owned property; part of new Civic Center project. Expected for completion 2019.

SHAUN LUMACHI



309 Pine Ave.

Two-story, shared working environment and entrepreneurial innovation center. Improvements will include a new façade along with modern work and meeting spaces.

LONG BEACH DEVELOPMENT PROJECTS



AMLI PARK



245 W. Broadway

Former state office building site; seven-story, 222 residential units 8,500 SF of retail space including art gallery, cafe, and “bike kitchen.”

320 ALAMITOS AVE



New seven-story, multifamily development with 77-unit market rate apartments.

MAGNOLIA



500 W. Broadway

Seven-story, mixed-use development with a 142-unit apartment building offering active, ground floor commercial space.

LONG BEACH DEVELOPMENT PROJECTS



THE ALAMITOS



101 Alamitos Ave.

Seven-story, mixed-use project with 136 condominiums w/pedestrian-oriented retail/restaurant space. Expected for completion in 2019.

107 LONG BEACH



Approved new 30,620 SF hotel with 34 guest rooms.

135 LINDEN AVE



New five-story, mixed-use development featuring 82 residential units above 4,091 SF of commercial space.

LONG BEACH DEVELOPMENT PROJECTS



OCEANAIRE



150 W. Ocean Blvd.

Seven-story, mixed-use development of 216 residences w/ 1,500 SF retail space; new city park at Seaside Way and enhancements to Victory Park; expected for completion February 2019.

OCEAN VIEW TOWER



200 W. Ocean Blvd.

Adaptive reuse of the Former Verizon building; nine-story, mixed-use development w/94 residential units & retail space; enhancements to Victory Park; completion expected early 2020.

SONATA MODERN



207 Seaside Way

New five-story, mixed-use development with 113 residences w/retail space; connects to Terrace Theater via the Rainbow Bridge; expected completion spring 2019.

LONG BEACH DEVELOPMENT PROJECTS



1101 LONG BEACH



1101-1105 LONG BEACH

Proposed eight-story, mixed-used development with 120 residential units as well as 6,000 SF of retail space.

LOCUST



1112 Locust Ave.

Proposed seven-story development with 97 residential units.

442 RESIDENCES



442 W. Ocean Blvd.

New five-story, mixed-use development of 94 residences w/ 1,455 SF of retail space.

LONG BEACH DEVELOPMENT PROJECTS



507 N. PACIFIC



Proposed four-story, mixed-use development featuring 134 condominium units w/ 7,000-SF of commercial/retail space.

CSULB DOWNTOWN



Long Beach Blvd. & 4th St.

Proposed student residence for approximately 1,100 junior, senior & graduate students. New University Innovation Center; classrooms, labs, and other student services.

PROMENADE



127-135 Broadway

Proposed mixed-used development of 172 residential units plus 10,000 SF of retail space; former Successor Agency-owned property.

LONG BEACH DEVELOPMENT PROJECTS



125 LONG BEACH

THE BREAKERS



Proposed eight-story, mixed-used development with 218 residential units and 10,000 SF of retail space.



110 PINE AVE



210 E. Ocean

Adaptive reuse of historic 14-story, 175-room hotel; enhancements to Victory Park.

110 Pine Ave.

Proposed adaptive reuse of the former Security Pacific National Bank into a 13-story, 189-room hotel.

LONG BEACH DEVELOPMENT PROJECTS



GOLDEN SHORE



1 – 11 Golden Shore

Proposed eight-story, mixed-used development with 750 residential units 11,000 SF of retail space.

SHORELINE



777 E. Ocean Blvd.

Approved 35-story, 315-residential units and 6,700 SF of retail/restaurant space on the ground level. Includes public art, pedestrian open space, and new landscaping. Expected for completion 2022.

BROADWAY BLOCK



200-256 Long Beach Blvd.

Proposed two-building, mixed-use project, including a 23-story tower and seven-story mid-rise with 400 residential units, including 14 affordable units, w/ creative office space & retail space.

PLEASE CONTACT:

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999 LONG BEACH BLVD., LONG BEACH, CA