

For Sale

Colliers

RARE HARD TO FIND

Mixed Use | Owner User |
Income Producing Real Estate
Investment | Redevelopment
Opportunity

855 E Willow St,
Signal Hill, CA 90755

Colliers International presents a rare opportunity to acquire a $\pm$ 5,755 SF Mixed Use Building with Private Fenced Yard on a $\pm$ 13,323 SF Lot. This is a solid investment for an owner user operation. The property offers major retail and corner exposure, commercial, residential, warehouse and storage yard.

In addition to the owner user opportunity, the mixed-use aspect provides for potential live work. The property is served with two (2) retail units and associated separate entrances, along with, additional entrances to the residential and warehouse buildings. There are two (2) new power panels.

This provides for a potential multi-tenant / owner user investment. A business owner can purchase the property, use part of the property and lease out units. This enables a buyer to substantially reduce occupancy costs by having tenants pay a significant portion of the mortgage.

Why rent when a business owner can purchase and potentially enjoy a lower occupancy cost than leasing, generate rental income, reap the tax benefits, develop appreciation and build equity (wealth)!

This property is well suited for many entrepreneurial business owners. Custom kitchen & bath design / remodelers, cabinet operations, flooring, electric, plumbing, HVAC contractors, architects, engineers, security services providers, commercial maintenance, retail, medical supply, medical doctors.

The property is located in a prime location for redevelopment into assisted living or medical facility now or in the future. The location is in the secure, business friendly City of Signal Hill, and also enjoys the benefit of being near the Long Beach Healthcare Corridor, this is a strategically positioned location that provides growth potential in both the real estate, as well as, a multiplicity of business operations.

As the seller is launching business expansion into larger properties and other markets, this expansion requires capital. Thus, providing a business own rare chance to purchase this property well below the current appraised value (appraisal dated June 15, 2026).



Exclusive Listing By Colliers International

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Property Improvement Details

Commercial Building:

- Two (2) retail / commercial storefronts (Two entrances)
- Multiple offices
- Warehouse/Shop/Storage area
- Multiple restrooms
- Front and rear entrances

Yard Area:

- Paved
- Secure
- Fenced

Residential Dwelling:

- Two (2) stories
- Kitchen
- Two (2) bedrooms
- Two (2) bathrooms
- Walk In Closet
- Live in House or Rent to Key Employee / Rent to Tenant Cover Portion of Mortgage

Quick Property Facts:

- Lot: $\pm 13,323$ SF
- Improvements: $\pm 5,775$ SF
- Commercial & Industrial: $\pm 4,100$ SF
- Residential: $\pm 1,675$ SF
- Private Paved, Fenced Yard: $\pm 4,549$ SF
- Parking: ± 8 Spaces
- Zoning: SHCG*
- Major Street Frontage (Approx ± 100 linear feet)
- Corner Location
- Location: Good Access to 405, 710 Freeways
- Asking Price: Call For Details



Multiple Occupancy Scenarios

Scenario A OWNER USER

Occupy Entire Property

- Retail
- Showroom
- Warehouse
- Residence
- Private Fenced Yard

Scenario B OWNER USER + INCOME

Use:

- One retail unit & warehouse and yard

Lease out:

- Second retail unit
- Residence

Potential rental income offsets ownership costs.

Scenario C USE INDUSTRIAL PORTION

Occupy:

- Warehouse
- Yard

Lease out:

- Retail unit #1
- Retail unit #2
- Residence

Potentially create multiple income streams and diversity rental income across multiple tenants.

Scenario D LIVE / WORK

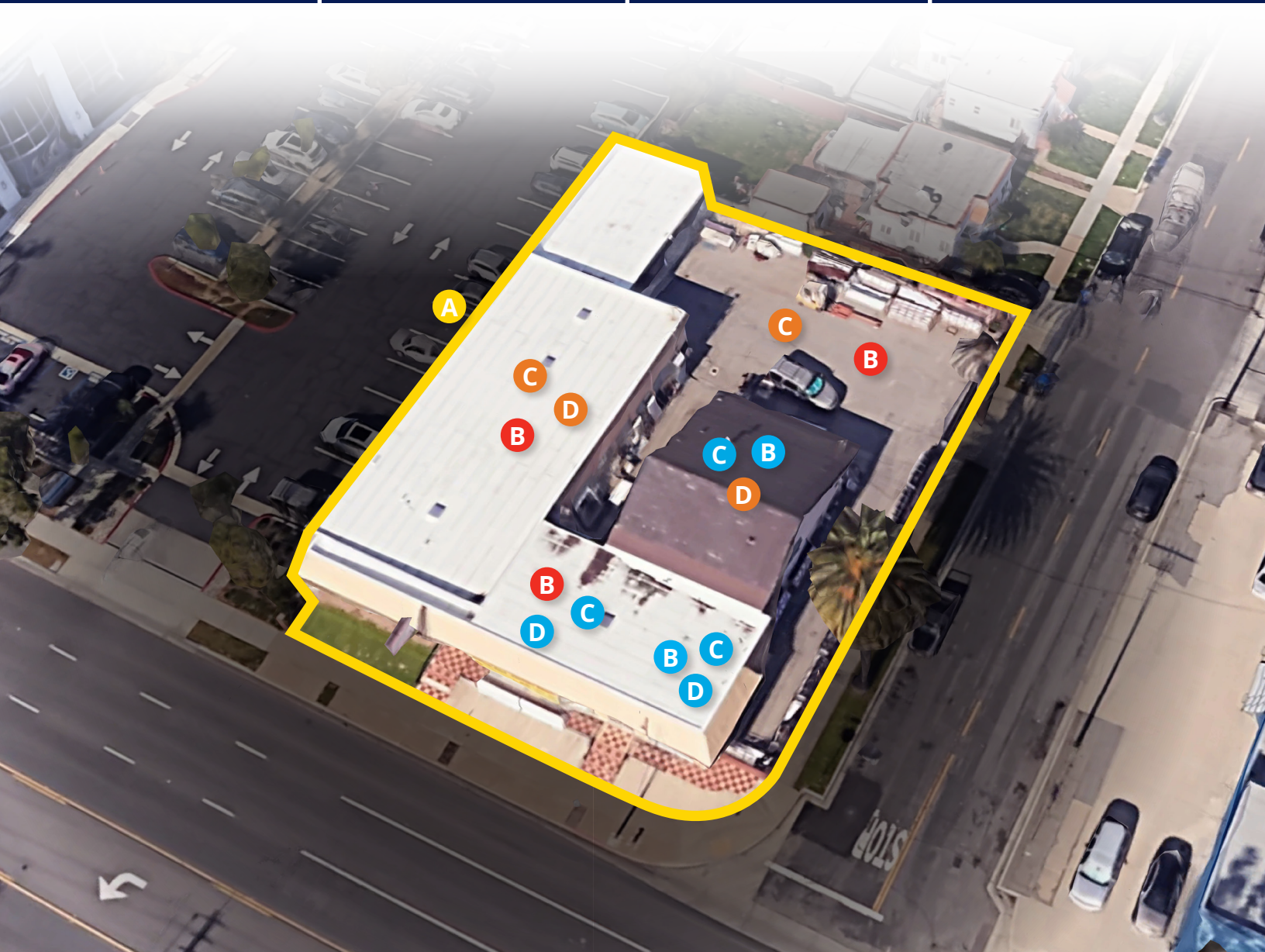
Occupy:

- Residence
- Business location

Lease out:

- 1 or 2 commercial units

This scenario is popular with many contractors, designers, kitchen companies, home improvement firms, roofing contractors, HVAC contractors, plumbing contractors, cabinet firms, landscaping companies, that seek to maximize rental income value while minimizing occupancy costs



Why Buy Instead of Lease?

OWNERSHIP WEALTH CREATION EXAMPLE

Assume: Purchase Price \$2,700,000 | Typical SBA Financing | 10% Down Payment



Leasing:

- Monthly rent paid
- No equity creation
- Rent increases
- No appreciation benefit
- Less business stabilization as lease expires - no certainty landlord will renew the business owner.
- Power and control reside with the property owner.
- Rents tend to increase substantially.



Ownership:

- Build equity
- Potential appreciation
- Depreciation benefits (consult tax advisor)
- Control of occupancy
- Ability to lease excess space
- Ability to grow in to additional space as business grows
- Mortgage reduction over time

Buyers should consult with their accountant, tax advisor, lender and legal counsel regarding ownership benefits.

CAN PURCHASE BELOW APPRAISED VALUE!

Seller has appraisal dated June 15, 2026

Appraised Value: \$3,000,000

Example:

Purchase Price	\$2,700,000
Down Payment	10%
Interest Rate	6.26%
Amortization	30 Years
Payment (Principal & Interest)	\$14,900

Rent Out:

1 Retail Unit for	\$4,000 per month
Rent Out House for	\$3,000 per month
Rent Out Portion of Yard	\$3,000 per month
Total Rent	\$10,000 Per Month

\$14,900 Mortgage - \$10,000 Rent = \$4,900 Per Month

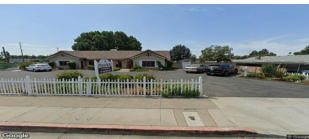
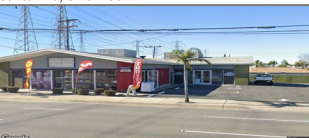
Buyer has tenants cover more than half the principal and interest cost every month!

