

OFFERING MEMORANDUM



143 POMONA

143 POMONA AVENUE, LONG BEACH, CA 90803



FOR SALE \$1,395,000

COLDWELL BANKER COMMERCIAL BLAIR

333 West Broadway, Suite 312
Long Beach, CA 90802



**COLDWELL BANKER
COMMERCIAL**
BLAIR

PRESENTED BY:

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Principal

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SECTION I

PROPERTY SUMMARY

PROPERTY SUMMARY

1035 Lewis
1035 Lewis Avenue | Long Beach, CA 90813

04



Property Summary

APN:	7247-009-043
Price:	\$1,395,000
Units:	3
Price / Unit:	\$531,670
NOI:	\$54,440
CAP Rate:	3.9%
GRM:	16.68
Building SF:	2,394
Price / SF:	\$582.71
Lot Size:	2,401 SF
Year Built:	1947

Property Overview

A rare opportunity to own a well-maintained, well-located three-unit property in one of Long Beach's most sought-after coastal neighborhoods.

Location Overview

Ideally situated just moments from 2nd Street, the beach, and Cal State Long Beach, yet quietly tucked into a peaceful pocket of Belmont Shore. Live in one unit and rent the others, or create a comfortable multi-generational setup — all within steps of the best the neighborhood has to offer.

SECTION II

FINANCIAL REPORTS

Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,395,000
Investment - Cash	\$1,395,000

Investment Information

Purchase Price	\$1,395,000
Price per Unit	\$465,000
Price per SF	\$582.71
Expenses per Unit	(\$8,899)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$83,640
Total Vacancy and Credits	(\$2,502)
Operating Expenses	(\$26,698)
Net Operating Income	\$54,440
Debt Service	\$0
Replacement Reserves	(\$600)
Cash Flow Before Taxes	\$53,840

Financial Indicators

Cash-on-Cash Return Before Taxes	3.86%
Debt Coverage Ratio	N/A
Capitalization Rate	3.90%
Gross Rent Multiplier	16.68
Gross Income / Square Feet	\$34.94
Gross Expenses / Square Feet	(\$11.15)
Operating Expense Ratio	32.90%

PRO FORMA SUMMARY

143 Pomona
143 Pomona Avenue | Long Beach, CA 90803

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Investment Summary

Price	\$1,395,000
Year Built	1947
Units	3
Price/Unit	\$465,000
RSF	2,394
Price/RSF	\$582.71
Lot Size	2,401 sf
Floors	2
APN	7247-009-043
Cap Rate	3.9%
Market Cap Rate	5.08%
GRM	16.68
Market GRM	14.01

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
Studio	1	\$1,550	\$1,550	\$2,000	\$2,000
2 Bedroom 1 Bath	1	\$2,750	\$2,750	\$3,000	\$3,000
2 Bedroom 1 Bath	1	\$2,650	\$2,650	\$3,000	\$3,000
Totals	3		\$6,950		\$8,000

Annualized Income

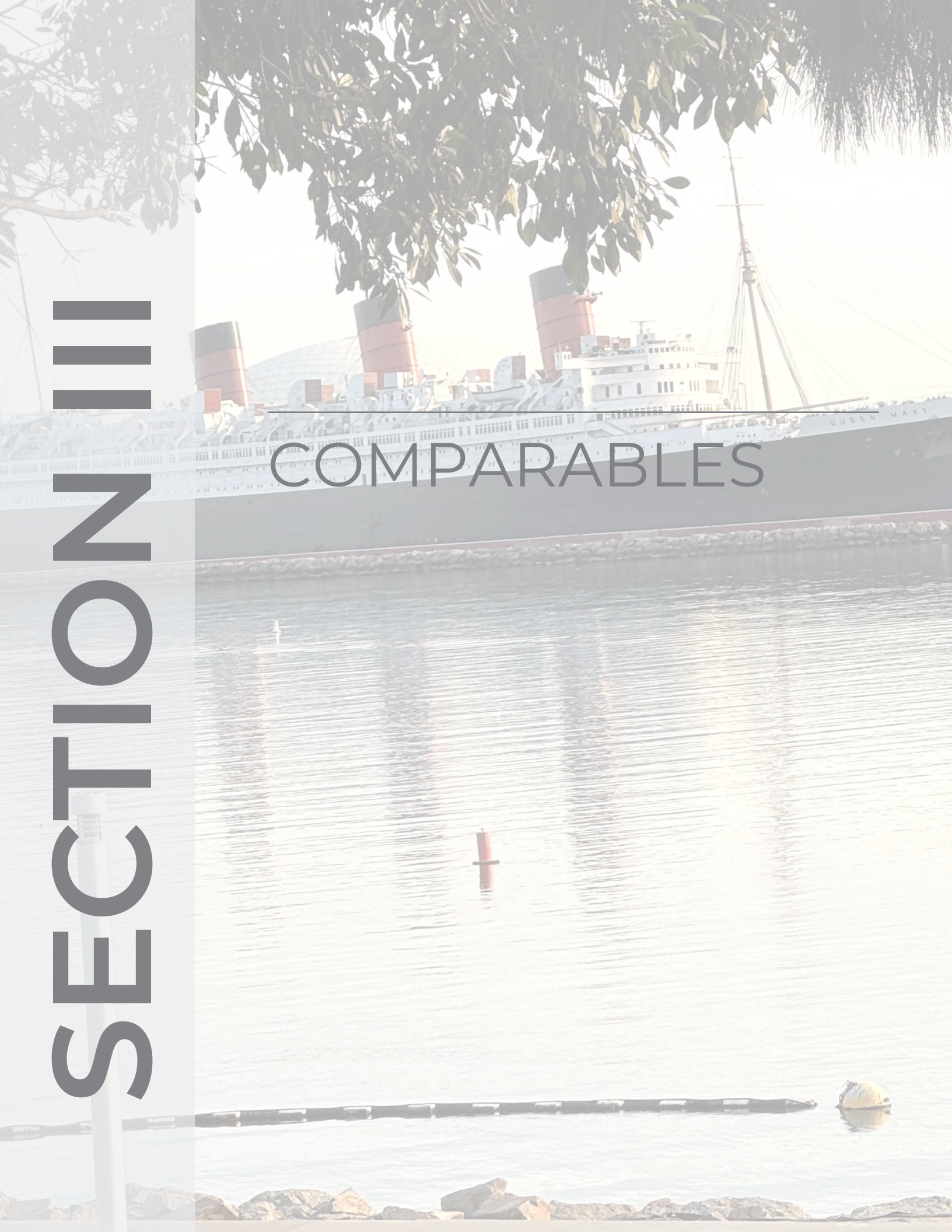
Description	Actual	Market
Gross Potential Rent	\$83,400	\$96,000
- Less: Vacancy	(\$2,502)	(\$2,880)
+ Misc. Income	\$240	\$3,600
Effective Gross Income	\$81,138	\$96,720
- Less: Expenses	(\$26,698)	(\$25,850)
Net Operating Income	\$54,440	\$70,870
- Replacement Reserves	(\$600)	(\$600)

