



Pabst, Kinney & Associates, Inc.

... Unequaled Commitment to Professional Service!



389 Redondo Ave
LONG BEACH

SOCAL RETAIL STRIP CENTER
Investment Opportunity



Pabst, Kinney & Associates, Inc.
... Unequaled Commitment to Professional Service!

EXCLUSIVELY LISTED BY



SPENCER PABST

Broker Associate BRE# 01849377

562.884.6875

spabst@pabstkinney.com

389 REDONDO AVE
LONG BEACH CA 90804



TABLE OF CONTENTS

INVESTMENT SUMMARY	4
INVESTMENT HIGHLIGHTS	5
PROPERTY DETAILS	6
FINANCIAL ANALYSIS	7
RENT ROLL	9
LOCATION MAP	10
MARKET OVERVIEW	11
LONG BEACH CITY PROJECTS	15



INVESTMENT SUMMARY

389 Redondo Ave LONG BEACH



Pabst, Kinney & Associates, Inc. is pleased to present the offering of 389 Redondo Avenue in Long Beach, California—available for sale for the first time in over 40 years. This well-maintained, multi-tenant retail property is anchored by Domino's Pizza and consists of approximately 3,675 square feet of improvements situated on a 13,129 square foot lot.

The property features a strong and established tenant mix, including Domino's Pizza (since 2001), Granny's Donuts (since 1995), and a long-standing dental office. Over the past 15 years, the property has experienced zero vacancy, underscoring the stability and long-term success of its tenancy.

The site offers 21 surface parking spaces and benefits from approximately 122 feet of frontage along Redondo Avenue. Strategically located in the highly desirable Belmont Heights neighborhood, the property sits at a signalized, high-traffic intersection at Redondo Avenue and 4th Street, providing excellent visibility and consistent consumer traffic.

This is a rare opportunity to acquire a true pride-of-ownership retail asset in one of Long Beach's most sought-after coastal submarkets.

INVESTMENT HIGHLIGHTS

389 Redondo Ave
LONG BEACH

- **100% Occupied** Multi-Tenant Retail Asset | Three (3) Tenants | NNN Leases
- First Time on the Market in Over 40 Years – Generational Ownership Opportunity
- **Strong, Stable Cash Flow** with 3% Annual Rental Increases
- **Established Tenant Base** with Long-Term Occupancy and Proven Performance
- **Prime Belmont Heights Location** with Potential Future Development Upside
- **Signalized Hard Corner Intersection** at Redondo Ave & 4th Street
- **High Visibility** with $\pm 122'$ of Frontage on Redondo Avenue
- **Excellent Traffic Counts** | Redondo Ave (~20,000 VPD) | Nearby 7th St (~40,000 VPD)
- **Dense, Affluent Coastal Trade Area** with Strong Infill Demographics and Workforce Base



OFFERING

Address **389 Redondo Avenue | Long Beach, CA 90804**

Price	\$2,150,000
Net Operating Income	\$107,069
Cap Rate:	4.98%
Tennants:	Dominos Pizza Granny's Donuts Dentist Office
Occupancy	100%

PROPERTY DETAILS

Address **389 Redondo Avenue | Long Beach, CA 90804**

Assessor's Parcel #'s	7257-014-028
Units:	3
Buildings:	1
Gross Building SF:	3,675
Lot Size	13,129
Year Built	1986
Parking:	21 surface parking spaces
Frontage	122' on Redondo Avenue





FINANCIAL ANALYSIS

389 Redondo Ave LONG BEACH



Pabst, Kinney & Associates, Inc.
... Unequaled Commitment to Professional Service!

