

THREE BUILDING MIXED USE PROJECT IN DOWNTOWN LONG BEACH

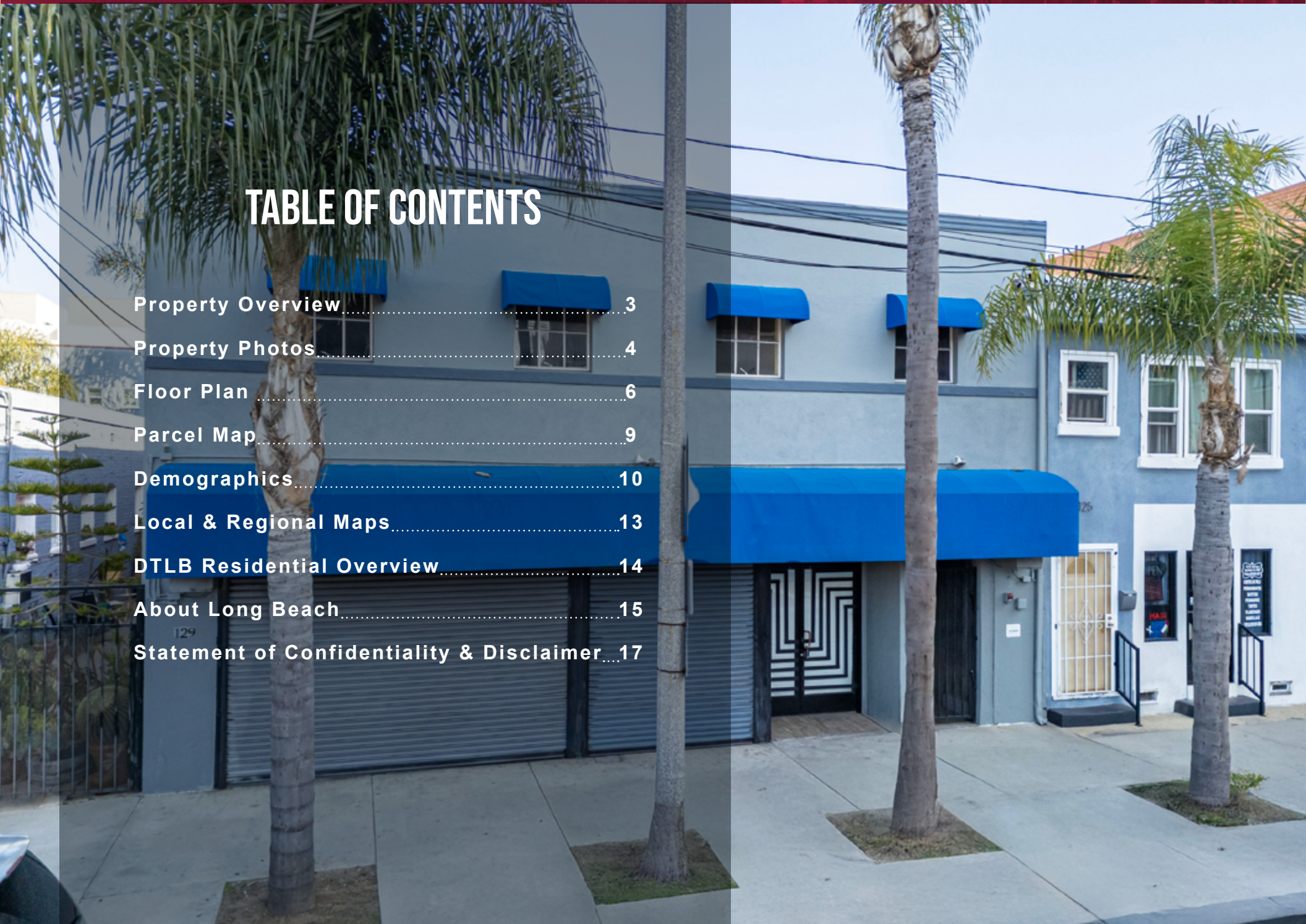


INVESTMENT AND/OR USER OPPORTUNITY AT

121-137 WEST 5TH ST
LONG BEACH, CALIFORNIA 90802

TABLE OF CONTENTS

Property Overview	3
Property Photos	4
Floor Plan	6
Parcel Map	9
Demographics	10
Local & Regional Maps	13
DTLB Residential Overview	14
About Long Beach	15
Statement of Confidentiality & Disclaimer	17





THE OPPORTUNITY

This unique three-building, 17,515 RSF mixed use project offers a rare purchase opportunity in the heart of Downtown Long Beach's Entertainment District. Ideal for investors and/or owner-users seeking a flagship presence, the offering provides unmatched potential for businesses looking to establish themselves in a dynamic, high-traffic environment. Convenient free two-hour parking is available in the City parking structures nearby.

The properties may be purchased individually or together. Please reach out for more information.