Annualized Expenses

Description	Actual	Market
Building Insurance	\$4,200	\$3,300
Maintenance	\$2,374	\$1,500
Misc	\$1,165	\$0
Taxes - Real Estate	\$17,450	\$17,450
Utilities	\$1,509	\$3,600
Total Expenses	\$26,698	\$25,850
Expenses Per RSF	\$11.15	\$10.80
Expenses Per Unit	\$8,899	\$8,617

SECTION III

COMPARABLES

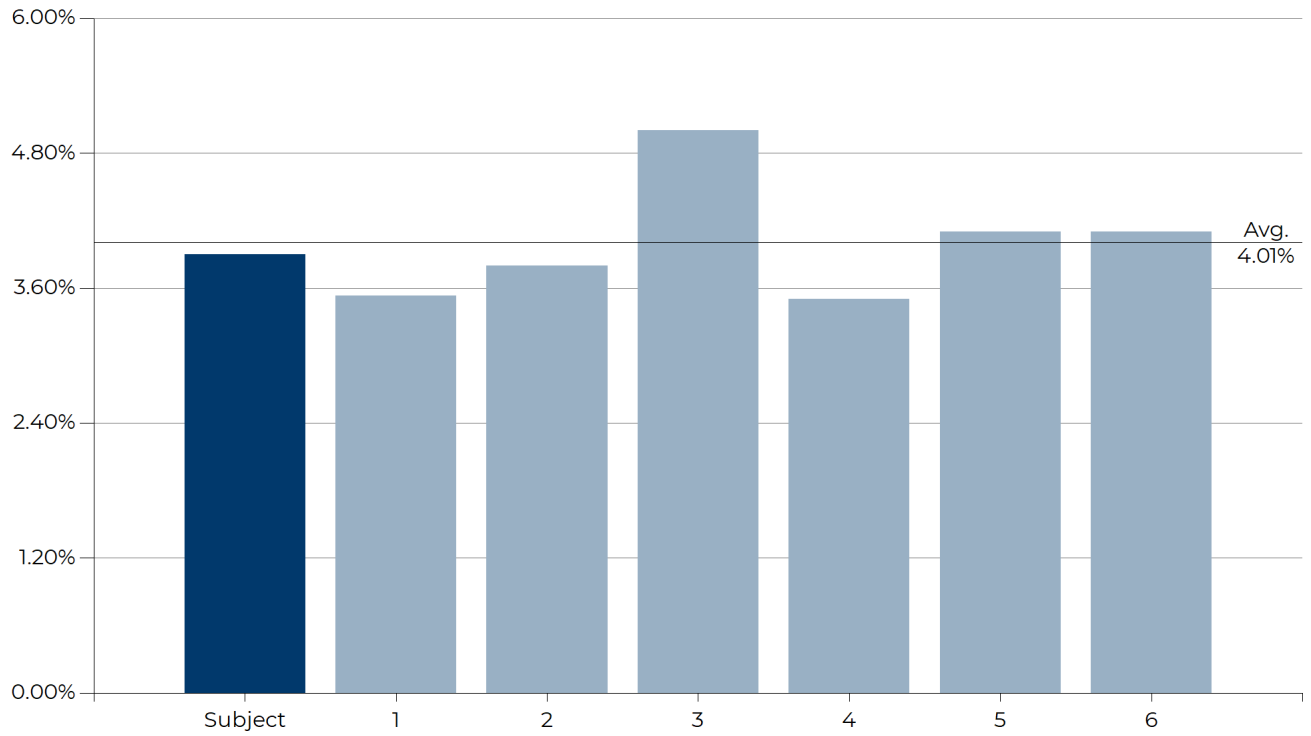


RECENT SALE COMPARABLES

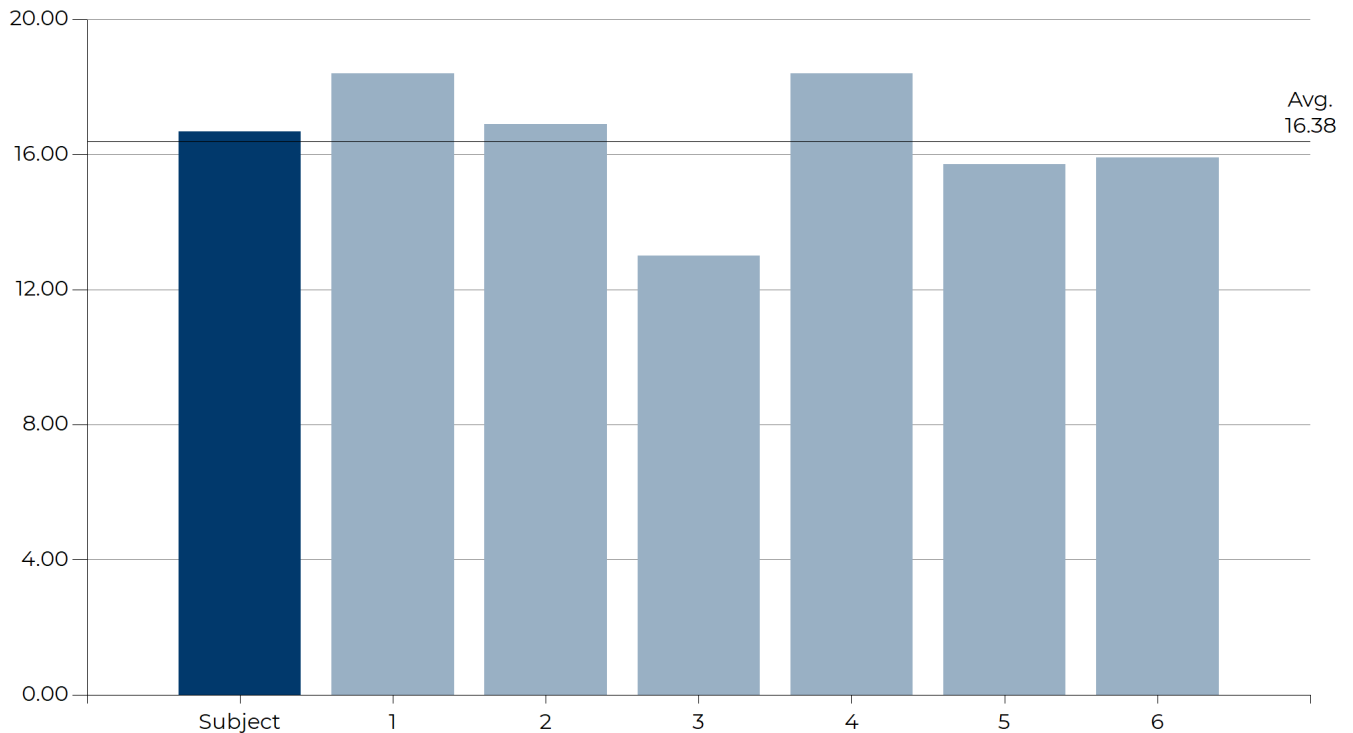
143 Pomona
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Cap Rate



