

FOR SALE

500 ALAMITOS AVE

LONG BEACH, CA 90802



FOR MORE INFORMATION CONTACT:

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COMMERCIAL REAL ESTATE
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PROPERTY OVERVIEW

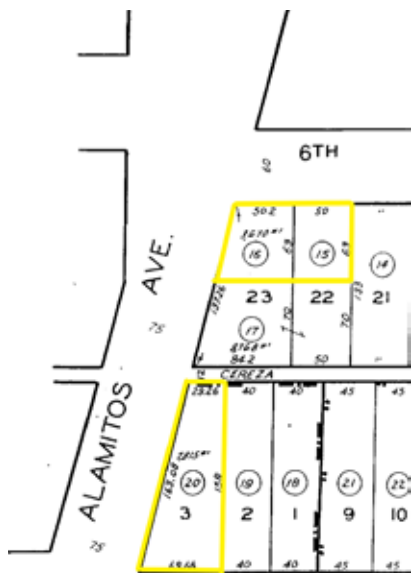
FOR SALE: \$3,999,500

PRICE/SF: \$202.90

ADDRESS:	500 ALAMITOS	910 E. 6TH STREET	546 ALAMITOS	832 E. 5TH STREET
BUILDING:	18,136 SF	1,575 SF	—	—
LOT:	7,895 SF	2,946 SF	3,397 SF	12,196 SF
APN'S:	7266-007-020	7266-007-015	7266-007-016	7281-005-003

ZONING: PD-30 DOWNTOWN PLAN

PARKING SPACES: 41 TOTAL BETWEEN 2 LOTS



PROPERTY DESCRIPTION

We are pleased to offer 500 Alamos Ave., an owner-user opportunity within the PD-30 Downtown Plan area of Downtown Long Beach with a small income stream from partially leased out space. This 2-story elevator serviced building with basement includes a parking lot on 5th/Alamos with 21 parking spaces, a parking lot on 6th/Alamos with 14 parking spaces and a 1,575 sf free standing building located at 910 E. 6th Street. The main building is of steel and concrete construction allowing for maximum flexibility to create large open concept office spaces or maintain the existing medical office build out and have an almost turn-key medical office.

California Smiles tenant does occupy 5,730 sf of ground floor space.

Lease ends 04/30/2020 with 1 five year option to extend.

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03 PROPERTY
INFORMATION

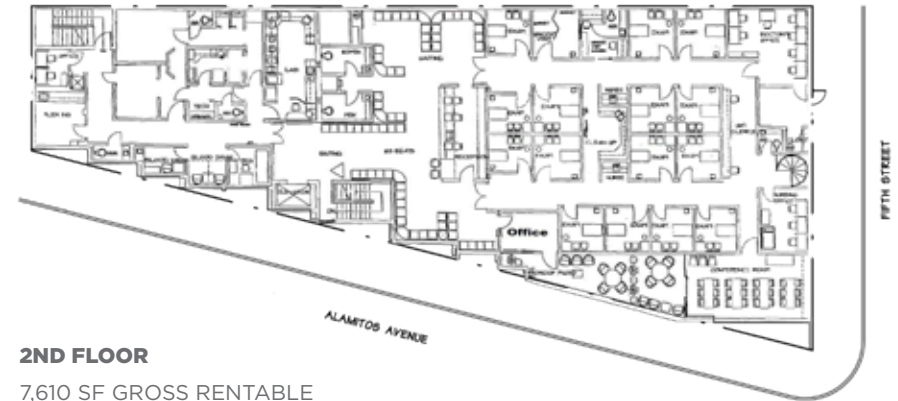
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MAIN BUILDING