Note: Home prices alone are approximately ± \$800,000 - \$1,000,000

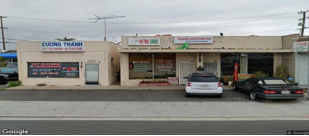
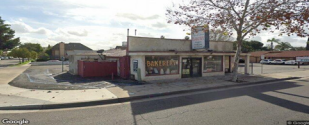
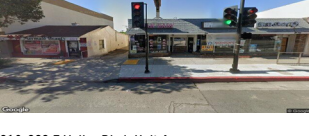
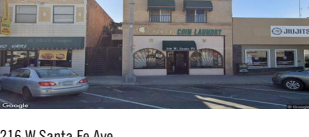
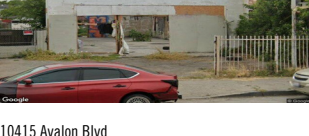
Buyers should consult with their accountant, tax advisor, lender and legal counsel regarding ownership benefits. This is not a representation or guarantee and is provided only as an example of how a buyer might consider leasing out a portion of the property and buyer should conduct their own independent investigate and analysis as the what mortgage rate, interest rate, terms, rents may be possible. Buyer to independently verify asking space prices for residential, commercial, retail, industrial and fence land/yard properties, sale comps, lease comps and how they compare to the subject property.



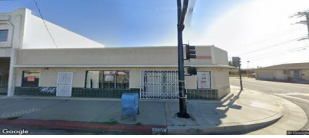
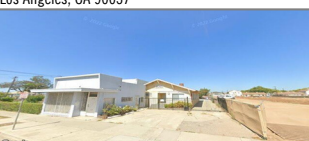
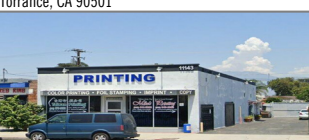
Sale Comps (Retail)

		General Use Specific Use Market Area Zoning Date on Market	Office SF Lot Size Year Built Const. Type Space Type Type	Sale Date SF Sold Sale Price Sale \$/SF	Trans. Type Cap Rate Asking Price Asking Price PSF	Details	Buyer / Buyer From Seller Comments
1		Retail Auto Repair OC West CM 11/30/2023 APN: 096-412-34	3,300 SF 0.36 Ac/15,552 SF 1984 Industrial Sale	01/28/2025 3,300 SF \$1,620,000 \$490.91	Owner/User \$1,799,000 \$545.15	Sprinklers: Parking: 4.5/15 Clear Height: Amps: Volts: Yard: Yes #Error	GOLDENWEST FAMILY LLC Robles Kenneth Source: www.aircre.com
1		Retail Freestanding OC North G-C APN: 032-153-13	3,288 SF 0.24 Ac/10,575 SF 1913 Retail Sale	05/05/2026 3,288 SF \$1,650,000 \$501.82	Owner/User	Class: Parking: Floors: 2 Elevators: 0 Load Factor:	K1 & C LLC Ho Kim On 5/05/2026, K1 & C LLC purchased 419 W Commonwealth Ave Fullerton, CA 92832, a 3,288 SF retail building from Ho Kim for \$1,650,000, or \$501.82/SF. K1 & C LLC secured a conventional loan in the amount of \$1,355,600 from PCB Bank. Sale of the property included 1 3,288 SF retail building on APN 032-153-13. Source: www.aircre.com
2		Retail Freestanding OC Airport Area C1 APN: 398-123-11	2,280 SF 0.17 Ac/7,405 SF 1957R58 Retail Sale	01/07/2025 2,280 SF \$1,000,000 \$438.60	Owner/User	Class: Parking: /0 Floors: 1 Elevators: No Load Factor:	Solares Revocable Living Trust Nguyen Son Hoang Loan Info: U.S. Bank National Association (\$600,000) Loan Type: Conventional Source: www.aircre.com
3		Retail Day Care OC Airport Area C5 APN: 396-341-05	4,020 SF 0.46 Ac/20,162 SF 1925R65 Retail Sale	06/29/2026 4,020 SF \$2,700,000 \$671.64 11/03/2025	Owner/User	Class: Parking: Floors: 1 Elevators: No Load Factor:	Antony Holdings LLC Purvis Enterprises LLC Antony Holdings LLC purchased 2112 E Santa Clara Ave Santa Ana, CA 92705 a daycare facility totaling 4,020 SF, from Purvis Enterprises LLC for \$2,700,000 (\$671/SF). Antony Holdings LLC obtained a loan in the amount of \$2,160,000 from Bank of America NA. The seller was represented by Terrison Quinn and Tony Vuona (SRS). Source: www.aircre.com
4		Retail Freestanding OC North C-TR APN: 375-442-19	4,005 SF 0.33 Ac/14,371 SF 1970 Retail Sale	02/14/2025 4,005 SF \$1,700,000 \$424.47	Owner/User	Class: Parking: /0 Floors: 1 Elevators: No Load Factor:	STEVENS HAILEY MARSHALL; MARSHALL HAILEY K Source: www.aircre.com
5		Retail Day Care OC North M-1 APN: 296-352-05	2,078 SF 0.38 Ac/16,596 SF 1955R56 Retail Sale	10/31/2025 2,078 SF \$1,375,000 \$661.69 04/03/2025	Owner/User \$1,425,000 \$685.76	Class: Parking: 1.0/2 Floors: 1 Elevators: 0 Load Factor:	Grimar LLC Robert H Zaratian Jr Trust On 10/31/2025, Grimar LLC purchased 2100 E Lambert Rd La Habra, CA 90631, a 2,078 SF retail building from Grimar LLC for \$1,375,000, or \$661.69/SF. Robert H Zaratian Jr Trust secured a loan in the amount of \$945,000 from JPMorgan Chase Bank NA. Sale of the property included 1 2,078 SF retail building on APN 296-352-05. Source: www.aircre.com
6		Retail Mixed Use OC West MU36 APN: 195-301-02	3,120 SF 0.17 Ac/7,299 SF 1962 Retail Sale	03/11/2025 3,120 SF \$1,250,000 \$400.64 08/26/2024	Owner/User \$1,350,000 \$432.69	Class: Parking: 2.9/9 Floors: 1 Elevators: No Load Factor:	Moreira Mario E Joan Koller Loan Info: Poppy Bank (\$646,782) Source: www.aircre.com

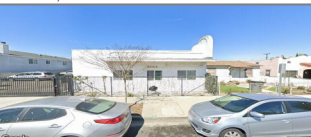
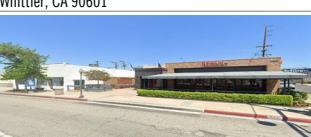
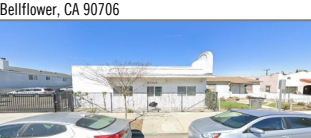
Sale Comps (Retail)

	General Use Specific Use Market Area Zoning	Lot Size Year Built Space Type Type	SF Sold Sale Price Sale \$/SF Date on Market	Trans. Type Cap Rate Asking Price Asking Price PSF	Details	Buyer / Buyer From Seller Comments
7	 8101 - 8105 Westminster Blvd 8105 Westminster Blvd Westminister, CA 92683	Retail Freestanding OC West C1 APN: 097-064-39	2,038 SF 0.12 Ac/5,227 SF 1954 Retail Sale	09/16/2025 2,038 SF \$900,000 \$441.61	Owner/User Class: Parking: Floors: 1 Elevators: 0 Load Factor:	HUYNH CHANH MINH Glendene Blankenship On 9/16/2025, Chanh Minh Huynh purchased 8105 Westminster Blvd Westminister, CA 92683, a 2,038 SF retail building from Glendene Blankenship for \$900,000, or \$441.61/SF. Sale of the property included 1 2,038 SF retail building on APN 097-064-39. Source: www.aircre.com
8	 10542 Katella Ave Anaheim, CA 92804	Office General OC West O-P APN: 089-611-03	2,277 SF 0.30 Ac/13,068 SF 1957 Retail Sale	10/28/2025 2,277 SF \$1,273,500 \$559.29 03/24/2025	Owner/User Class: Parking: Floors: 1 Elevators: 0 Load Factor:	Zero Five 42 Holdings LLC Valdez Family Trust On 10/28/2025, Zero Five 42 Holdings LLC purchased 10542 Katella Ave Anaheim, CA 92804, a 2,277 SF retail building from Valdez Family Trust for \$1,273,500, or \$559.29/SF. Zero Five 42 Holdings LLC secured a conventional loan in the amount of \$636,510 from Zions Bancorporation NA. Sale of the property included 1 2,277 SF retail building on APN 089-611-03. Source: www.aircre.com
9	 822 E Chapman Ave Fullerton, CA 92831	Retail Restaurant OC North G-C APN: 033-161-12	2,307 SF 0.15 Ac/6,541 SF 1922 Retail Sale	09/19/2025 2,307 SF \$975,000 \$422.63	Owner/User Class: Parking: Floors: 1 Elevators: 0 Load Factor:	IBRAHIM ALIA A Oliva Amaro Deleon On 9/19/2025, Ibrahim Alia A purchased 822 E Chapman Ave Fullerton, CA 92831, a 2,307 SF retail building from Oliva Amaro Deleon for \$975,000, or \$422.63/SF. Sale of the property included 1 2,307 SF retail building on APN 033-161-12. Source: www.aircre.com
10	 2052 W Florence Ave Los Angeles, CA 90047	Retail Auto Repair LA County Outside Submarket C2 APN: 6017-003-029	2,108 SF 0.24 Ac/10,323 SF 1974 Retail Sale	01/27/2026 2,108 SF \$1,220,000 \$578.75	Owner/User Class: Parking: Floors: 1 Elevators: 0 Load Factor:	2052 Florence LLC DJ Auto Glass Inc On 1/27/2026, 2052 Florence LLC purchased 2052 W Florence Ave Los Angeles, CA 90047, a 2,108 SF retail building from DJ Auto Glass Inc for \$1,220,000, or \$578.75/SF. 2052 Florence LLC secured a conventional loan in the amount of \$1,027,000 from American Continental Bank. Sale of the property included 1 2,108 SF retail building on APN 6017-003-029. Source: www.aircre.com
11	 12421 Valley View St Garden Grove, CA 92845	Retail Free Standing Bank OC West C-1 APN: 217-061-08	6,960 SF 0.62 Ac/27,080 SF 1965 Retail Sale	02/13/2026 6,960 SF \$4,630,000 \$665.23	Owner/User Class: Parking: Floors: 1 Elevators: 0 Load Factor:	12421 VALLEY VIEW BOULEVARD II LP 12421 Valley View Boulevard II LP On 2/13/2026, Element Ventures LLC purchased 12421 Valley View St Garden Grove, CA 92845, a 6,960 SF retail building from 12421 Valley View Boulevard II LP for \$4,630,000, or \$665.23/SF. Element Ventures LLC secured a conventional loan in the amount of \$2,200,000 from Cathay Bank. Sale of the property included 1 6,960 SF retail building on APN 217-061-08. Source: www.aircre.com
12	 216-222 E Valley Blvd, Unit A San Gabriel, CA 91776	Retail Mixed Use West SGV C3 APN: 5370-011-003	5,469 SF 0.35 Ac/15,083 SF 1949 Retail Sale	11/21/2025 5,469 SF \$2,650,000 \$484.55 02/18/2025	Owner/User Class: Parking: Floors: 1 Elevators: 0 Load Factor:	BLUE BAY J LLC MINH Development & Management LLC On 11/21/2025, Blue Bay J LLC purchased 216 - 222 E Valley Blvd San Gabriel, CA 91776, a set of 2 retail buildings totaling 5,469 SF from MINH Development & Management LLC for \$2,650,000, or \$484.55/SF. Sale of the property included 2 retail buildings totaling 5,469 SF on APN 5370-011-003. Source: www.aircre.com
13	 216 W Santa Fe Ave Placentia, CA 92870	Retail Mixed Use OC North OT APN: 339-393-06	3,146 SF 0.06 Ac/2,614 SF 1916 Retail Sale	02/26/2025 3,146 SF \$1,625,000 \$516.53	Owner/User Class: Parking: /0 Floors: 2 Elevators: Load Factor:	BLACKROCK HOLDING COMPANY LLC Santa Fe Ave LLC Source: www.aircre.com
14	 10415 Avalon Blvd Los Angeles, CA 90003	Retail Auto Repair Outlying Los Angeles C2-1VL-CPIO APN: 6063-020-026	2,380 SF 0.13 Ac/5,628 SF 1955 Retail Sale	09/30/2025 2,380 SF \$1,600,000 \$672.27	Owner/User Class: Parking: Floors: 1 Elevators: 0 Load Factor:	Jong Bum Kim Tielots Properties LLC On 9/30/2025, Jong Bum Kim purchased 10415 Avalon Blvd Los Angeles, CA 90003, a 2,380 SF retail building from Tielots Properties LLC for \$1,600,000, or \$672.27/SF. Jong Bum Kim secured a conventional loan in the amount of \$1,120,000 from Lending Plus Inc. Sale of the property included 1 2,380 SF retail building on APN 6063-020-026. Source: www.aircre.com