121-125 W 5TH ST

Asking Price	\$1,275,000
Bldg Size	3,600 RSF
Parcel Size	2,008 SF
Year Built	1919
Zoning	PD-30
APN	7280-004-008



129-131 W 5TH ST

Asking Price	\$2,375,000
Bldg Size	10,000 RSF <i>*excluding basement</i>
Parcel Size	5,320 SF
Year Built	1942
Zoning	PD-30
APN	7280-0040-007

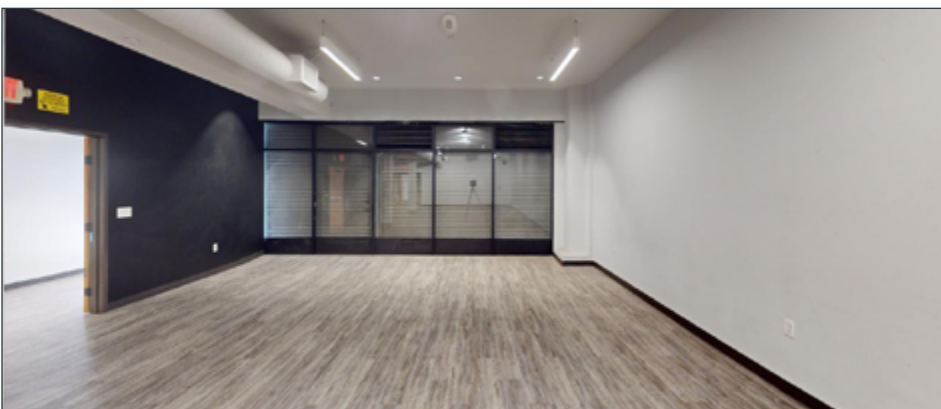
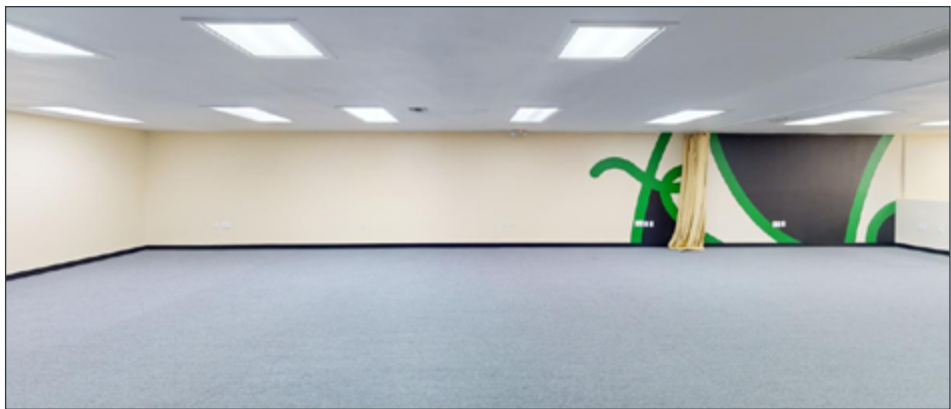
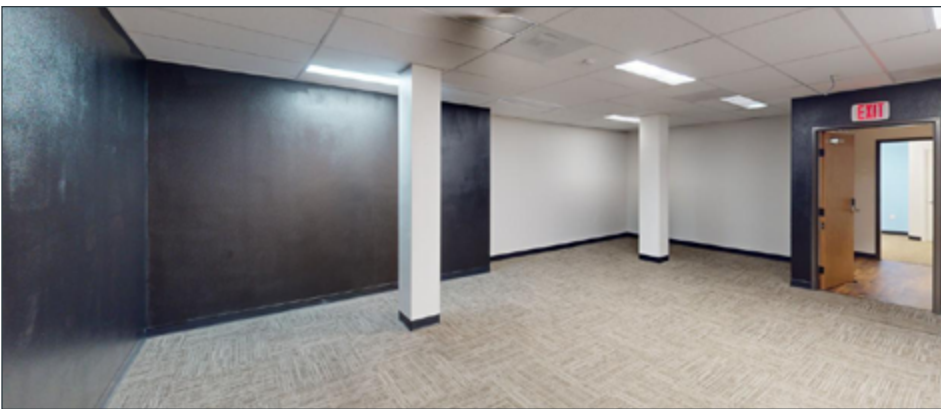
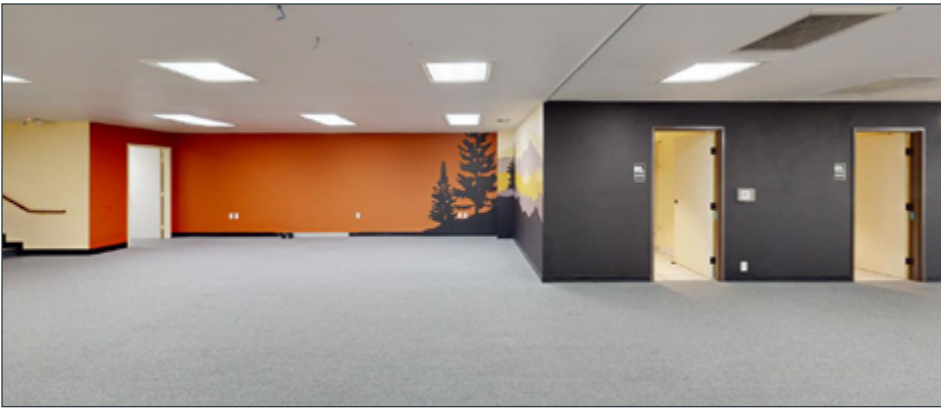
[▶ 129-131 VIRTUAL TOUR](#)



135-137 W 5TH ST

Asking Price	\$1,575,000
Bldg Size	3,915 RSF
Parcel Size	4,722 SF
Year Built	1923
Zoning	PD-30
APN	7280-004-006