18,455 SF TOTAL BUILDING



2ND FLOOR

7,610 SF GROSS RENTABLE



BASEMENT FLOOR

3,270 SF GROSS RENTABLE



GROUND FLOOR

7,445 SF GROSS RENTABLE

■ SUITE A | CALIFORNIA SMILES
OCCUPIES 5,730 SF

04 PROPERTY
INFORMATION

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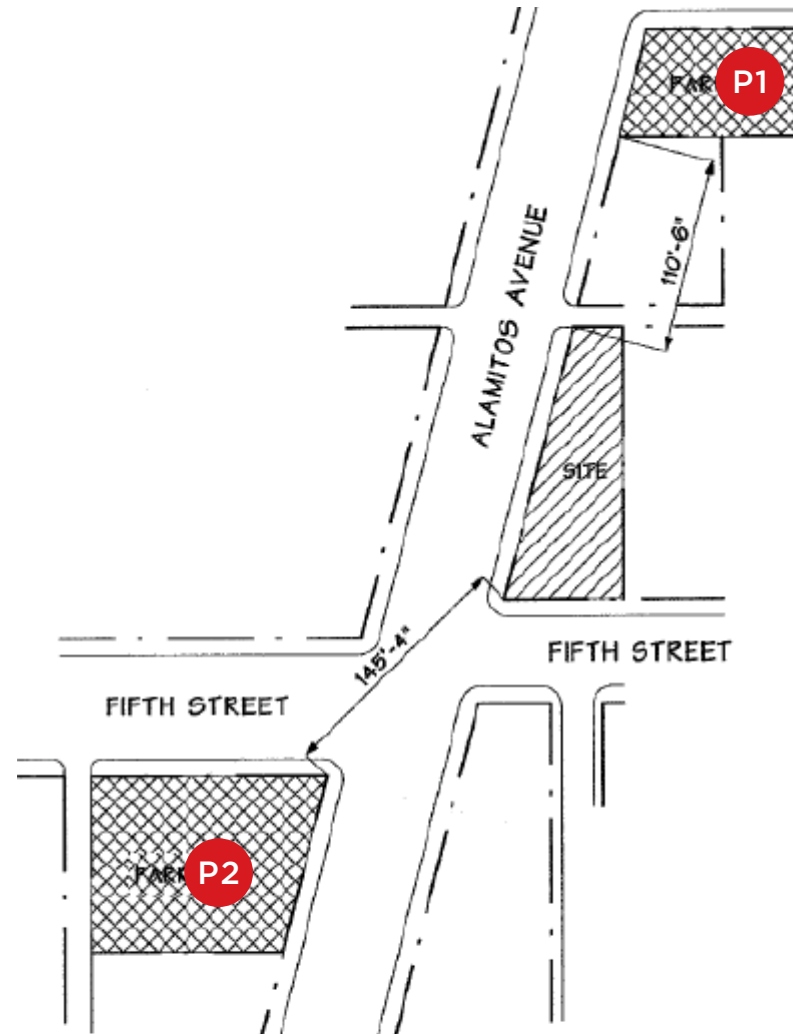
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PARKING PLAN

P1 546 ALAMITOS & 910 E. 6TH STREET

P2 832 E. 5TH STREET



05 PROPERTY
INFORMATION

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SUITE A LOBBY



PARKING @ ALAMITOS & E. 6TH ST.



PARKING @ E. 5TH ST.

06 PROPERTY INFORMATION

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PROPERTY HIGHLIGHTS

- Owner-user with income
- Great visibility
- Value added investment
- High ceilings
- Clear span for large open office concept
- Development Standards - 80' height limit with 4.0 FAR allowance

NEIGHBORHOOD HIGHLIGHTS

- Adjacent to East Village Arts District
- 3,000+/- Residential planned or under construction
- 1 block from Museum of Latin American Art and Pacific Island Ethnic Art Museum
- 1 block from Gumbiner Park



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07 HIGHLIGHTS
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DEMOGRAPHICS SUMMARY REPORT

BUILDING TYPE: OFFICE
 CLASS: C
 RBA: 18,136 SF
 TYPICAL FLOOR: 7,575 SF

RADIUS	1 MILE		3 MILE		5 MILE	
Population						
2024 Projection	83,536		263,645		410,779	
2019 Estimate	82,082		259,823		405,378	
2010 Census	76,922		247,663		389,520	
Growth 2019 - 2024	1.77%		1.47%		1.33%	
Growth 2010 - 2019	6.71%		4.91%		4.07%	
2019 Population by Hispanic Origin	39,925		118,736		173,981	
2019 Population	82,082		259,823		405,378	
White	52,555	64.03%	165,878	63.84%	271,725	67.03%
Black	12,986	15.82%	35,886	13.81%	47,385	11.69%
Am. Indian & Alaskan	1,572	1.92%	4,304	1.66%	6,055	1.49%
Asian	11,105	13.53%	41,427	15.94%	60,434	14.91%
Hawaiian & Pacific Island	707	0.86%	2,448	0.94%	4,080	1.01%
Other	3,157	3.85%	9,879	3.80%	15,700	3.87%
U.S. Armed Forces	115		163		271	
Households						
2024 Projection	34,199		97,472		150,137	
2019 Estimate	33,493		96,080		148,223	
2010 Census	30,798		91,754		142,891	
Growth 2019 - 2024	2.11%		1.45%		1.29%	
Growth 2010 - 2019	8.75%		4.71%		3.73%	
Owner Occupied	6,087	18.17%	24,676	25.68%	55,750	37.61%
Renter Occupied	27,406	81.83%	71,404	74.32%	92,473	62.39%
2019 Households by HH Income	33,494		96,080		148,221	
Income: <\$25,000	10,485	31.30%	25,185	26.21%	33,100	22.33%
Income: \$25,000 - \$50,000	7,849	23.43%	21,526	22.40%	30,482	20.57%
Income: \$50,000 - \$75,000	5,253	15.68%	16,690	17.37%	24,985	16.86%
Income: \$75,000 - \$100,000	3,650	10.90%	11,639	12.11%	18,867	12.73%
Income: \$100,000 - \$125,000	2,209	6.60%	7,487	7.79%	12,893	8.70%
Income: \$125,000 - \$150,000	1,462	4.36%	4,405	4.58%	8,313	5.61%
Income: \$150,000 - \$200,000	1,463	4.37%	5,027	5.23%	9,550	6.44%
Income: \$200,000+	1,123	3.35%	4,121	4.29%	10,031	6.77%
2019 Avg Household Income	\$63,579		\$70,854		\$82,162	
2019 Med Household Income	\$43,637		\$51,687		\$59,342	