Gross Rent Multiplier

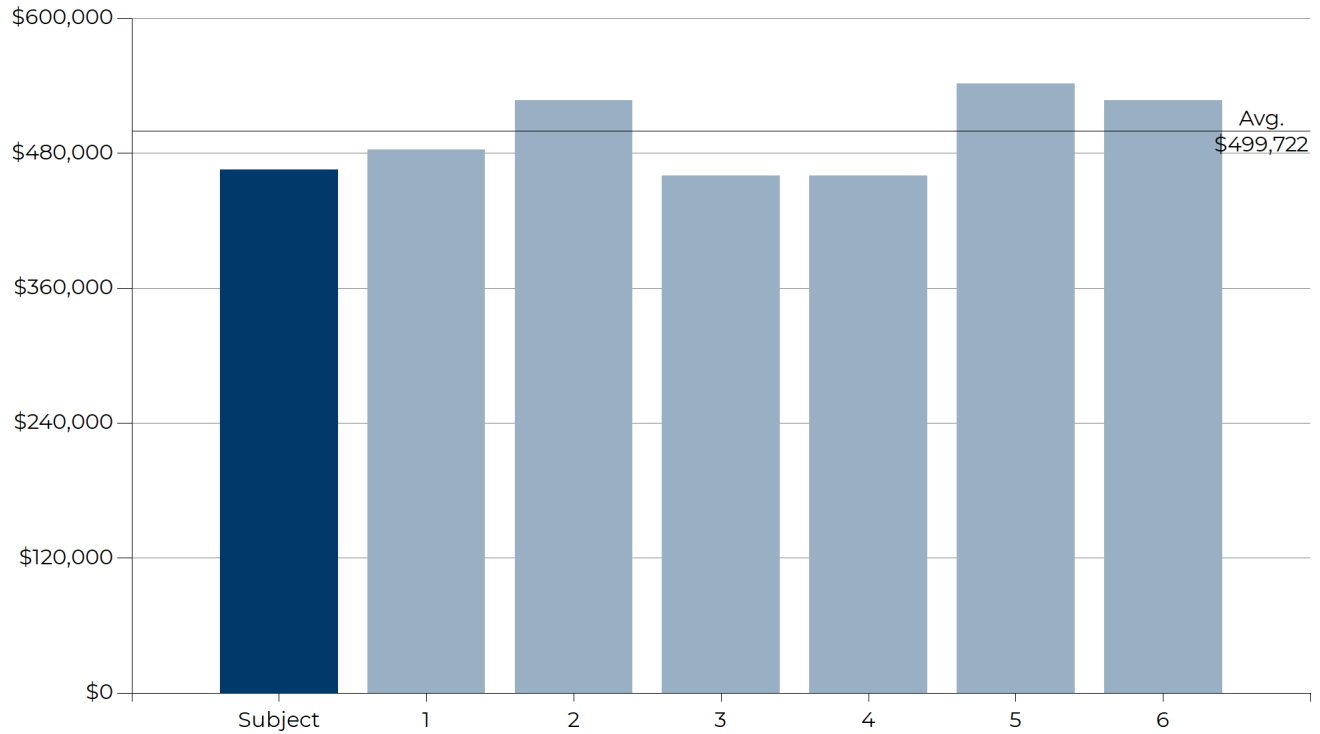


RECENT SALE COMPARABLES

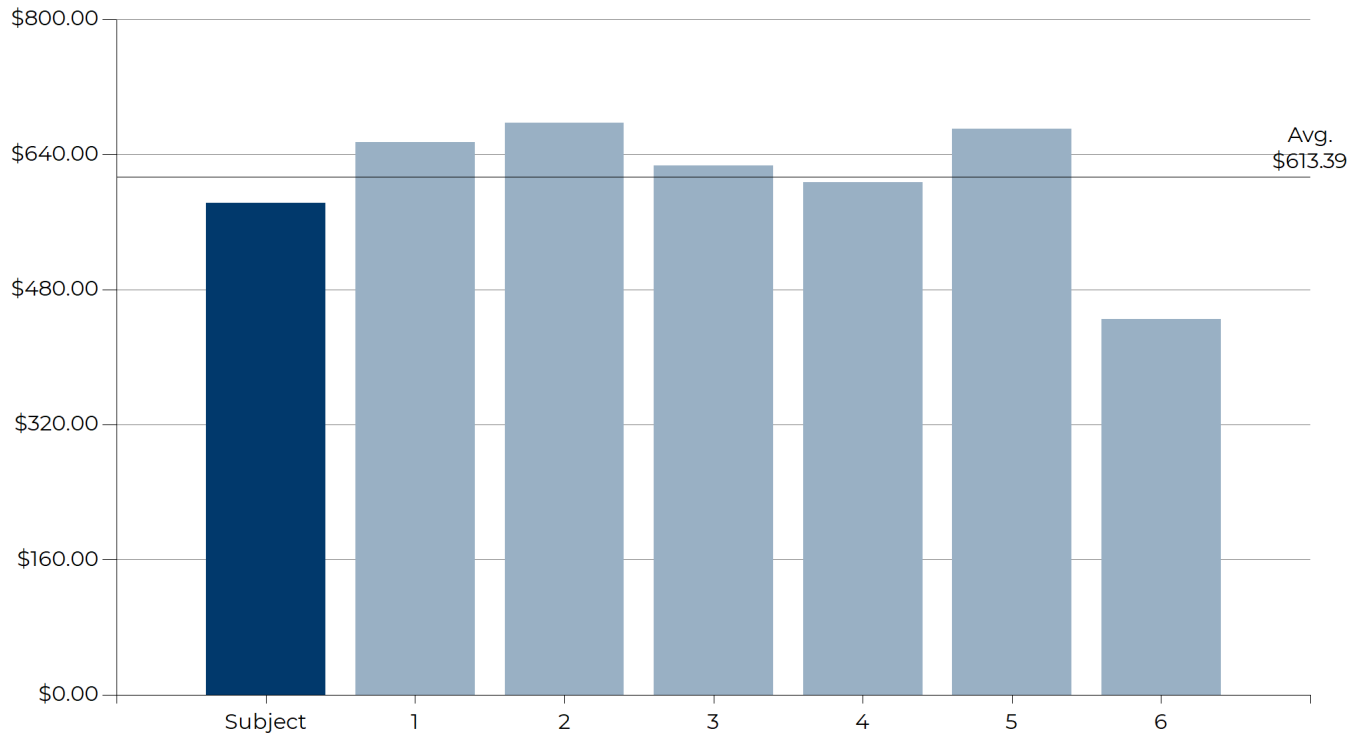
143 Pomona
143 Pomona Avenue | Long Beach, CA 90803

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Price per Unit



Price per SF



RECENT SALE COMPARABLES

143 Pomona
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S



143 Pomona

143 Pomona Avenue, Long Beach, CA 90803

Sale Price	\$1,395,000	Units	Unit Type
Units	3	1	Studio
Price/Unit	\$465,000	1	2 Bedroom 1 Bath
Price/SF	\$582.71	1	2 Bedroom 1 Bath
Lot Size	2,401		
Cap Rate	3.9%		
GRM	16.68		
Year Built	1947		

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224 Pomona Avenue

224 Pomona Avenue, Long Beach, CA 90803

Sale Price	\$1,450,000	Units	Unit Type
Units	3	1	1 Bedroom 1 Bath
Price/Unit	\$483,333	2	2 Bedroom 1 Bath
Price/SF	\$654.33		
Lot Size	3,329		
Cap Rate	3.53%		
GRM	18.4		
Year Built	1923		
Sale Date	10/23/2025		
Days-On-Mkt	111		

2



110 Quincy Avenue

110 Quincy Avenue, Long Beach, CA 90803