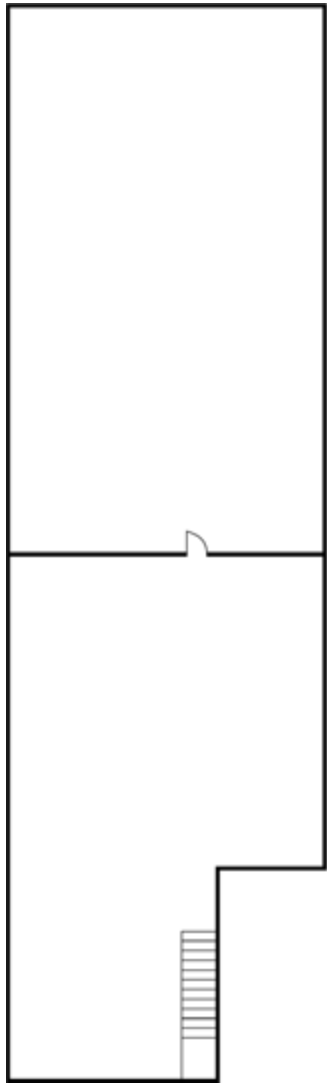
129-131 W 5TH ST INTERIOR PHOTOS



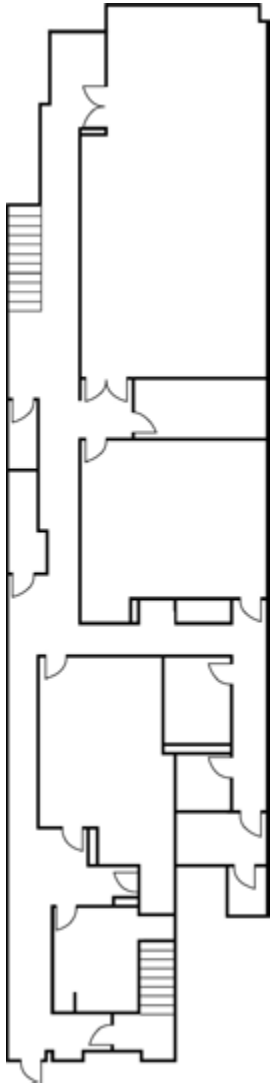
121-137 WEST 5TH ST.

LONG BEACH, CALIFORNIA 90802

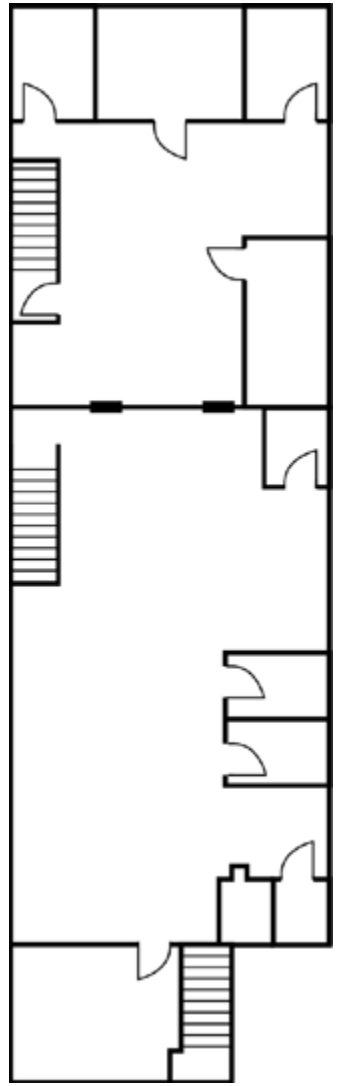
129-131 W 5TH ST BONUS BASEMENT LEVEL FLOOR PLAN