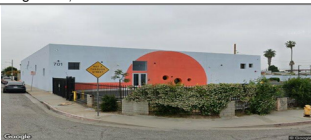
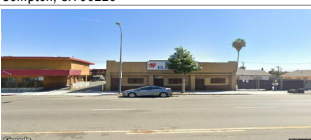
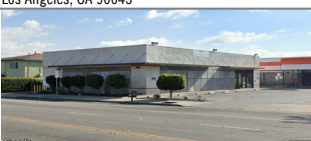
Sale Comps (Retail)

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15		Retail Freestanding West SGV C-3/FCMU APN: 5287-020-037	2,081 SF 0.11 Ac/4,878 SF 1946 Retail Sale	11/26/2025 2,081 SF \$998,000 \$479.58	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	ZHANG YUTENG Chuen Lau On 11/26/2025, Yuteng Zhang purchased 3200 Del Mar Ave Rosemead, CA 91770, a 2,081 SF retail building from Chuen Lau for \$998,000, or \$479.58/SF. Yuteng Zhang secured a conventional loan in the amount of \$590,000 from United Pacific Bank. Sale of the property included 1 2,081 SF retail building on APN 5287-020-037. Source: www.aircre.com
	3200 Del Mar Ave Rosemead, CA 91770						
16		Retail Restaurant CBD M3-1-RIO-CUGU APN: 5169-016-001	2,480 SF 0.21 Ac/8,933 SF 2018 Retail Sale	12/11/2025 2,480 SF \$3,150,000 \$1,270.16	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	TMK8888TH LLC BT Southern Highlands Investments LLC On 12/11/2025, TMK8888TH LLC purchased 1717 S Soto St Los Angeles, CA 90023, a 2,480 SF retail building from BT Southern Highlands Investments LLC for \$3,150,000, or \$1,270.16/SF. TMK8888TH LLC secured a conventional loan in the amount of \$1,000,000 from American Plus Bank NA. Sale of the property included 1 2,480 SF retail building on APN 5169-016-001. Source: www.aircre.com
	1717 S Soto St Los Angeles, CA 90023						
17		Retail Mixed Use Outlying Los Angeles C2-1VL-CPIO APN: 6006-021-017	2,400 SF 0.12 Ac/5,031 SF 1965 Retail Sale	01/27/2026 2,400 SF \$1,300,000 \$541.67	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	GAGE LIQUOR MART INC Tae Byong Kim On 1/27/2026, Gage Liquor Mart Inc purchased 6220 S San Pedro St Los Angeles, CA 90003, a 2,400 SF retail building from Tae Byong Kim for \$1,300,000, or \$541.67/SF. Gage Liquor Mart Inc secured a conventional loan in the amount of \$1,170,000 from American Continental Bank. Sale of the property included 1 2,400 SF retail building on APN 6006-021-017. Source: www.aircre.com
	6220 S San Pedro St Los Angeles, CA 90003						
18		Retail Freestanding LAX Area DTOD APN: 4021-010-013	3,500 SF 0.11 Ac/4,642 SF 1925 Retail Sale	10/29/2025 3,500 SF \$1,600,000 \$457.14	Owner/User	Class: Parking: Floors: 2 Elevators: 0 Load Factor:	BETBEN INC Bruin Market St LLC On 10/29/2025, Betben Inc purchased 132 S Market St Inglewood, CA 90301, a 3,500 SF retail building from Bruin Market St LLC for \$1,600,000, or \$457.14/SF. Betben Inc secured a conventional loan in the amount of \$1,200,000 from KP Properties Inc Defined Bene. Sale of the property included 1 3,500 SF retail building on APN 4021-010-013. Source: www.aircre.com
	132 S Market St Inglewood, CA 90301						
19		Retail Mixed Use Outlying Los Angeles C2-1VL-CPIO APN: 5001-004-015	2,500 SF 0.15 Ac/6,516 SF 1921 Retail Sale	09/30/2025 2,500 SF \$4,000,000 \$1,600.00	Owner/User	Class: Parking: 5.2/13 Floors: 1 Elevators: 0 Load Factor:	500 ODT LLC 5 Star Discount Homes LLC On 9/30/2025, 500 ODT LLC purchased 5220 - 5226 S Vermont Ave Los Angeles, CA 90037, a 2,500 SF retail building from 5 Star Discount Homes LLC for \$4,000,000, or \$1,600.00/SF. 500 ODT LLC secured a conventional loan in the amount of \$4,400,000 from Hanmi Bank. Sale of the property included 1 2,500 SF retail building on APN 5001-004-015. Source: www.aircre.com
	5224 S Vermont Ave 5220-5226 S Vermont Ave Los Angeles, CA 90037						
20		Retail Mixed Use Gardena/North Compton R4 APN: 6105-009-010	2,084 SF 0.20 Ac/8,739 SF 1920 Retail Sale	03/19/2025 2,084 SF \$840,000 \$403.07	Owner/User	Class: Parking: Floors: 1 Elevators: No Load Factor:	ARMENTA JESSE ARIAS; ARMENTA SHELBY GABRIELLE Cha Michael J Loan Info: MCJAB Inc (\$756,000) Loan Type: Conventional Source: www.aircre.com
	15731 S Normandie Ave Gardena, CA 90247						
21		Retail Neighborhood Center Torrance C2-1 APN: 7349-030-016	4,550 SF 0.21 Ac/9,031 SF 1959 Retail Sale	11/24/2025 4,550 SF \$1,950,000 \$428.57	Owner/User	Class: Parking: Floors: 2 Elevators: 0 Load Factor:	1329 Carson LLC 1329 W Carson LLC On 11/24/2025, 1329 Carson LLC purchased 1329 W Carson St Torrance, CA 90501, a 4,550 SF retail building from 1329 W Carson LLC for \$1,950,000, or \$428.57/SF. Sale of the property included 1 4,550 SF retail building on APN 7349-030-016. Source: www.aircre.com
	1329 W Carson St Torrance, CA 90501						
22		Retail Mixed Use West SGV MMU APN: 8566008007	2,440 SF 0.12 Ac/5,420 SF 1949 Retail Sale	06/18/2025 2,440 SF \$1,065,000 \$436.48	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	FUENTES MARCO T; FUENTES NORA D Iris Nieh Revocable Living Trust On 6/18/2025, Marco T Fuentes & Nora D Fuentes purchased 11143 Garvey Ave El Monte, a 2,440 SF retail building from Iris Nieh Revocable Living Trust for 2,440 SF or \$436.48/SF. Sale of the property included 1 retail building on APN 8566008007 totaling 0.12 acres. Source: www.aircre.com
	11143 Garvey Ave El Monte, CA 91733						