Sale Price	\$1,580,000	Units	Unit Type
Units	3	1	1 Bedroom 1 Bath
Price/Unit	\$526,667	2	2 Bedroom 1 Bath
Price/SF	\$677.53		
Lot Size	3,151		
Cap Rate	3.8%		
GRM	16.9		
Year Built	1924		
Sale Date	1/24/2024		
Days-On-Mkt	8		

RECENT SALE COMPARABLES

143 Pomona
143 Pomona Avenue | Long Beach, CA 90803

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3



159 Roycroft Avenue

159 Roycroft Avenue, Long Beach, CA 90803

Sale Price	\$1,840,000	Units	Unit Type
Units	4	1	Studio/Efficiency
Price/Unit	\$460,000	1	2 Bedroom 1 Bath
Price/SF	\$626.70	2	2 Bedroom 2 Bath
Lot Size	3,158		
Cap Rate	5.0%		
GRM	13.0		
Year Built	1954		
Sale Date	7/11/2025		
Days-On-Mkt	14		

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120 Granada Ave

120 Granada Avenue, Long Beach, CA 90803

Sale Price	\$1,380,000	Units	Unit Type
Units	3	2	1 Bedroom 1 Bath
Price/Unit	\$460,000	1	2 Bedroom 1 Bath
Price/SF	\$606.59		
Lot Size	2,711		
Cap Rate	3.5%		
GRM	18.4		
Year Built	1946		
Sale Date	11/14/2025		
Days-On-Mkt	36		