BUILDING DATA

Address	389 Redondo Ave
City, State and Zip	Long Beach, CA 90804
Number of Units	3
Building Size	3,675
Lot Size	13,129
Year Built	1986
Parking	21 surface spaces
Frontage	122' on Redondo Ave

FINANCIAL INDICATORS

Price	\$2,150,000
Down Payment	\$2,150,000
Price/Unit	\$716,667
Price/Gross SF	\$585.03
Current CAP	4.98%
Ownership	Fee Simple

FINANCING

None	100% Down Payment - ALL CASH
------	------------------------------

INCOME

	TOTAL
GROSS POTENTIAL RENT	\$107,069
EFFECTIVE RENTAL INCOME Adjusted NNN based on Sale	\$107,069 (\$61,040)
EFFECTIVE GROSS INCOME Less: Expenses	\$168,109 (\$61,040)
NET OPERATING INCOME	\$107,069
NET INCOME	\$107,069
TOTAL RETURN	4.98%

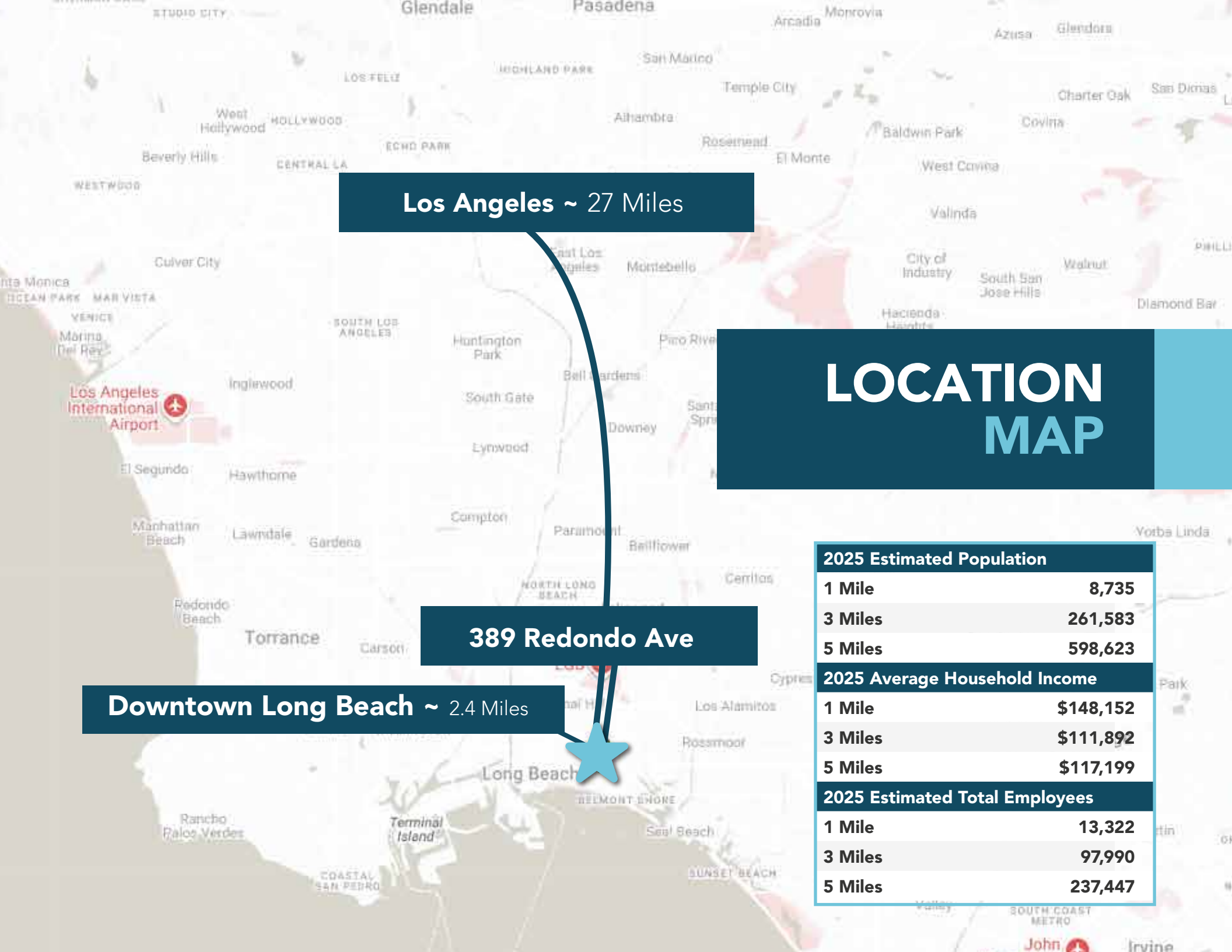
EXPENSES

	TOTAL
Real Estate Taxes (1.25%)	\$26,875
Insurance	\$5,205
Utilities	\$15,008
Landscaping	\$3,000
Repairs & Maintenance	\$5,302
Legal/Permits	\$850
Management Fee	\$4,800
TOTAL EXPENSES	\$61,040
% of EGI	57%