129-131 W 5TH ST MAIN LEVEL FLOOR PLAN



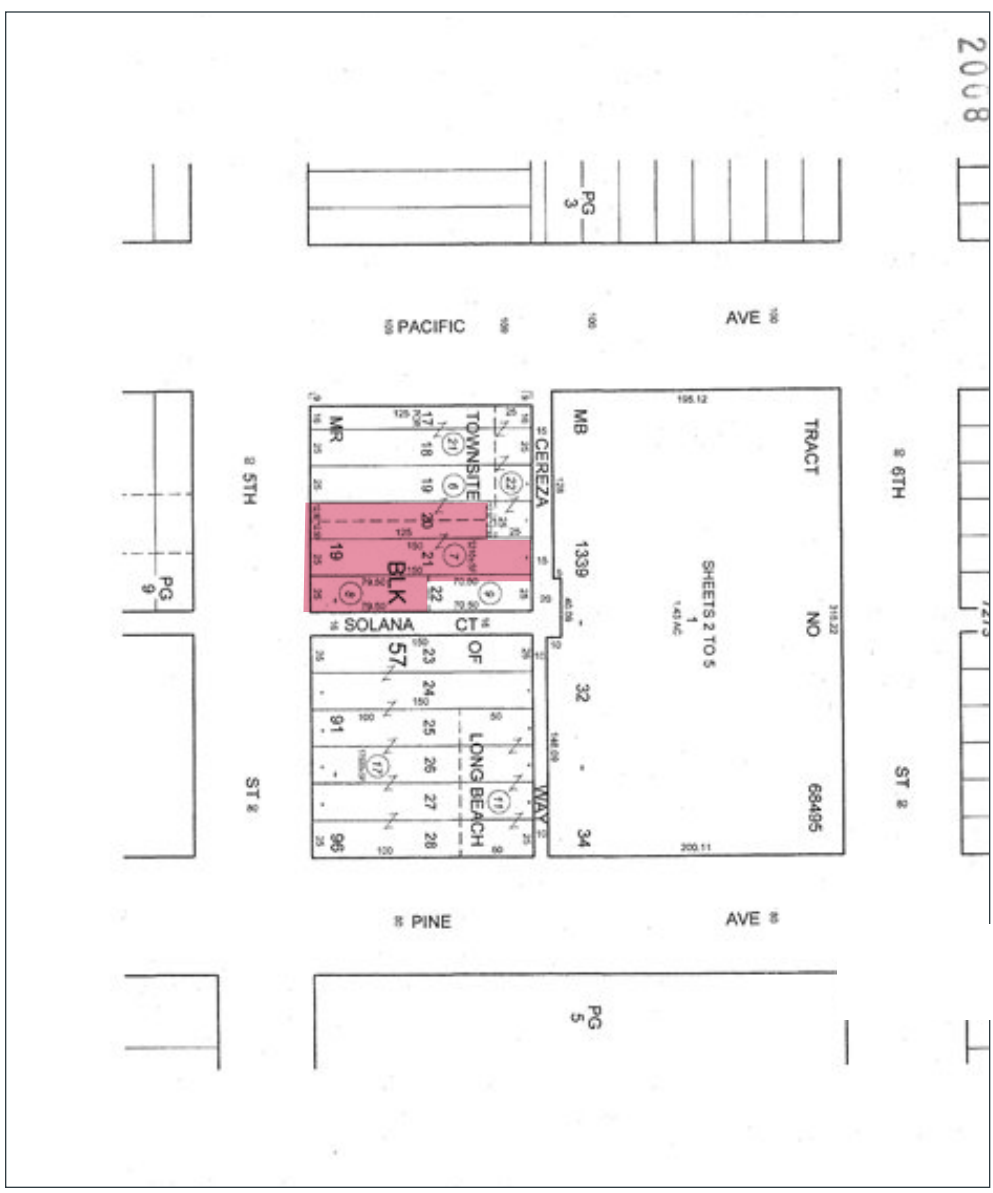
129-131 W 5TH ST |SECOND LEVEL FLOOR PLAN



**THESE FLOOR PLANS ARE FOR ILLUSTRATION PURPOSES ONLY AND IS NOT ENTIRELY ACCURATE*

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PARCEL MAP



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UNIT BREAKDOWN AND RENT ROLL

ADDRESS	UNIT	SIZE (RSF)	UNITTYPE	CURRENT RENT	PRO FORMA RENT	EXPIRATION
121-125 W 5th St	121	600	1 Bed / 1 Bath	\$1,142	\$1,242	MTM
	125B	600	1 Bed / 1 Bath	\$1,750	\$1,750	MTM
	125C	600	1 Bed / 1 Bath	\$1,251	\$1,361	MTM
	125D	600	1 Bed / 1 Bath	\$1,251	\$1,361	MTM
	125E	600	1 Bed / 1 Bath	\$1,278	\$1,390	MTM
	125F	600	2 Bed / 1 Bath	\$1,060	\$1,153	MTM
		3600	6 units	\$7,732	\$8,258	
			Income	\$92,784	\$99,101	
			- Rent Loss (5%)	\$4,639	\$4,955	
		Total	\$88,145	\$94,146		
129-131 W 5th St		10,000	Vacant Commercial			Vacant
135-137 W 5th St	135A	479	1 Bed / 1 Bath	\$1,550	\$1,686	MTM
	135B	479	1 Bed / 1 Bath	\$1,441	\$1,568	MTM
	135C	479	1 Bed / 1 Bath	\$1,196	\$1,301	MTM
	135D	479	1 Bed / 1 Bath	\$1,332	\$1,449	MTM
	137	2000	Occupied Commercial	\$3,708	\$4,202	8/31/2028
		3915	5 units	\$9,227	\$9,713	
			Income	\$110,724	\$117,046	
			- Rent Loss (5%)	\$5,536	\$5,828	
		Total	\$105,188	\$111,218		