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140 Saint Joseph

140 Saint Joseph Avenue, Long Beach, CA 90803

Sale Price	\$1,625,000	Units	Unit Type
Units	3	2	1 Bedroom 1 Bath
Price/Unit	\$541,667	1	2 Bedroom 1 Bath
Price/SF	\$670.38		
Lot Size	3,155		
Cap Rate	4.1%		
GRM	15.7		
Year Built	1951		
Sale Date	4/16/2026		
Days-On-Mkt	8		

RECENT SALE COMPARABLES

143 Pomona
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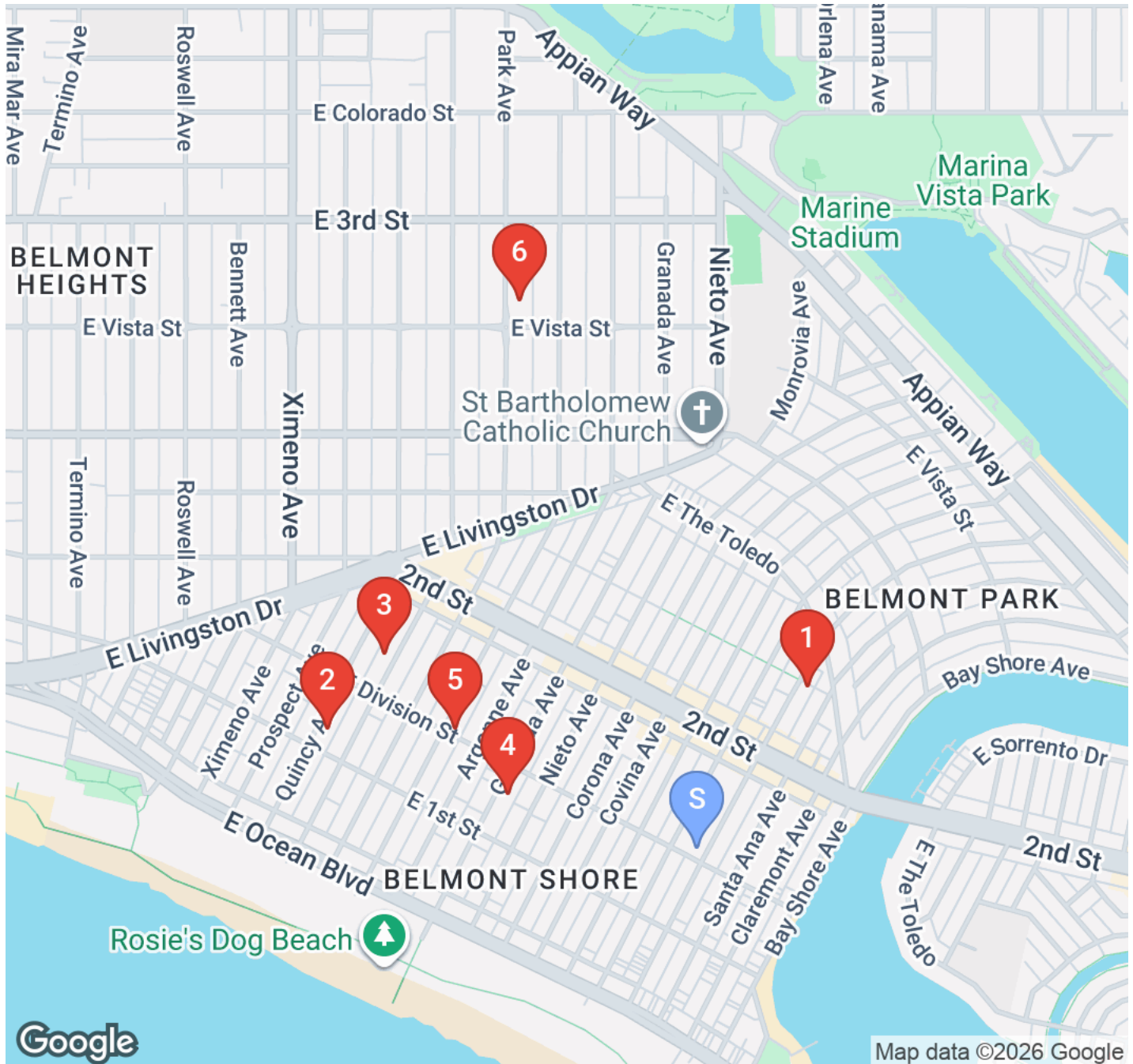
280 Park
280 Park Avenue, Long Beach, CA 90803

Sale Price	\$1,580,000
Units	3
Price/Unit	\$526,667
Price/SF	\$444.82
Lot Size	6,339
Cap Rate	4.1%
GRM	15.9
Year Built	1923
Sale Date	5/13/2026
Days-On-Mkt	69

RECENT SALE COMPARABLES

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143 Pomona
143 Pomona Avenue
Long Beach, CA, 90803
\$1,395,000