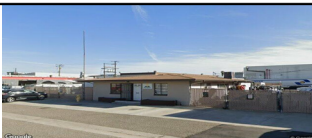
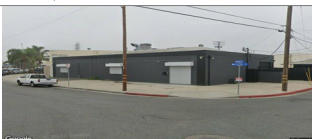
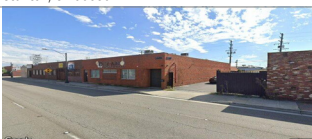
Sale Comps (Retail)

		General Use Specific Use Market Area Zoning	Lot Size Year Built Space Type Type	SF Sold Sale Price Sale \$/SF Date on Market	Trans. Type Cap Rate Asking Price Asking Price PSF	Details	Buyer / Buyer From Seller Comments
23		Retail Restaurant Long Beach/Harbor Cities T-C APN: 7109019005	6,232 SF 0.34 Ac/14,802 SF 1939 Retail Sale	09/03/2025 6,232 SF \$2,450,000 \$393.13	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	EL CORRALON LLC Nick & Helen Frousakis Trust On 9/03/2025, El Corralon LLC purchased 16916 Bellflower Blvd Bellflower, two retail buildings totaling 6,232 SF from Nick & Helen Frousakis Trust for \$2,450,000 or \$393.13/SF. El Corralon LLC secured a conventional loan in the amount of \$1,715,000 from First-Citizens Bank & Trust Co. Sale of the property included 2 buildings on APN 7109019005 totaling 0.34 acres. Source: www.aircre.com
	16916 Bellflower Blvd Bellflower, CA 90706						
24		Retail Freestanding Long Beach/Harbor Cities C-G APN: 7109-013-032	4,323 SF 0.48 Ac/21,072 SF Retail Sale	11/24/2025 4,323 SF \$2,650,000 \$613.00	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	CITY OF BELLFLOWER Kwan Family Living Trust On 11/24/2025, City of Bellflower purchased 9855 Flower St Bellflower, CA 90706, a 4,323 SF retail building from Kwan Family Living Trust for \$2,650,000, or \$613.00/SF. Sale of the property included 1 4,323 SF retail building on APN 7109-013-032. Source: www.aircre.com
	9855 Flower St Bellflower, CA 90706						
25		Retail Mixed Use Carson/Compton RM-25-D APN: 7308014040	2,767 SF POL 1926 Retail Sale	01/15/2026 2,968 SF \$1,500,000 \$505.39	Owner/User	Class: Parking: Floors: 1 Elevators: No Load Factor:	BEATTY PAUL; BEATTY AMELIA Samsab Property Investment LLC On 1/15/2026, Paul Beatty & Amelia Beatty purchased 2657 E Monroe St Carson, a 2,968 SF retail building from Samsab Property Investment LLC for \$1,500,000, or \$505.39/SF. Sale of the property included 1 building on APN 7308014040 totaling 0.19 acres. Source: www.aircre.com
	2657 E Monroe St Carson, CA 90810						
26		Retail Restaurant MidCounties SP APN: 8139-015-009	3,563 SF 0.08 Ac/3,662 SF 1922 Retail Sale	12/18/2025 3,563 SF \$1,625,000 \$456.08	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	Roberto Landeros Delia Hauser On 12/18/2025, Roberto Landeros purchased 13015 Philadelphia St Whittier, CA 90601, a 3,563 SF retail building from Delia Hauser for \$1,625,000, or \$456.08/SF. Sale of the property included 1 3,563 SF retail building on APN 8139-015-009. Source: www.aircre.com
	13015 Philadelphia St Whittier, CA 90601						
23		Retail Restaurant Long Beach/Harbor Cities T-C APN: 7109019005	6,232 SF 0.34 Ac/14,802 SF 1939 Retail Sale	09/03/2025 6,232 SF \$2,450,000 \$393.13	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	EL CORRALON LLC Nick & Helen Frousakis Trust On 9/03/2025, El Corralon LLC purchased 16916 Bellflower Blvd Bellflower, two retail buildings totaling 6,232 SF from Nick & Helen Frousakis Trust for \$2,450,000 or \$393.13/SF. El Corralon LLC secured a conventional loan in the amount of \$1,715,000 from First-Citizens Bank & Trust Co. Sale of the property included 2 buildings on APN 7109019005 totaling 0.34 acres. Source: www.aircre.com
	16916 Bellflower Blvd Bellflower, CA 90706						
24		Retail Freestanding Long Beach/Harbor Cities C-G APN: 7109-013-032	4,323 SF 0.48 Ac/21,072 SF Retail Sale	11/24/2025 4,323 SF \$2,650,000 \$613.00	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	CITY OF BELLFLOWER Kwan Family Living Trust On 11/24/2025, City of Bellflower purchased 9855 Flower St Bellflower, CA 90706, a 4,323 SF retail building from Kwan Family Living Trust for \$2,650,000, or \$613.00/SF. Sale of the property included 1 4,323 SF retail building on APN 7109-013-032. Source: www.aircre.com
	9855 Flower St Bellflower, CA 90706						
25		Retail Mixed Use Carson/Compton RM-25-D APN: 7308014040	2,767 SF POL 1926 Retail Sale	01/15/2026 2,968 SF \$1,500,000 \$505.39	Owner/User	Class: Parking: Floors: 1 Elevators: No Load Factor:	BEATTY PAUL; BEATTY AMELIA Samsab Property Investment LLC On 1/15/2026, Paul Beatty & Amelia Beatty purchased 2657 E Monroe St Carson, a 2,968 SF retail building from Samsab Property Investment LLC for \$1,500,000, or \$505.39/SF. Sale of the property included 1 building on APN 7308014040 totaling 0.19 acres. Source: www.aircre.com
	2657 E Monroe St Carson, CA 90810						
26		Retail Restaurant MidCounties SP APN: 8139-015-009	3,563 SF 0.08 Ac/3,662 SF 1922 Retail Sale	12/18/2025 3,563 SF \$1,625,000 \$456.08	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	Roberto Landeros Delia Hauser On 12/18/2025, Roberto Landeros purchased 13015 Philadelphia St Whittier, CA 90601, a 3,563 SF retail building from Delia Hauser for \$1,625,000, or \$456.08/SF. Sale of the property included 1 3,563 SF retail building on APN 8139-015-009. Source: www.aircre.com
	13015 Philadelphia St Whittier, CA 90601						

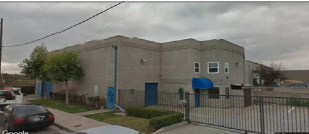
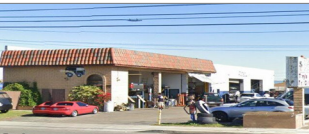
Sale Comps (Retail)

		General Use Specific Use Market Area Zoning	Lot Size Year Built Space Type Type	SF Sold Sale Price Sale \$/SF Date on Market	Trans. Type Cap Rate Asking Price Asking Price PSF	Details	Buyer / Buyer From Seller Comments
31		Retail Restaurant MidCounties SP-91-2 APN: 6254-011-014	4,424 SF 0.27 Ac/11,965 SF 1895 Retail Sale	10/23/2025 4,424 SF \$2,300,000 \$519.89	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	VPSS INVESTMENTS LLC Granata Family Intervivos Trust On 10/23/2025, VPSS Investments LLC purchased 11037 Downey Ave Downey, CA 90241, a 4,424 SF retail building from Granata Family Intervivos Trust for \$2,300,000, or \$519.89/SF. VPSS Investments LLC secured a conventional loan in the amount of \$1,800,000 from Center Capital LLC. Sale of the property included 1 4,424 SF retail building on APN 6254-011-014. Source: www.aircre.com
	11037 Downey Ave Downey, CA 90241						
32		Retail Restaurant MidCounties SP APN: 8139-023-009	3,865 SF 0.16 Ac/7,019 SF 1915 Retail Sale	04/30/2026 3,865 SF \$2,100,000 \$543.34	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	KMA 7039 LLC De La Cerdia Enterprises LLC On 4/30/2026, KMA 7039 LLC purchased 7039 Greenleaf Ave Whittier, CA 90602, a 3,865 SF retail building from De La Cerdia Enterprises LLC for \$2,100,000, or \$543.34/SF. KMA 7039 LLC secured a loan in the amount of \$1,680,000 from De La Cerdia Enterprises LLC. Sale of the property included 1 3,865 SF retail building on APN 8139-023-009. Source: www.aircre.com
	7039 Greenleaf Ave Whittier, CA 90602						
33		Retail Strip Center Long Beach/Harbor Cities CCA APN: 7223-029-039	5,022 SF 0.27 Ac/11,585 SF 1963 Retail Sale	01/12/2026 5,022 SF \$2,700,000 \$537.63 07/17/2024	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	5453 STEARNS LLC CS OPP XI LLC On 1/12/2026, 5453 Stearns LLC purchased 5453 E Stearns St Long Beach, CA 90815, a 5,022 SF retail building from CS OPP XI LLC for \$2,700,000, or \$537.63/SF. 5453 Stearns LLC secured a conventional loan in the amount of \$4,200,000 from Live Oak Banking Company. Sale of the property included 1 5,022 SF retail building on APN 7223-029-039. Source: www.aircre.com
	5453 E Stearns St Long Beach, CA 90815						
34		Retail Freestanding Gardena/North Compton CL APN: 6156-008-036	15,650 SF 0.72 Ac/31,395 SF 1988 Retail Sale	01/23/2025 15,650 SF \$10,326,000 \$659.81	Owner/User	Class: Parking: /0 Floors: 1 Elevators: No Load Factor:	701 NORTH WILMINGTON LLC JS 26 LLC; YHK26 LLC 701 North Wilmington LLC purchased a 15,650 SF free standing building - located at 701 N Wilmington Ave, in Compton - from JS 26 LLC and YHK26 LLC on January 23, 2025, for \$10,326,000 according to public record info. This equates to approximately \$660/SF. Info found on the Grant Deed reveals that the buyer is associated with Nefertiti Long. The property last sold in 2021 for \$1.82M. At the time of that sale, the locatio
	701 N Wilmington Ave Compton, CA 90220						
35		Retail Mixed Use LA West C2-2D-SP APN: 4006-010-021	3,000 SF 0.25 Ac/10,798 SF 1929 Retail Sale	03/06/2025 3,000 SF \$1,850,000 \$616.67	Owner/User	Class: Parking: /0 Floors: 1 Elevators: No Load Factor:	ROBNETT FAMILY TRUST; ROBNETT Robnett Electric Inc California Corporation Loan Info: Genesis LA Economic Growth Cor (\$1,049,000) Loan Type: Conventional Source: www.aircre.com
	6346 Crenshaw Blvd Los Angeles, CA 90043						
36		Retail Mixed Use Gardena/North Compton CL APN: 6152005027	3,850 SF 0.41 Ac/17,677 SF 1997 Retail Sale	02/06/2026 3,850 SF \$2,350,000 \$610.39	Owner/User	Class: Parking: Floors: 1 Elevators: 0 Load Factor:	Bhookhe Corporation Jay Bhoja Corporation On 2/06/2026, Bhookhe Corporation purchased 2614 N Wilmington Ave Compton, a 3,850 SF retail building from Jay Bhoja Corporation for \$2,350,000 or \$610.39/SF. Bhookhe Corporation secured a construction loan in the amount of \$1,645,000 from Sakhat Partnership. Sale of the property included 1 building on APN 6152005027 totaling 0.41 acres. Source: www.aircre.com
	2614 N Wilmington Ave Compton, CA 90222						