DTLB DEMOGRAPHICS

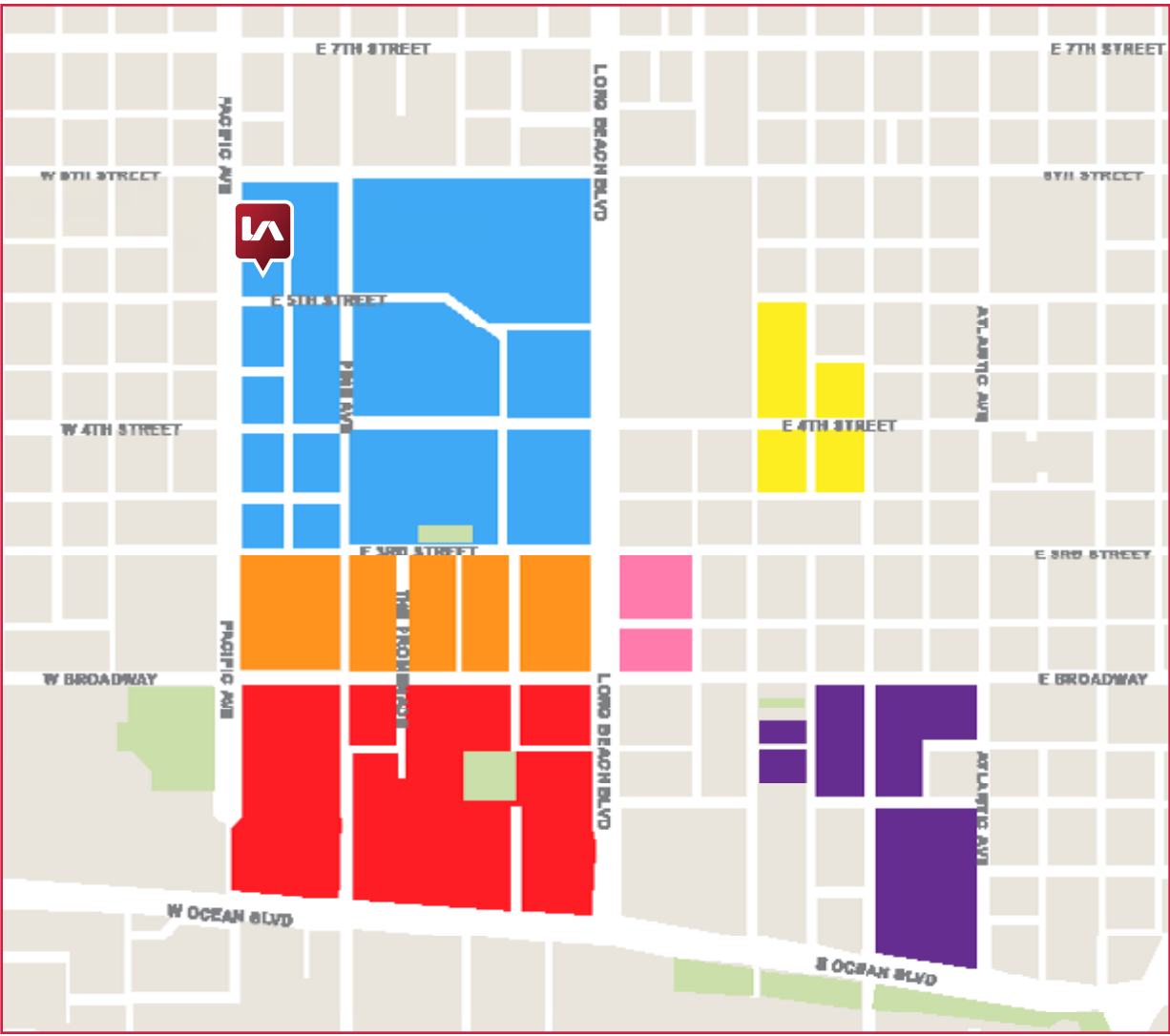
27,792 RESIDENTS IN DTLB

	DOWNTOWN	DOWNTOWN CORE	
POPULATION	33,129	10,164	
AVERAGE HOUSEHOLD INCOME	\$59,299	\$80,225	
MEDIAN AGE	35	40	
HOUSEHOLD BY INCOME	\$35k - \$49,999	13%	9%
	\$50k - \$74,999	16%	16%
	\$75k - \$99,999	11%	14%
	\$100k - \$149,999	11%	17%
	\$150k or more	8%	14%
POPULATION BY AGE	Under 19	23%	13%
	20-24	7%	5%
	25-34	22%	25%
	35-44	15%	19%
	45-54	15%	16%
EDUCATIONAL ATTAINMENT (AGE 25+)	55-64	10%	12%
	65+	8%	10%
	High School Diploma or Less	43%	19%
	Some College or Associate's Degree	26%	27%
	Bachelor's Degree or Higher	31%	52%

Source: 2017 American Community Survey



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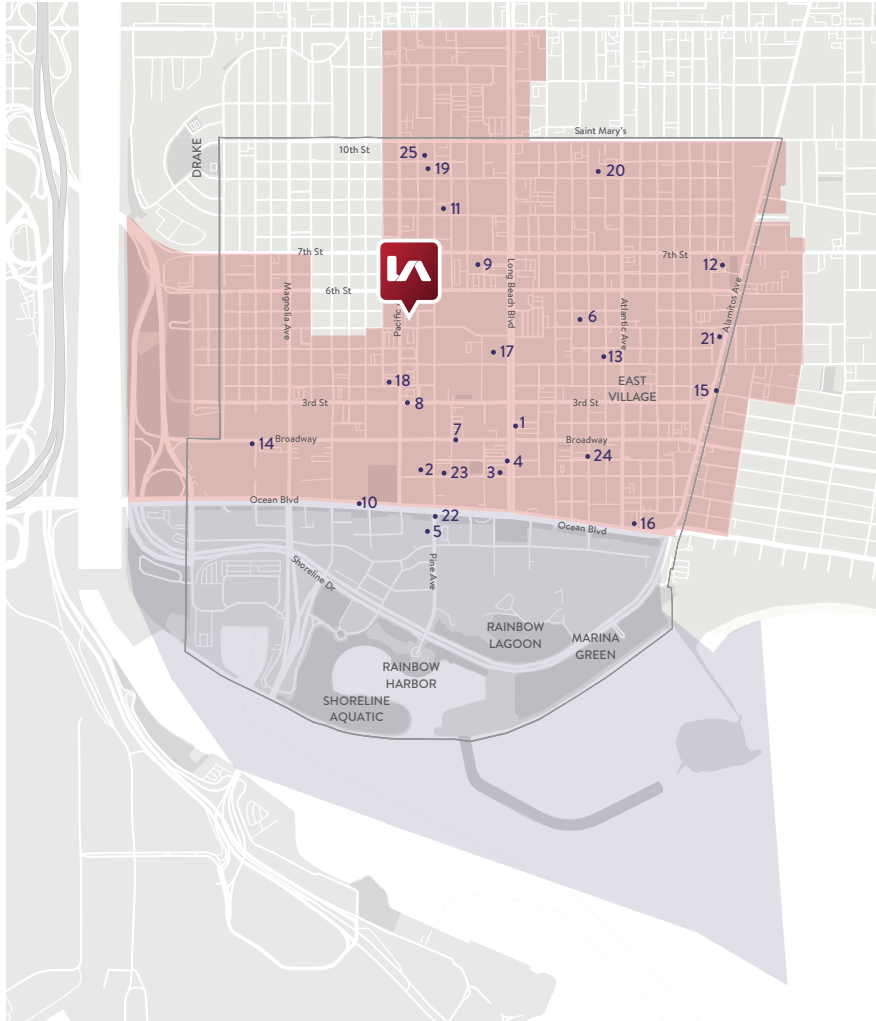