1

224 Pomona Avenue
Long Beach, CA, 90803
\$1,450,000

2

110 Quincy Avenue
Long Beach, CA, 90803
\$1,580,000

3

159 Roycroft Avenue
Long Beach, CA, 90803
\$1,840,000

4

120 Granada Ave
120 Granada Avenue
Long Beach, CA, 90803
\$1,380,000

5

140 Saint Joseph
140 Saint Joseph Avenue
Long Beach, CA, 90803
\$1,625,000

6

280 Park
280 Park Avenue
Long Beach, CA, 90803
\$1,580,000

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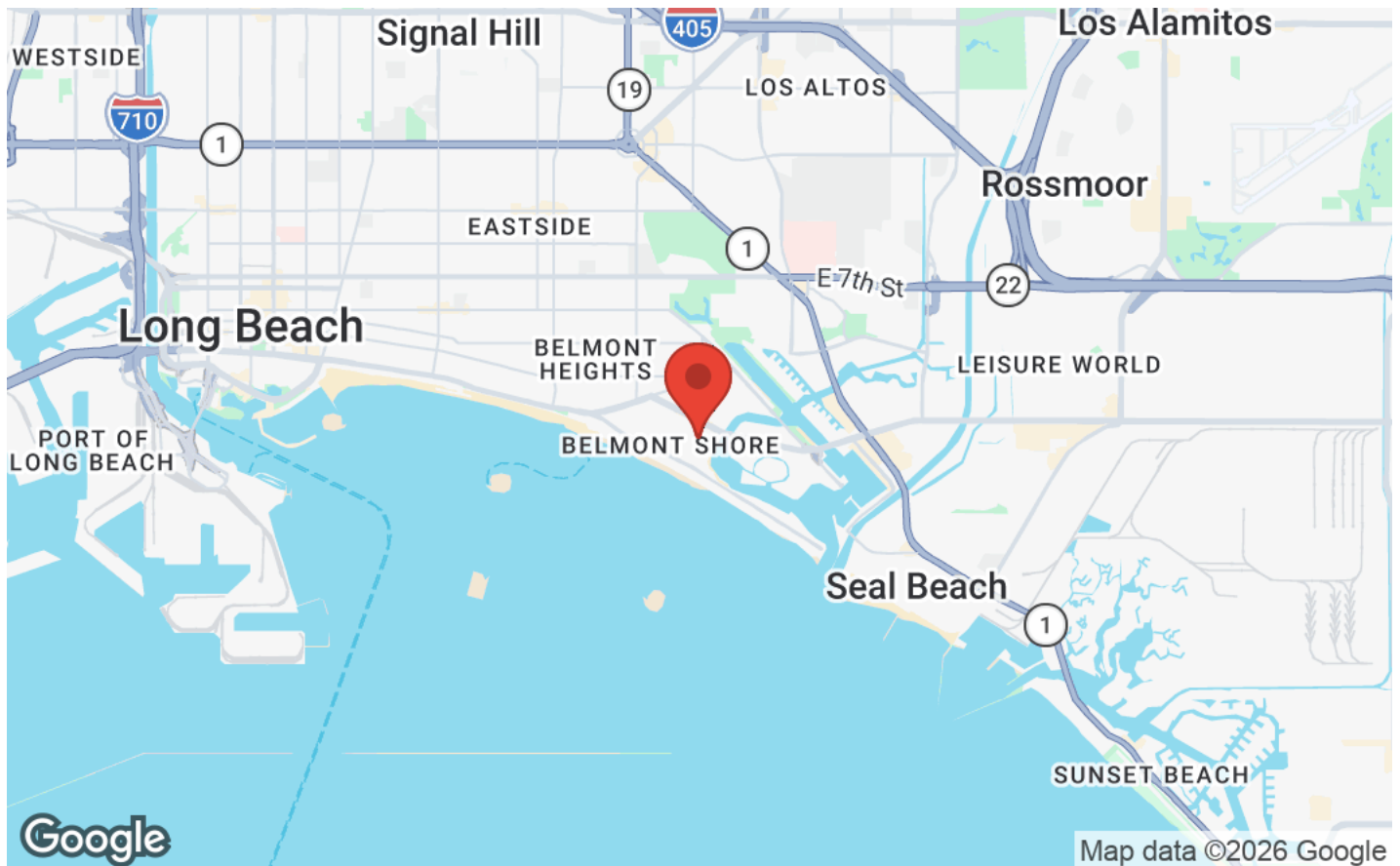
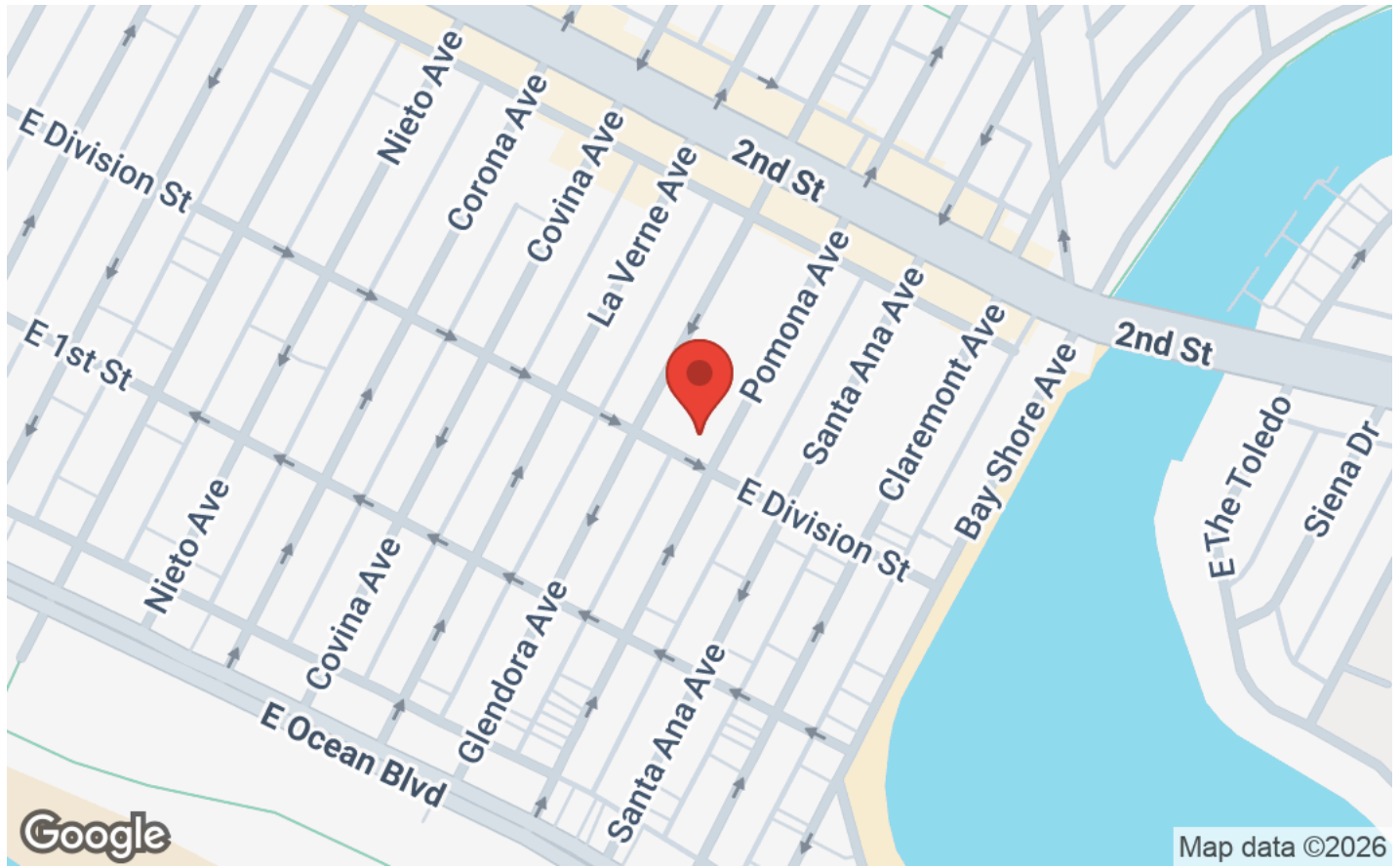
SECTION IV