Sale Comps (Industrial)

		General Use Specific Use Market Area Zoning Date on Market	Office SF Lot Size Year Built Const. Type Space Type Type	Sale Date SF Sold Sale Price Sale \$/SF	Trans. Type Cap Rate Asking Price Asking Price PSF	Details	Buyer / Buyer From Seller Comments
1		Industrial Warehouse/Office Carson/Compton MH APN: 6125015010	3,332 SF 0.14 Ac/5,886 SF 1975 Industrial Sale	12/11/2025 3,332 SF \$1,375,000 \$412.67	Owner/User	Sprinklers: Parking: Clear Height: 14' Amps: Volts: Yard: Yes DH: 0 GL: 1	Eduardo Enrique Acosta 22023 Placerita LLC On 12/11/2025, Eduardo Enrique Acosta purchased 160 E Alondra Blvd Gardena, a 3,332 SF industrial building from 22023 Placerita LLC for \$1,375,000 or \$412.67/SF. Eduardo Enrique Acosta secured a small business administration loan in the amount of \$1,168,700 from Harvest Small Busn Finance LLC. Sale of the property included 1 building on APN 6125015010 totaling 0.14 acres. Source: www.aircre.com
2		Industrial Manufacturing Commerce/Vernon IF APN: 6222-006-027, 6222-0	12,024 SF POL 1949 Industrial Sale	12/16/2025 4,160 SF \$2,350,000 \$564.90	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: Paved DH: 0 GL: 2	HMIC PROPERTY LLC National Ready Mixed Services Co HMIC Property LLC purchased a ready mix location - located at 4988 Firestone Blvd, in South Gate - from National Ready Mixed Services Co on December 16, 2025, for \$2.35M according to public record info. The site spans two parcels - a total of 0.44 acres - and includes a 4,160 SF industrial building, constructed in 1949 according to info in the Los Angeles County Assessor's website. The location is immediately west of a
3		Industrial Warehouse/Office Torrance (Q)MR1-1VL-0 11/13/2023 APN: 7413-018-011	3,079 SF 353 SF 0.14 Ac/6,015 SF 1992 Industrial Sale	01/17/2025 3,079 SF \$1,250,000 \$405.98	Owner/User \$1,250,000 \$405.98	Sprinklers: Parking: 1.6/5 Clear Height: 14' Amps: 200 Volts: 208 Yard: FnCd/Pvd DH: 0 GL: 1	BROWN KIDS LLC James & Sandra Mackinga Living Trust Loan Info: Harvest Small Business Finance LLC (\$1,000,000) Loan Type: SBA Source: www.aircre.com
4		Industrial Warehouse/Office LAX Area C-3 APN: 4044002009	3,200 SF 0.15 Ac/6,357 SF 1951 Industrial Sale	06/18/2026 3,200 SF \$1,250,000 \$390.63	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: No DH: 0 GL: 2	Blue Fox Printers LLC Fitzgerald Properties LLC On 6/18/2026, Blue Fox Printers LLC purchased 11708 Inglewood Ave Hawthorne, a 3,200 SF industrial building from Fitzgerald Properties LLC for \$1,250,000 or \$390.63/SF. Blue Fox Printers LLC secured a conventional loan in the amount of \$1,062,500 from Wells Fargo Bank NA. Sale of the property included 1 building on APN 4044002009 totaling 0.15 acres. Source: www.aircre.com
5		Industrial Light Industrial OC North M-P-200 06/06/2025 APN: 033-230-15	3,274 SF 1,554 SF 0.39 Ac/16,900 SF 1955 Concrete Industrial Sale	03/11/2026 3,274 SF \$2,150,000 \$656.69	Owner/User 5.02% \$2,150,000 \$656.69	Sprinklers: Parking: 9.8/32 Clear Height: 12' Amps: 400 Volts: 120/208 Yard: FnCd/Pvd DH: 0 GL: 4	Colts Real Estate LLC Clifford Freund On 3/11/2026, Colts Real Estate LLC purchased 1212 E Ash Ave Fullerton, CA 92831, a 3,274 SF industrial building from Clifford Freund for \$2,150,000, or \$656.69/SF. Colts Real Estate LLC secured a conventional loan in the amount of \$1,102,500 from The Bancorp Bank. Sale of the property included 1 3,274 SF industrial building on APN 033-230-15. Source: www.aircre.com
6		Industrial Warehouse/Office OC West IG APN: 126-554-39	4,782 SF 0.24 Ac/10,454 SF 1962 Industrial Sale	02/27/2026 4,782 SF \$2,000,000 \$418.24	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: FnCd/Pvd DH: 0 GL: 2	OSOKIN NADIA Masood Sulaiman On 2/27/2026, Nadia Osokin purchased 8100 Electric Ave Stanton, a 4,782 SF industrial building from Masood Sulaiman for \$2,000,000 or \$418.24/SF. Nadia Osokin secured a conventional loan in the amount of \$1,000,000 from Community West Bank, NA. Sale of the property included 1 building on APN 126-554-39 totaling 0.24 acres. Source: www.aircre.com
7		Industrial Warehouse/Office Commerce/Vernon M1 APN: 6335022043 & 633502	4,000 SF 0.17 Ac/7,484 SF 1948 Industrial Sale	02/27/2026 4,000 SF \$1,520,000 \$380.00	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: FnCd/Pvd DH: 0 GL: 1	COMMERCE CAPITAL HOLDING LLC SGL Investments Inc On 2/27/2026, Commerce Capital Holding LLC purchased 5606 - 5608 E Washington Blvd Commerce, a 4,000 SF industrial building and 2,380 SF vacant industrial lot from SGL Investments Inc for \$1,520,000 or \$638.66/SF. Commerce Capital Holding LLC secured a conventional loan in the amount of \$1,292,000 from First-Citizens Bank & Trust Co. Sale of the property included 1 building on APNs 6335022043 & 6335022042 tot
8		Industrial Warehouse/Office Commerce/Vernon C/M1 APN: 6335022043	4,000 SF 0.12 Ac/5,104 SF 1948 Masonry Industrial Sale	02/27/2026 4,000 SF \$1,520,000 \$380.00	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: No DH: 0 GL: 1	COMMERCE CAPITAL HOLDING LLC SGL Investments Inc Part of a multi-parcel sale. Source: www.aircre.com

Sale Comps (Industrial)