AMENITIES

- Sake Secret
 - Sushi Zenmaru
 - The Pie Bar
 - Fresh Kabobs
 - Wingstop
- AMMATOLI Mediterranean Bites
 - Loose Leaf Boba Company
 - Crab Shack Express
- Next Door by Agaves
 - Ubuntu "The Greatest Neighborhood Cafe"
 - ISM Brewing
 - Donburi Cafe
 - The Ordanarie
 - Midnight Oil
 - Sonoratown
- Rainbow Juices
 - Yoga 108
 - Recreational Coffee
 - Dog Haus
 - 123 Pho
 - Dolly's Delectables
 - Broken Spirits Distillery
- Fingerprints Music
 - Atlantic Studio
- Higher Taste Plant Based
 - Right Mealz
- City Hall East
- BO-Beau
 - Cafe Sevilla
 - The Stave Bar
 - Pinkberry
 - Stinkin Crawfish of Long Beach
 - Broadway Pizza & Grill
- Starbucks
 - George's Greek Cafe
 - King's Fish House
- Naree Thai
 - 555 Steakhouse
 - District Wine
- Blind Donkey
 - Crème De La Crepe
 - House of Hayden

Development Map

PD-30 PD-6

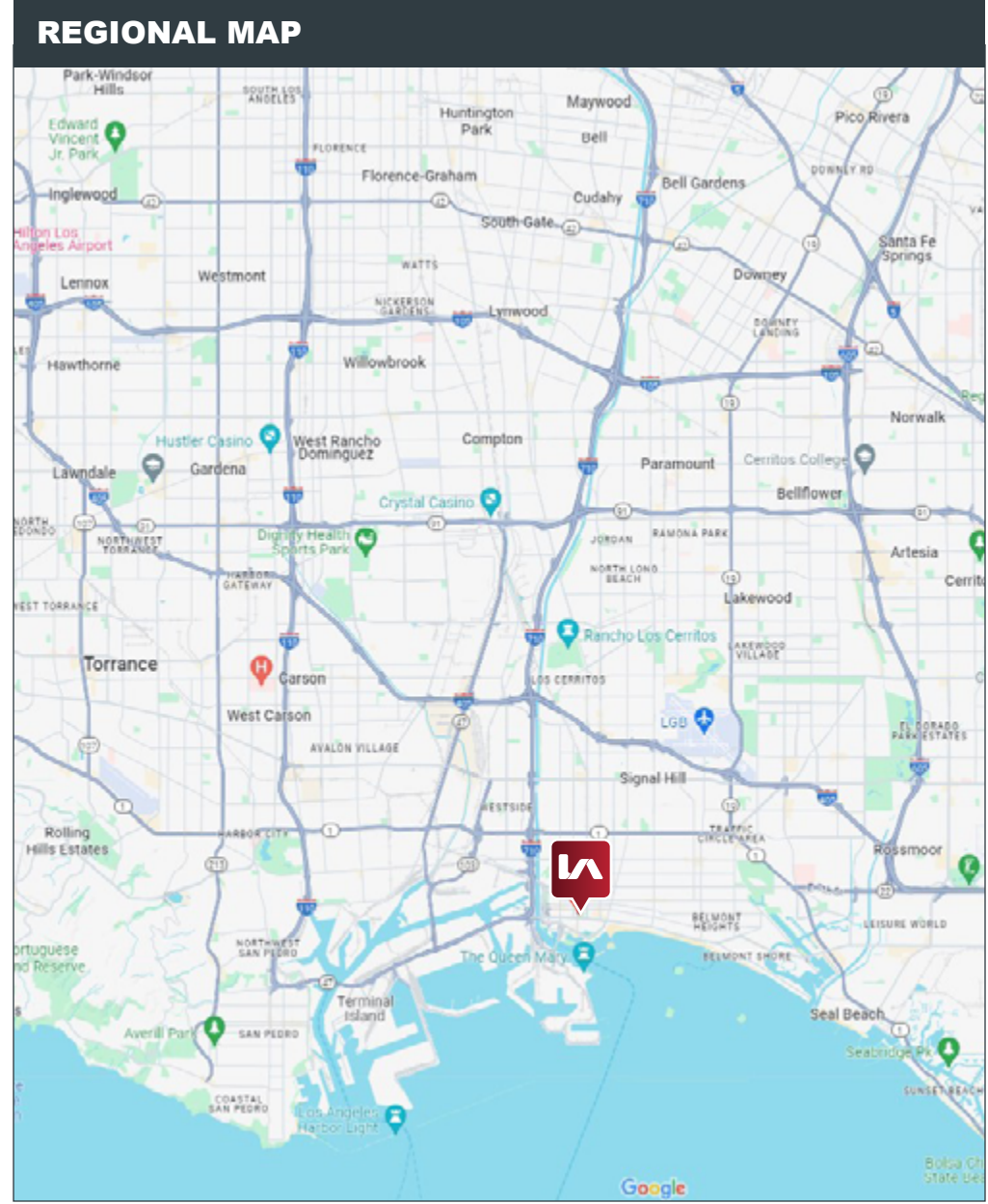


◆ Project types include market-rate and below-market rate housing, adaptive reuse projects, micro-units and commercial development.

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

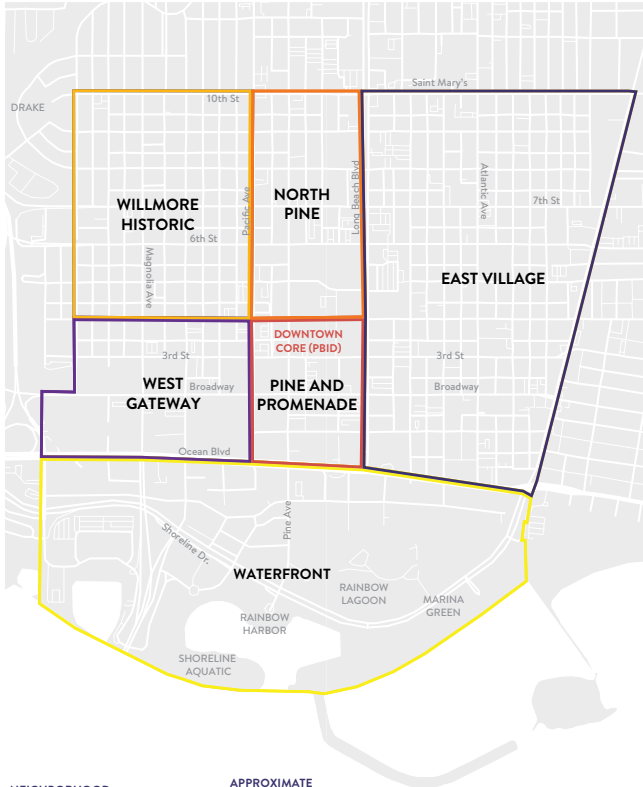
●	PROPERTY NAME	PROPERTY ADDRESS	BUILDING STATUS	UNITS/ROOM	STORIES	RENT TYPE
1	ONNI EAST VILLAGE	232 Long Beach Blvd	Completed	432	23	Market/Below-Market Rate
2	FIRST STREET HOTEL	123 W. 1st St	Under Review	280	38	Hotel
3	HOTEL MAI	107 Long Beach Blvd	Completed	34	5	Hotel
4	ASTER	125 Long Beach Blvd	Completed	218	8	Market Rate
5	OCEAN CENTER BUILDING	110 W. Ocean Blvd	Completed	74	14	Market Rate