MAPS / DEMOGRAPHICS

LOCATION MAPS

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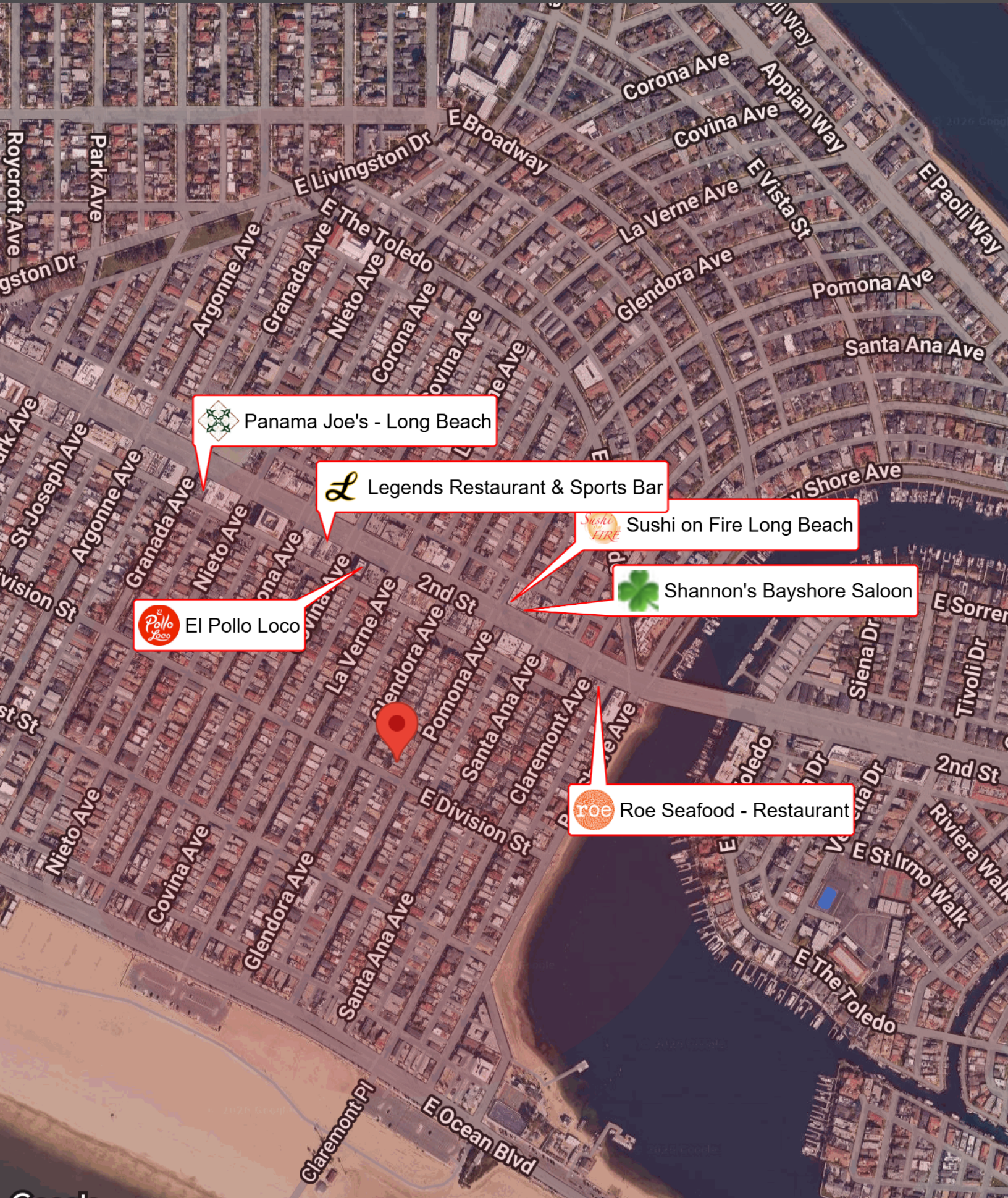
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BUSINESS MAP