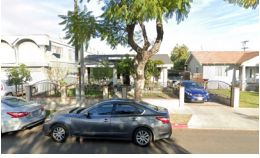
		General Use Specific Use Market Area Zoning Date on Market	Office Str Lot Size Year Built Const. Type Space Type Type	Sale Date SF Sold Sale Price Sale \$/SF	Trans. Type Cap Rate Asking Price Asking Price PSF	Details	Buyer / Buyer From Seller Comments
9		Industrial Light Industrial OC North I APN: 035-173-15	3,538 SF 0.16 Ac/6,970 SF Framed Industrial Sale	02/13/2026 3,538 SF \$1,348,000 \$381.01	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: No DH: 0 GL: 1	VANNARATH SOUTHANONG WILLIAM; VANNARATH ANNY SAMNALPHAY Colony Asset Management LP On 2/13/2026, William Southanong Vannarath & Anny Samnalphay Vannarath purchased 611 E Adele St Anaheim, an estimated 3,538 SF industrial building from Colony Asset Management LP for \$1,348,000 or \$381.01/SF. Sale of the property included 1 building on APN 035-173-15 totaling 0.16 acres. Source: www.aircre.com
10		Industrial Warehouse/Office CBD M2-2D APN: 5132014036	3,720 SF 0.10 Ac/4,427 SF 1965 Industrial Sale	08/25/2025 3,720 SF \$1,400,000 \$376.34	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: No DH: 0 GL: 1	Arianpour Revocable Living Trust On 8/25/2025, Universal Window Tint Corp purchased 968 E 11th St Los Angeles, a 3,720 SF industrial building from Arianpour Revocable Living Trust for \$1,400,000 or \$376.34/SF. Universal Window Tint Corp secured a conventional loan in the amount of \$1,235,000 from US Metro Bank. Sale of the property included 1 building on APN 5132014036 totaling 0.10 acres. Source: www.aircre.com
11		Industrial Light Industrial CBD M2-2D APN: 5145-008-019, 5145-0	6,072 SF 0.35 Ac/15,029 SF 1957 Industrial Sale	08/08/2025 6,072 SF \$3,550,000 \$584.65	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: No DH: 0 GL: 1	Bloomfield Market LLC On 8/08/2025, Live Oak Orchid LLC purchased 766 San Julian St Los Angeles, CA 90014, a 6,072 SF industrial building from Bloomfield Market LLC for \$3,550,000, or \$584.65/SF. Live Oak Orchid LLC secured a conventional loan in the amount of \$2,000,000 from US Metro Bank. Sale of the property included 1 6,072 SF industrial building on APNs 5145-008-019 and 5145-008-020. Source: www.aircre.com
12		Industrial Manufacturing LAX Area M-2 12/09/2024 APN: 4053-001-007	5,468 SF 0.26 Ac/11,252 SF 1947/R24 Masonry Industrial Sale	05/01/2025 5,468 SF \$2,820,000 \$515.73	Owner/User \$3,100,000 \$566.93	Sprinklers: Yes Parking: 0.9/5 Clear Height: 12' Amps: Volts: Yard: Fncd/Pvd DH: 0 GL: 2	LOS ANGELES SOCIETY FOR THE PREVENTION OF CRU Samuel Leigh Savidge The Los Angeles Society for the Prevention of Cruelty to Animals purchased 12924 Yukon Ave, Hawthorne an industrial building totaling 5,468 SF, from Samuel Leigh Savidge for \$2,820,000 or \$515/SF. The Seller, Samuel Leigh Savidge, was represented by Greg Dyer, Ryan Wengert, Mark Shaffer, Austin Wolitarsky, Kevin Foley, Nick Williams, and Shaun Moothart (CBRE). The sale of the property included parcel(s) 4053
13		Industrial Light Industrial CBD C2 APN: 5122-043-007	4,326 SF 0.10 Ac/4,404 SF 1913 Industrial Sale	03/28/2025 4,326 SF \$1,849,711.08 \$427.58	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: Fncd/Pvd DH: 0 GL: 1	OPEN DTHLA RE HOLDINGS LLC JH Investment USA LLC Source: www.aircre.com
14		Industrial Warehouse/Office CBD C2 APN: 5122-043-041 & 007	22,686 SF 0.10 Ac/4,404 SF 1913 Industrial Sale	03/24/2025 22,686 SF \$9,700,000 \$427.58	Owner/User	Sprinklers: Parking: Clear Height: Amps: Volts: Yard: Fncd/Pvd DH: 0 GL: 3	OPEN DTHLA RE HOLDINGS LLC JH Investment USA LLC Open DTHLA RE Holdings LLC purchased two industrial buildings (18,360 SF and approximately 4,326 SF) - located at 133 - 157 W Martin Luther King Jr Blvd, in Los Angeles - from JH Investment USA LLC on March 28, 225, for \$9.7M according to public record info. This equates to approximately \$428/SF. The larger building was constructed in 1977, and the improvements are situated on a total of 0.73 acres. The entire site is
15		Industrial Manufacturing OC North R-6 APN: 022-181-12	3,500 SF 0.16 Ac/6,970 SF Industrial Sale	02/24/2025 3,500 SF \$2,100,000 \$600.00	Owner/User	Sprinklers: Parking: /0 Clear Height: 20' Amps: Volts: Yard: Fncd/Pvd DH: 0 GL: 2	Universal Wiring Corp Unleaded 6 LLC Universal Wiring Corp purchased 232 E 2nd Ave, La Habra an industrial building totaling 3,500 SF, from Unleaded 6 LLC for \$2,100,000 or \$600/SF. Universal Wiring Corp secured a conventional loan in the amount of \$2,800,000 from Newtek Bank NA. The sale of the property included parcel 022-181-12 totaling 0.16 acres. Source: www.aircre.com
16		Retail Auto Repair OC West CM 11/30/2023 APN: 096-412-34	3,300 SF 0.36 Ac/15,552 SF 1984 Industrial Sale	01/28/2025 3,300 SF \$1,620,000 \$490.91	Owner/User \$1,799,000 \$545.15	Sprinklers: Parking: 4.5/15 Clear Height: Amps: Volts: Yard: Yes #Error	GOLDENWEST FAMILY LLC Robles Kenneth Source: www.aircre.com

Sale Comps (Industrial)

		General Use Specific Use Market Area Zoning Date on Market	Office Str Lot Size Year Built Const. Type Space Type Type	Sale Date SF Sold Sale Price Sale \$/SF	Trans. Type Cap Rate Asking Price Asking Price PSF	Details	Buyer / Buyer From Seller Comments
17		Industrial Warehouse/Office OC North M-2 APN: 936-50-229	21,500 SF POL 2007 TILT UP Industrial Sale	06/12/2026 3,700 SF \$1,540,000 \$416.22	Owner/User	Sprinklers: No Parking: Clear Height: 16' Amps: Volts: Yard: No DH: 0 GL: 1	FAIRWAY 444 LLC Hu Yuhong Industrial Condo. On 6/12/2026, Fairway 444 LLC purchased 339 Berry St Brea, 1 industrial condo totaling 3,700 SF from Hu Yuhong for \$1,540,000 or \$416.22/SF. Fairway 444 LLC secured a conventional loan in the amount of \$1,077,000 from PCB Bank. Sale of the property included 1 unit on APN 936-50-229 totaling 7.92 acres. Source: www.aircre.com

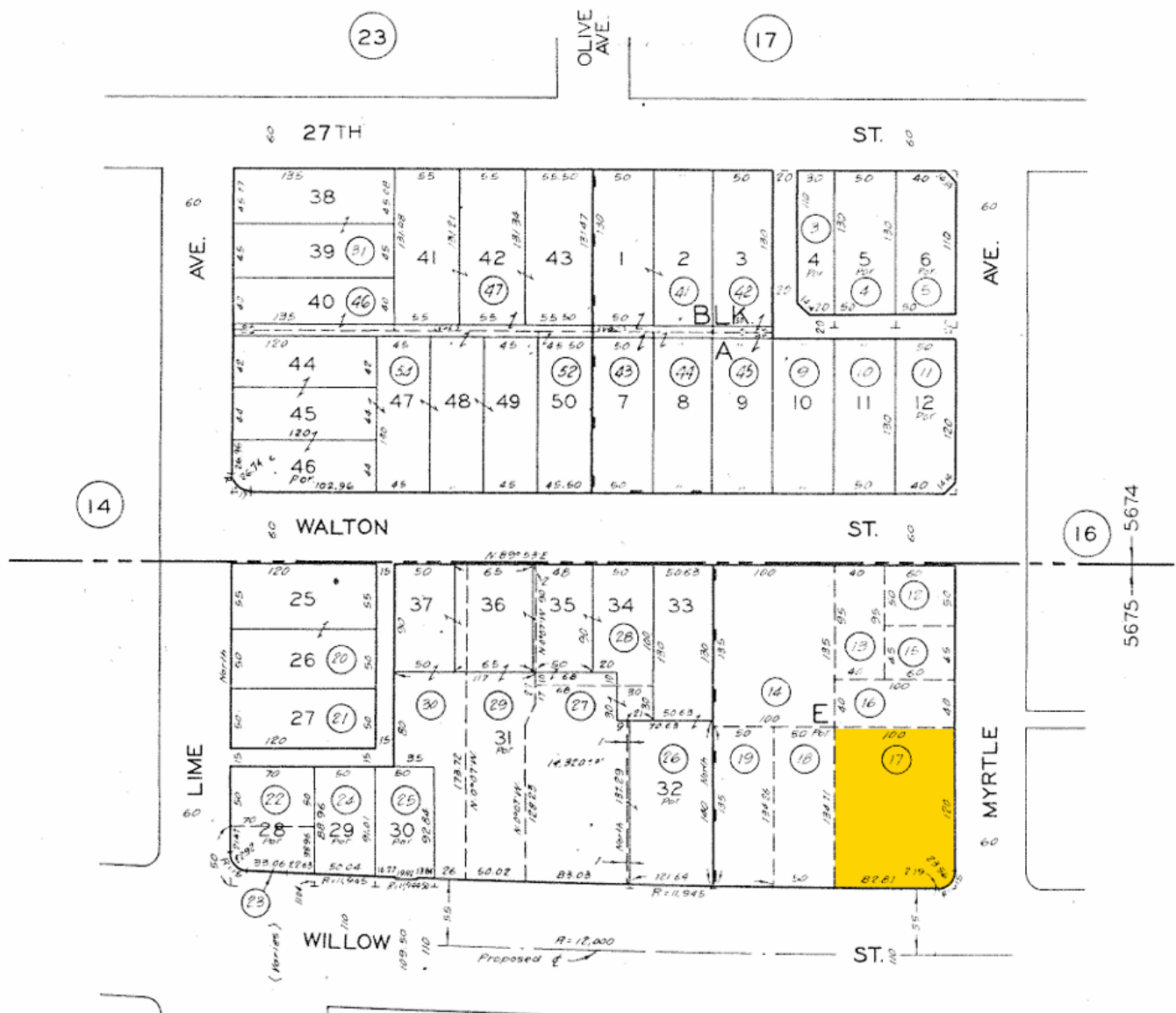
339 Berry St
Brea, CA 92821

Sale Comps (Residential)