RENT ROLL

Unit	Tenant	Status	SF	Rent	R/SF	CAM	Move-In	End	Annual Increase	Options
389	Dental Office	Current	1,270	\$2,884.00	\$2.27	\$800	5/15/2025	5/15/2030	3%	One (5) year option
393	Dominos Pizza	Current	1,200	\$3,038.42	\$2.53	\$893	11/1/2001	1/31/2030	3%	None
395	Granny's Donuts	Current	1,200	\$3,000.00	\$2.50	\$800	5/18/1995	9/31/2030	3%	None
Total Monthly Rent:				\$8,922.42			\$2,493			
Total Annual Rent				\$107,069.04			\$29,916			



Los Angeles ~ 27 Miles

LOCATION MAP

389 Redondo Ave

Downtown Long Beach ~ 2.4 Miles

2025 Estimated Population	
1 Mile	8,735
3 Miles	261,583
5 Miles	598,623
2025 Average Household Income	
1 Mile	\$148,152
3 Miles	\$111,892
5 Miles	\$117,199
2025 Estimated Total Employees	
1 Mile	13,322
3 Miles	97,990
5 Miles	237,447

MARKET OVERVIEW

LONG BEACH



LONG BEACH CITY OVERVIEW

A THRIVING COASTAL INVESTMENT MARKET

Situated along Southern California's coastline, Long Beach is a vibrant urban center with an estimated population of 449,468 in 2025, making it the seventh-largest city in the state. Its strategic location near the 405 and 710 freeways, coupled with access to the Metro Blue Line, offers seamless connectivity to major employment hubs in Los Angeles and Orange County.

The city hosts a diverse economic landscape, featuring prominent employers such as Verizon, Molina Healthcare, and the Port of Long Beach. Significant developments are reshaping Long Beach's economic profile, including the Douglas Park project—a 261-acre mixed-use redevelopment on the former Boeing campus. Upon completion, Douglas Park is projected to encompass over 4.1 million square feet, accommodate nearly 30 businesses, and generate more than 5,000 jobs.

Downtown Long Beach is experiencing a renaissance, characterized by its waterfront harbor, historic architecture, and a burgeoning arts scene. The Pine Avenue district offers a variety of dining, shopping, and nightlife options. Key attractions include the Aquarium of the Pacific, the Long Beach Convention Center, and the Queen Mary. Plans are underway for the \$250 million Queen Mary Island development, aiming to transform 65 acres surrounding the iconic ship into a mixed-use destination featuring retail, dining, and entertainment venues.

LONG BEACH'S COMMITMENT TO URBAN DEVELOPMENT AND INFRASTRUCTURE ENHANCEMENT POSITIONS IT AS A COMPELLING MARKET FOR MULTI-UNIT PROPERTY INVESTMENTS.





LONG BEACH KEY DEMOGRAPHICS

	LONG BEACH	LOS ANGELES COUNTY
Total Population	467,658	10,107,108
Total Househlds	167,742	3,383,629
Median Household Income	\$69,543	\$75,710
Average Household Income	\$99,955	\$111,655
Median Age	35.5	37.3
Vacancy (1Q 2023)	3.9%	4.20%
Median Home Price (1Q 2023)	\$850,104	\$869,954
Affordability Gap	\$3,567	\$3,321
Average Effective Rent (1Q 2023)	\$1,736	\$2,106
Monthly Housing Payment on Median-Priced Home	\$53,303	\$5,427
Percentage Gap	205.5%	157.70%
% of Population Who Can Afford Median-Priced Home	5.2%	6.80%

Mortgage payments based on quarterly median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI. Sources: Experian, INC, Costar Group, Inc, Zillow, Freddie Mac

14.43%

Projected Average Household Income Growth by 2026

60.23%

of Households are Renter Occupied

46.72%

of Households Earning More Than \$75,000 Annually

31.85%

of the Population is Between the Ages of 20 and 39

38.09%

of the Population Holds a College Degree of Higher

GROW LONG BEACH INITIATIVE

In 2023, Mayor Rex Richardson announced the City's Grow Long Beach Initiative, a multi-pronged economic development strategy focused on bolstering the success of emerging business sectors and industries, including: Aerospace & Aviation; Healthcare; Ports & Logistics; Housing & Education' and Arts, Culture & Tourism. As part of the announcement, the City showcased corporate growth and expansion plans.