143 Pomona
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Panama Joe's - Long Beach

Legends Restaurant & Sports Bar

Sushi on Fire Long Beach

Shannon's Bayshore Saloon

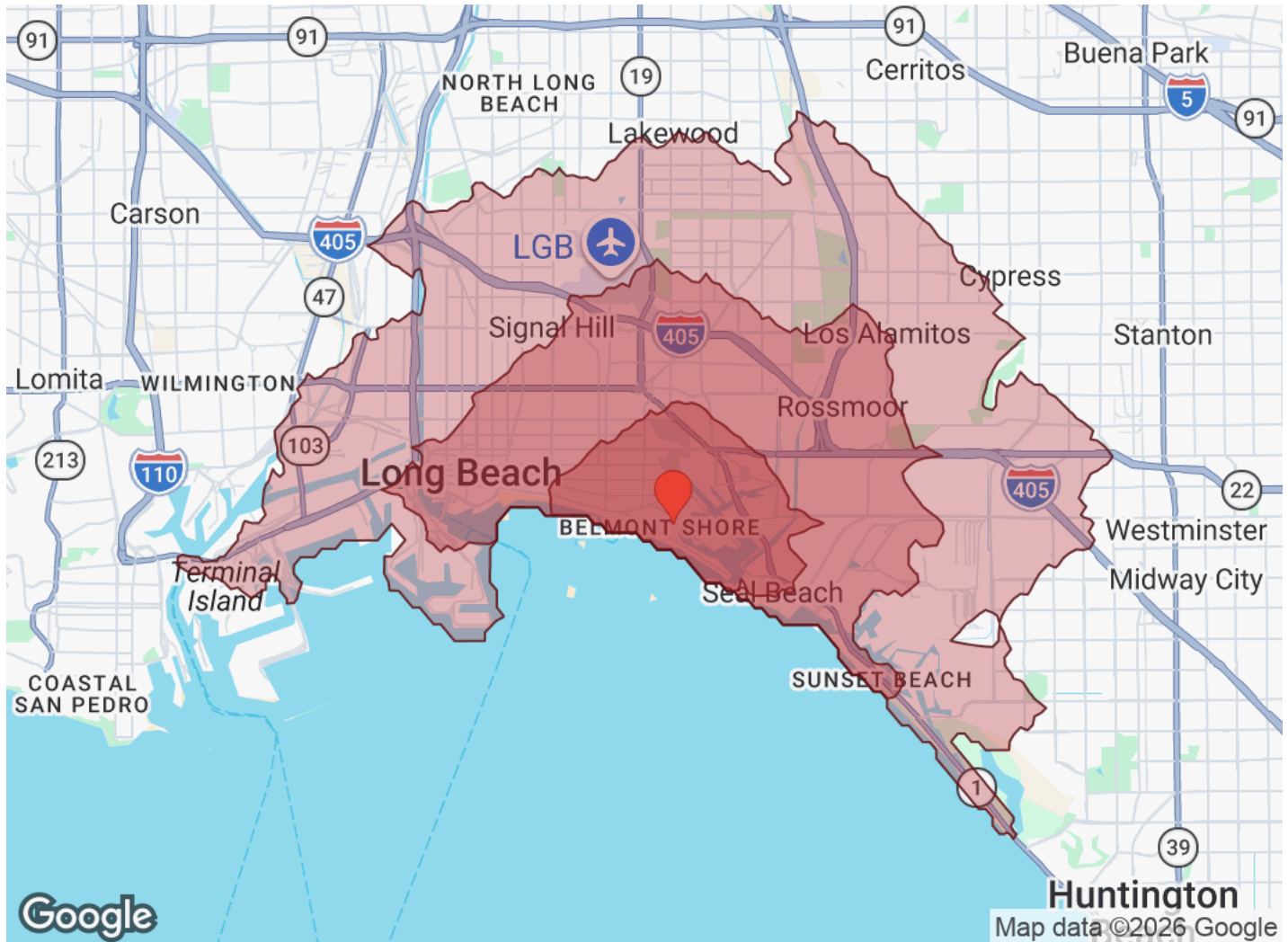
El Pollo Loco

roe Seafood - Restaurant

DEMOGRAPHICS

143 Pomona
143 Pomona Avenue | Long Beach, CA 90803

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Driving Time: 5 Mins 10 Mins 15 Mins

Population	5 Mins	10 Mins	15 Mins
Male	13,979	64,939	140,859
Female	14,487	64,037	138,787
Total Population	28,466	128,976	279,646

Race / Ethnicity	5 Mins	10 Mins	15 Mins
White	16,200	54,054	98,547
Black	1,170	10,963	26,818
Am In/AK Nat	37	219	419
Hawaiian	46	322	867
Hispanic	7,205	42,343	102,490
Asian	2,662	16,354	40,633
Multiracial	1,005	4,192	8,725
Other	142	542	1,091

Housing	5 Mins	10 Mins	15 Mins
Total Units	16,783	67,590	134,914
Occupied	15,222	61,906	124,058
Owner Occupied	6,710	23,532	49,657
Renter Occupied	8,512	38,374	74,401
Vacant	1,561	5,683	10,856

Age	5 Mins	10 Mins	15 Mins
Ages 0 - 14	3,138	15,818	40,015
Ages 15 - 24	2,201	15,505	32,519
Ages 25 - 54	12,144	56,123	120,878
Ages 55 - 64	4,196	16,235	35,049
Ages 65+	6,787	25,294	51,184

Income	5 Mins	10 Mins	15 Mins
Median	\$121,667	\$99,465	\$95,337
Under \$15k	814	4,352	9,630
\$15k - \$25k	596	2,849	5,981
\$25k - \$35k	370	3,388	7,088
\$35k - \$50k	856	4,591	10,051
\$50k - \$75k	1,598	8,690	17,242
\$75k - \$100k	1,615	7,237	14,798
\$100k - \$150k	3,645	12,092	22,890
\$150k - \$200k	1,569	6,585	12,704
Over \$200k	4,160	12,121	23,675

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