6		437 E 5th St	Under Construction	18	5	Market Rate
7	INKWELL	127-135 E. Broadway	Completed	189	8	Market Rate
8	THIRD + PACIFIC	131 W. 3rd St	Completed	345	8	Market Rate
9	CALYPSO	636 Locust Ave	Entitlements Approved	108	7	Market Rate
10	CIVIC CENTER MID-BLOCK	321 W. Ocean Blvd	Entitlements Approved	580	6	Market/Below-Market Rate
11	THE REGENCY PALMS II	810 Pine Ave	Entitlements Approved	78	10	Assisted Living
12	ARMORY ARTS COLLECTIVE	854 E 7th St	Entitlements Approved	86	5	Market/Below-Market Rate
13		521-527 E 4th St	Entitlements Approved	140	16	Below-Market Rate
14	WEST GATEWAY PROJECT	600 W. Broadway	Entitlements Approved	756	40	Market Rate
15	300 ALAMITOS	320 Alamitos Ave	Entitlements Approved	77	7	Market Rate
16		615 E. Ocean Blvd	Site Plan Review	203	21	Market/Below-Market Rate
17	MOSAIC	450 Promenade N.	Entitlements Approved	900	8	Market/Below-Market Rate
18	FORMER DOLLY VARDEN HOTEL	335 Pacific Ave	Site Plan Review	141	8	Market Rate Micro-Units
19	RESIDENTIAL PROJECT	909 Pine Ave	Site Plan Review	49	5	Market/Below-Market Rate, Micro-Units
20		912-46 Linden Ave	Site Plan Review	102	4	Below-Market Rate
21		832 E 5th St	Site Plan Review	80	-	Market, Micro-Units
22	AMERICAN LIFE, INC. HOTEL	100 E. Ocean Blvd	Site Plan Review	431	30	Hotel
23	ADAPTIVE REUSE HOTEL	110 Pine Ave	Site Plan Review	189	13	Hotel
24	RESIDENCES AT LINDEN	135 Linden Ave	Entitlements Approved	82	7	Market Rate
25	QUEEN BEACH	937 Pine Ave	Site Plan Review	69	8	Market Rate