	Address City	Building SF	Beds	Bath	Sale Price	Sale Date
	2366 Linden Ave Long Beach, CA 90806	1,643 SF	4	2	\$765,000 (\$465 PSF)	03/10/2026
	2186 Lime Ave, Long Beach, CA 90806	1,526 SF	3	2	\$850,000 (\$557 PSF)	02/12/2026
	2332 Cedar Ave, Long Beach, CA 90806	1,992 SF	5	3	\$1,100,000 (\$522 PSF)	09/19/2025
	2451 Pine Ave, Long Beach, CA 90806	1,400 SF	2	2	\$824,999 (\$589 PSF)	08/01/2025
	2483 Pasadena Ave, Long Beach, CA 90806	1,710 SF	2	1	\$805,000 (\$470 PSF)	04/25/2025
	2419 Eucalyptus Ave, Long Beach, CA 90806	1,140 SF	2	1	\$875,000 (\$767 PSF)	02/21/2025
	841 E Eagle St, Long Beach, CA 90806	1,208 SF	3	3	\$900,000 (\$745 PSF)	01/24/20

Assessor's Parcel Map

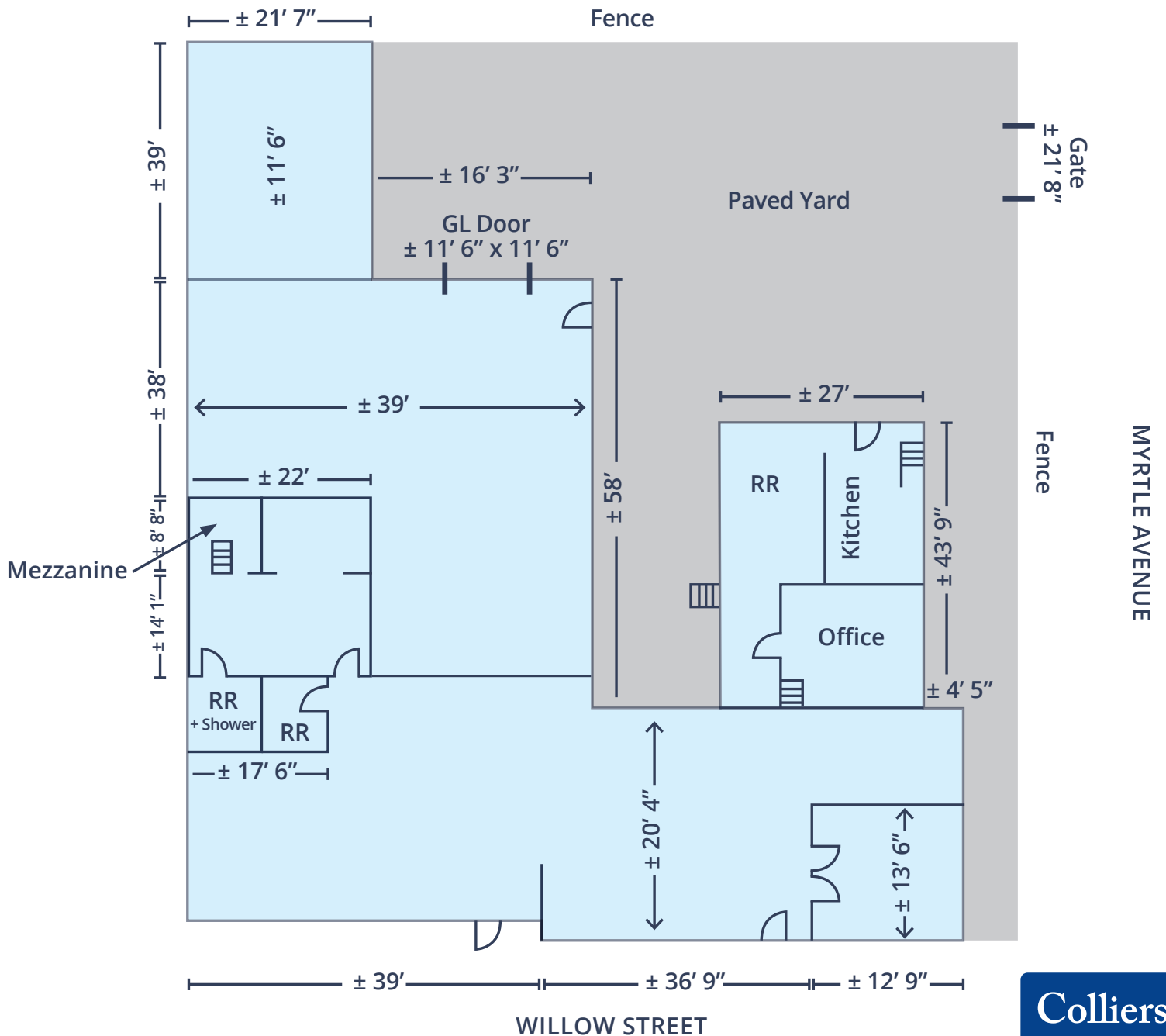
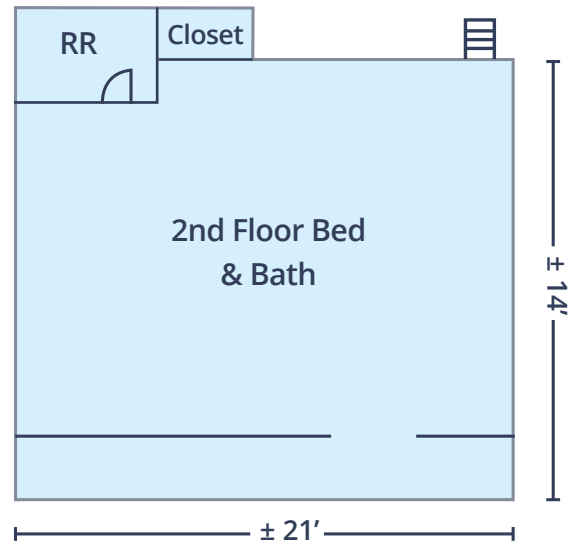
- Signal Hill location within Los Angeles County, surrounded by Long Beach
- Positioned along East Willow Street, a major east-west arterial corridor
- Immediate proximity to healthcare, retail, and industrial infrastructure
- Corner location at Willow Street and Myrtle Avenue enhances visibility and access



SITE PLAN

855 E Willow St,
Signal Hill, CA 90755

Layout, dimensions, power & all
data are approximate.



Logistics & Accessibility

Distance to Port of Long Beach:

- $\pm 4 - 6$ miles / $\pm 10 - 15$ minutes
(based on proximity to Long Beach core)

Distance to Port of Los Angeles:

- $\pm 10 - 14$ miles / $\pm 15 - 25$ minutes

Distance to LAX Airport:

- $\pm 20 - 22$ miles / $\pm 25 - 35$ minutes

Distance to Los Angeles Transportation Center (LATC / Downtown rail hubs):

- $\pm 22 - 25$ miles

Distance to Downtown Los Angeles (CBD):

- $\pm 20 - 23$ miles

Distance to nearest freeway access:

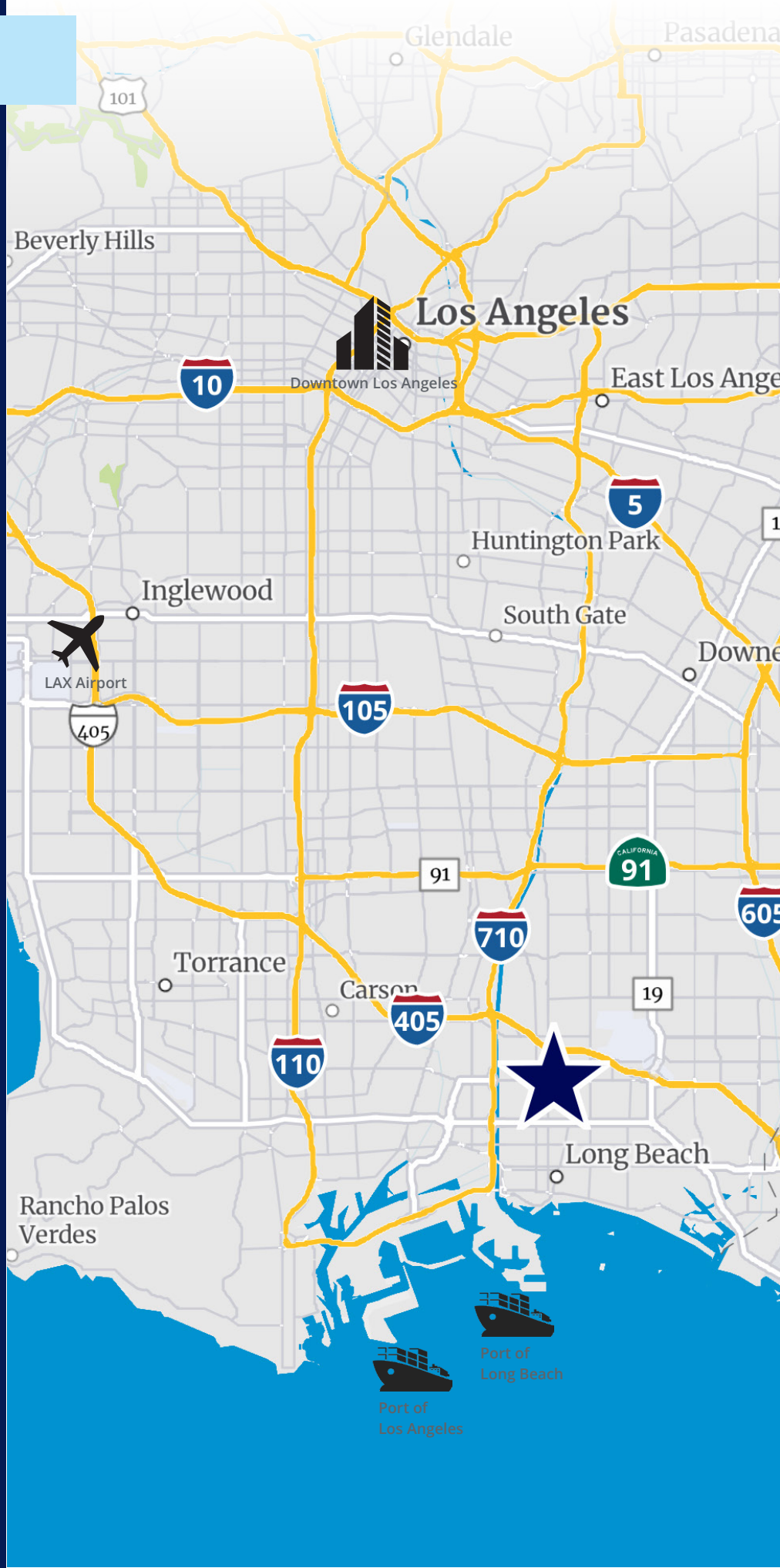
- Interstate 405: $\pm 1.2 - 1.6$ miles / $\pm 3 - 5$ minutes