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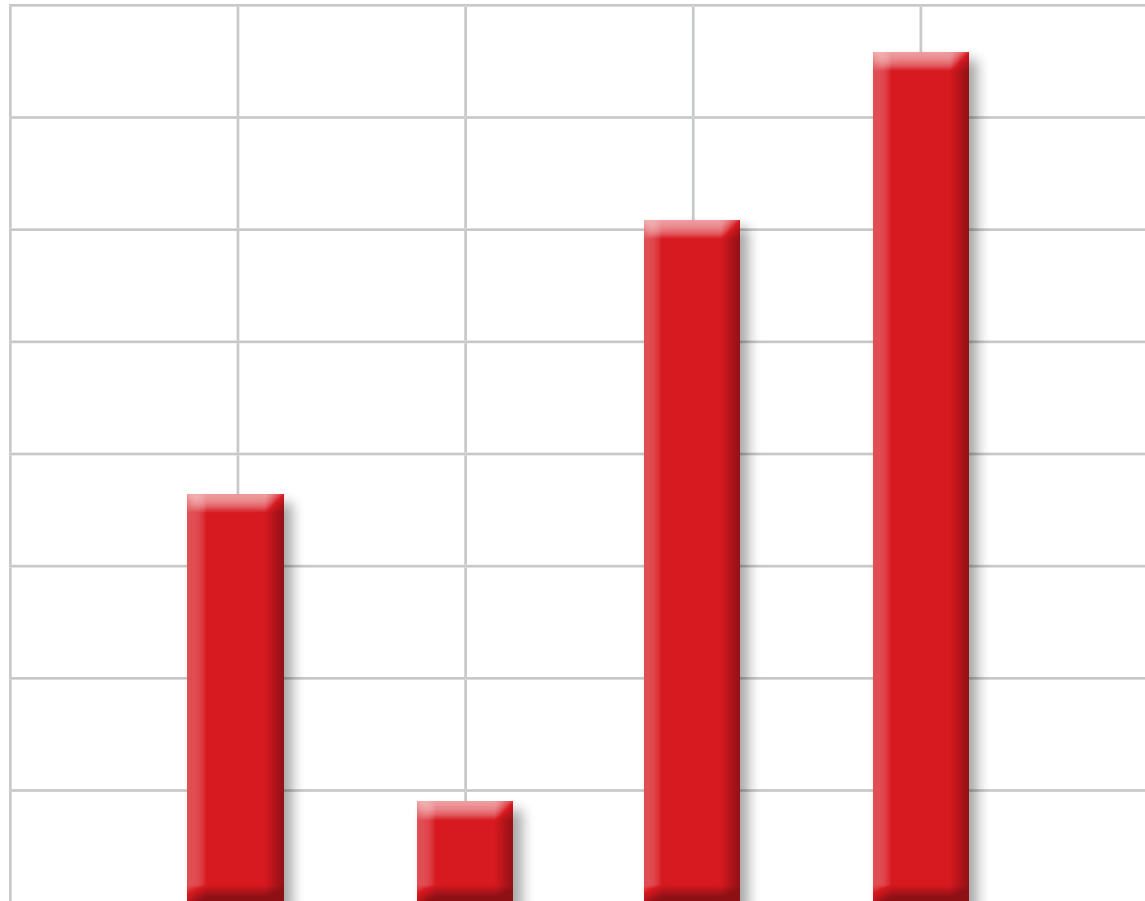
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POPULATION FOR 1 MILE RADIUS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	82,082	259,823	405,378
2024 Population:	83,536	263,645	410,779
Pop Growth 2019-2024:	1.77%	1.47%	1.33%
Average Age:	35.60	35.60	37.10
Households			
2019 Total Households:	33,493	96,080	148,223
HH Growth 2019-2024:	2.11%	1.45%	1.29%
Median Household Inc:	\$43,637	\$51,687	\$59,342
Avg Household Size:	2.40	2.60	2.60
2019 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$405,230	\$483,682	\$579,665
Median Year Built:	1965	1962	1959



2000 CENSUS

2010 CENSUS

2019 ESTIMATE

2024 PROJECTION

09 DEMOGRAPHICS

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