Source: DLBA Economic Profile 2023



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DTLB RESIDENTIAL OVERVIEW

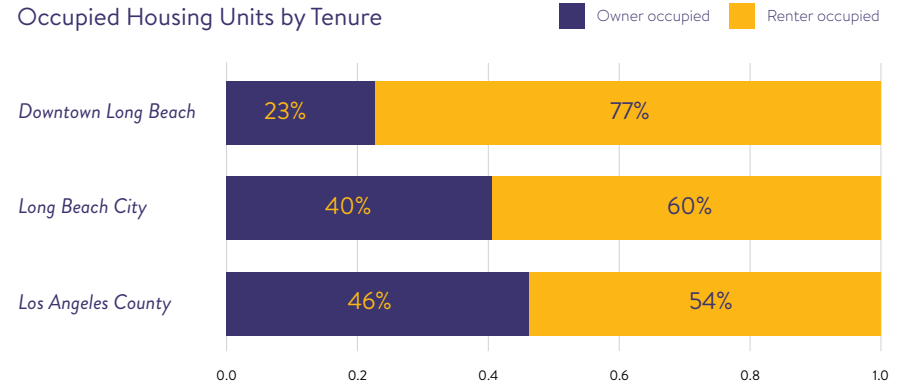


NEIGHBORHOOD	APPROXIMATE POPULATION
EAST VILLAGE	11,407
PINE AVE & PROMENADE	4,953
WILLMORE	4,493
WATERFRONT	2,967
WEST GATEWAY	2,753
NORTH PINE	1,219
TOTAL	27,792

2021 ACS 5-Year Estimates Detailed Tables
22 Census Block Groups approximate to BID footprint

Source: DLBA Economic Profile 2023

Occupied Housing Units by Tenure



- ◆ 2022 RESIDENTIAL OCCUPANCY RATE WAS 95.4%, COMPARED TO 94% IN 2021.
- ◆ 358 new units completed in 2022.
- ◆ OVER 70% OF DOWNTOWN UNITS are either studio or one-bedroom apartments. A majority of three- or four-bedroom units are below-market rate housing.
- ◆ Majority of Downtown units are renter occupied, with weighted average rent at \$1,526.
- ◆ The weighted average mortgage payment for Downtown units is \$2,427.

2022 DOWNTOWN RENTAL INVENTORY 10,530 UNITS

UNIT TYPE	DISTRIBUTION	MARKET RENT/UNIT
STUDIO	34%	\$1,486
1-BR	43%	\$2,039
2-BR	21%	\$3,027
3-BR	1%	\$2,735
4-BR+	1%	\$1,074*

*below-market rate housing
CoStar 2023

WEIGHTED AVERAGE MONTHLY HOUSING COSTS IN DOWNTOWN

UNITS WITH A MORTGAGE	\$2,427
UNITS WITH RENT	\$1,526

2021 ACS 5-year Estimate Detailed Tables

2022 DELIVERIES

495 PROMENADE N	20 Units
200 W OCEAN	196 Units
THE MAGNOLIA (500 W BROADWAY)	142 Units

CoStar 2023

ABOUT DOWNTOWN LONG BEACH



Downtown Long Beach is one of Southern California's most dynamic business districts, offering:

- **A thriving business hub** with a mix of Fortune 500 companies, startups, and retail.
- **Walkability & Transit Access** – Connected via Metro Blue Line, bike-friendly streets, and easy freeway access.
- **Cultural & Entertainment Hotspot** – Near The Pike Outlets, Convention Center, Queen Mary, and popular dining destinations.
- **Growing Residential Market** – Over 27,000 residents, with ongoing high-density developments increasing demand for commercial spaces

Demographics & Market Insights

- **Population (1-mile radius):** 33,129 residents
- **Average Household Income:** \$80,225 (Downtown Core)

Nearby Amenities & Businesses

- **Dining & Entertainment:** Sonoratown, Midnight Oil, Altar Society Brewing, Broken Spirits Distillery, BO-Beau, The Blind Donkey, ISM Brewing. Retail & Lifestyle: Fingerprints Music, Recreational Coffee, Yoga 108, Butterscotch LBC Hospitality & Tourism: Queen Mary, Long Beach Convention Center, major hotels & event spaces.



Development & Growth in the Area

Downtown Long Beach is undergoing major developments, including:

- **New residential & mixed-use projects** adding thousands of units.
- **Adaptive reuse projects** revamping historical buildings into high-demand modern spaces.
- **Transit-oriented developments** improving connectivity and accessibility.

Perfect for an Owner-User Seeking a Prime Location

With **strong demand for commercial real estate** and a **booming local economy**, this property presents an **unparalleled opportunity** for business owners looking to establish a presence in a **high-visibility area**.



STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the subject property (“the Property”).

This Offering Memorandum was prepared by Lee & Associates Los Angeles – Long Beach, Inc. and has been reviewed by representatives of the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general referenced purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Lee & Associates Los Angeles – Long Beach, Inc. and Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Owner nor Lee & Associates Los Angeles – Long Beach, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Lee & Associates Los Angeles – Long Beach, Inc. does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB’s and other contaminants or petro chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and

proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Owner and Lee & Associates Los Angeles – Long Beach, Inc. expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Owner nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Owner or Lee & Associates Los Angeles – Long Beach, Inc. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form.

The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all such documents.

The terms and conditions of this section will relate to all of the sections of the Offering Memorandum.



129-131 WEST 5TH ST

LONG BEACH, CALIFORNIA 90802

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