Distance to nearest public transit:

- Long Beach Transit routes along Willow Street and Atlantic Avenue nearby

Regional connectivity supported by:

- I 405, I 710, I 605, I 110
- Pacific Coast Highway (CA 1)





Corporate & Government Neighbors (2–5 miles)

Kaiser Permanente Signal Hill Medical Offices

- Healthcare
- 845 E. Willow Street, Signal Hill

MemorialCare Long Beach Medical Center / Long Beach Memorial Hospital

- Major regional hospital campus
- Within $\pm$ 0.6 – 0.9 miles

Molina Healthcare (HQ – Long Beach)

- Managed healthcare services provider
- Major regional employer

NYK Logistics (Americas) Inc.

- Global logistics and supply chain company
- Based in Long Beach

California State University Long Beach (CSULB)

- Major educational institution and workforce contributor



Amenities & Lifestyle

Hotels (Executive level accommodations):

- The Maya (Hotel Maya), 700 Queensway Dr, Long Beach, 4 star waterfront hotel
- The Westin Long Beach, 333 E Ocean Blvd, Long Beach
- Hyatt Regency Long Beach, waterfront hotel (downtown)
- Marriott Long Beach Downtown

Restaurants & Dining (Corporate suitable):

- Downtown Long Beach dining district (2–3 miles)
- Belmont Shore and waterfront dining
- Pine Avenue restaurant corridor

Executive Housing / Residential:

- Signal Hill hillside residential communities
- Belmont Heights and Belmont Shore
- Seal Beach and Rossmoor executive housing
- Naples Island (Long Beach waterfront residential)

Infrastructure & Development Activity

Government / Planning Initiatives:

- Signal Hill Opportunity Study Areas (OSA) redevelopment plan
- Focus on mixed-use, economic growth, and investment attraction
- Housing Element update with multiple redevelopment sites
- Includes Town Center and Heritage Square concepts

Recent / Ongoing Development Projects:

- Long Beach large-scale mixed-use and residential developments (multiple projects underway)
- Signal Hill townhome and redevelopment projects (The Courtyard, etc.)

Commercial Development Environment:

- Ongoing repositioning of retail and medical corridors
- Continued infill development across Long Beach / Signal Hill submarkets



Major Medical Campus & Healthcare Corridor Location

Within Approximately ± 1 Mile:

- Long Beach Memorial Medical Center
- Miller Children's & Women's Hospital
- MemorialCare outpatient facilities
- MemorialCare physician offices

Within Approximately $\pm 2-3$ Miles:

- Dignity Health outpatient facilities
- Optum medical offices
- UCLA-affiliated specialty physicians (various locations)
- Various imaging, urgent care and specialty medical providers throughout the Atlantic Avenue corridor

Within Approximately $\pm 3-4$ Miles:

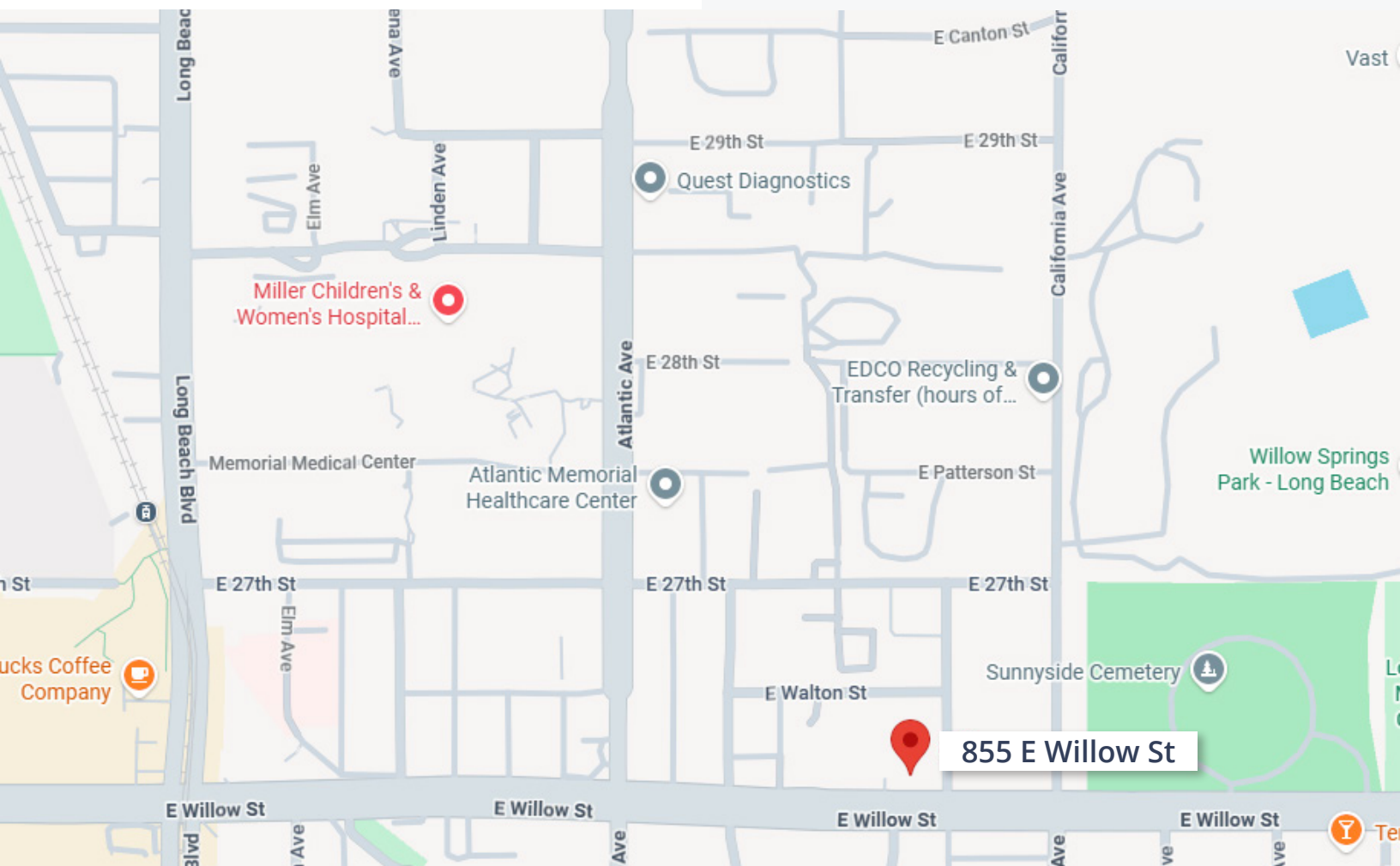
- St. Mary Medical Center
- Associated physician groups and outpatient services

Strategic Healthcare Corridor Location:

- Adjacent to Kaiser Permanente Signal Hill Medical Offices
- Approximately 0.6-0.9 miles from Long Beach Memorial Medical Center
- Approximately 0.6-0.9 miles from Miller Children's & Women's Hospital
- Approximately 3-4 miles from St. Mary Medical Center
- Surrounded by physicians, medical offices, healthcare services and related businesses

This would support your redevelopment discussion because buyers can immediately visualize potential:

- Medical office
- Medical supply
- Healthcare services
- Wellness
- Physical therapy
- Professional office
- Home health
- Live/work professional use



Locational Stability & Market Fundamentals



- Mature infill commercial and industrial submarket
- Central access to Los Angeles, Orange County, and port systems
- Proximity to major employment centers including healthcare, logistics, and education

Demographics / Workforce:

- Population: $\pm 11,468$
- Median household income: $\pm \$113,298$
- Key industries:
 - » Healthcare and social assistance (17.7%)
 - » Professional services (11.4%)
 - » Manufacturing (9.6%)

Transportation Advantages:

- Access to I 405, I 710, I 605
- Close to Port of Long Beach logistics hub
- Strong regional labor pool across Los Angeles County



Owner-User & Investor Appeal

Owner-User Appeal:

- Central location to service all Southern California markets
- Immediate proximity to healthcare institutions supports medical-related uses
- Strong corner frontage and exposure along Willow Street
- Functional mixed-use improvements with flexibility

Tenant Appeal:

- High demand infill location in dense Long Beach / Signal Hill market
- Access to skilled workforce across multiple industries
- Competitive occupancy costs relative to larger urban cores

Zoning / Entitlement Positioning:

- Zoned CG (Commercial General) allowing flexible commercial uses
- Supports office, retail, mixed-use, and redevelopment potential
- City actively pursuing mixed-use and redevelopment initiatives

RARE HARD TO FIND

MIXED USE | OWNER USER | INCOME
PRODUCING REAL ESTATE INVESTMENT
| REDEVELOPMENT OPPORTUNITY



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