RECENT CORPORATE GROWTH AND EXPANSION

- Blue Shield CA is opening a new Long Beach facility adding 1,000 new jobs.
- SpaceX will double its space to a total of 15 acres for its Falcon 9 rocket facility.
- Toyota Auto Body recently invested \$27M in its new plant.
- Rocket Lab acquired the former Virgin Orbit facility, adding 140,000 SF.
- Molina Healthcare is adding over 550 new jobs to its Downtown campus
- True Anomaly satellite company opening 90,000 SF plant at Long Beach Airport.
- TaChen Int'l, a leading global distributor of stainless steel & aluminum is opening a 120,000 SF facility in North Long Beach.



Over \$700 million designated for infrastructure improvements in preparation for the 2028 Olympics

The Elevate '28 Infrastructure Investment Plan is a 5 year (FY 23 to FY 27) infrastructure program made of projects dedicated to serving Long Beach parks, community and public facilities, access to mobility, and street improvements.



LONG BEACH CITY PROJECTS



THE AQUARIUM

The Aquarium of the Pacific in Long Beach has unveiled its first major expansion, Pacific Visions—a 29,000-square-foot, two-story addition designed to engage visitors with the future of our oceans. At its heart is the Honda Pacific Visions Theater, a 300-seat venue featuring a 130-foot-wide, 32-foot-tall curved screen and a 30-foot-diameter floor projection disc, offering an immersive 9K resolution experience enhanced with sensory effects like wind, fog, and scent .

The expansion also includes a dynamic art gallery for cultural events, a Changing Exhibit Gallery showcasing live animals and multimedia displays, and an orientation gallery featuring a 26-foot-wide media wall . Pacific Visions serves as an educational platform, emphasizing sustainability and the human impact on marine ecosystems, thereby enriching Long Beach's cultural landscape and offering an additional attraction for residents and visitors alike



Pabst, Kinney & Associates, Inc.

... Unequaled Commitment to Professional Service!

THE LONG BEACH CIVIC CENTER REDEVELOPMENT

The Long Beach Civic Center Redevelopment is a \$520 million public-private partnership revitalizing 22 acres of downtown. Key components include a new City Hall, Port of Long Beach headquarters, the Billie Jean King Main Library, and the reimagined Lincoln Park. These facilities are designed to achieve LEED Gold certification, emphasizing sustainability and energy efficiency.

The project is expected to generate over \$1.3 billion in economic impact, create approximately 8,000 jobs, and contribute more than \$1 million annually in tax revenue to the city. This redevelopment enhances the downtown area's appeal, making it a compelling consideration for multi-unit property investment.



Pabst, Kinney & Associates, Inc.
... Unequaled Commitment to Professional Service!

QUEEN MARY ISLAND

Queen Mary Island is a proposed \$250 million transformation of 65 acres of Long Beach's waterfront into a premier entertainment and retail destination. The development plan includes nearly 700,000 square feet of retail and dining spaces, a 200-room hotel, and a 2,400-foot boardwalk along the marina.

A central feature of the project is the 150,000-square-foot Urban Adventure facility, offering approximately 20 interactive attractions such as indoor surfing, zip-lining, a trampoline park, and California's first indoor ice-climbing wall.

Designed by the renowned architecture firm Gensler, Queen Mary Island aims to revitalize the area surrounding the historic Queen Mary ship, enhancing Long Beach's appeal as a vibrant coastal destination.



Pabst, Kinney & Associates, Inc.
... Unequaled Commitment to Professional Service!



EXCLUSIVELY LISTED BY



SPENCER PABST

Broker Associate, BRE# 01849377

562.884.6875

spabst@pabstkinney.com



Pabst, Kinney & Associates, Inc.

... Unequaled Commitment to Professional Service!