

MEDICAL OFFICE BUILDING FOR SALE

1760 Termino Avenue

LONG BEACH, CALIFORNIA

Community Way
**Professional
Office Building**
1760 Termino

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**AVISON
YOUNG**

PROPERTY HIGHLIGHTS

- 43,660 SF multi-tenant medical office building
- Light and bright space with large windows
- 87% occupied
- Well maintained in good condition
- Located just 0.1 mi from Kaiser Permanente, adjacent to Community Hospital Long Beach and 3.7 mi from Long Beach Memorial Hospital
- Great freeway access to I-405, I-710 & I-605
- Sale Price: TBD



OPPORTUNITY HIGHLIGHTS

Located just outside of traffic circle with **excellent freeway access** to I-405, I-710 & I-605



Features **light and bright** space with large windows, and flexible suite sizes



Located just **0.1 miles** from **Kaiser Permanente** and 3.7 mi from Long Beach Memorial Hospital



2 miles from **Cal State University Long Beach**



3 miles from **Long Beach Airport**



Restaurants, apartments, hotels, and retail nearby

LOCATION HIGHLIGHTS

Prime Location: The property is centrally located in Long Beach, California, providing easy access for residents and visitors.

Proximity to Major Freeways: Conveniently situated near major highways, the property offers excellent connectivity for patients and healthcare professionals.

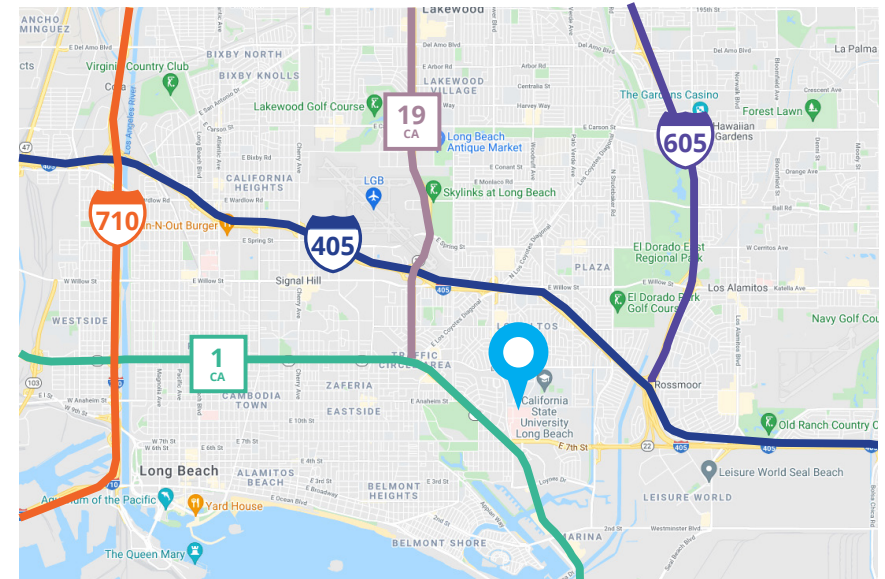
Vibrant Community: The property is located in the dynamic East Side of Long Beach, serving a diverse and thriving community.

Nearby Amenities: The property is surrounded by a variety of amenities, including retail centers, restaurants, parks, and recreational facilities.

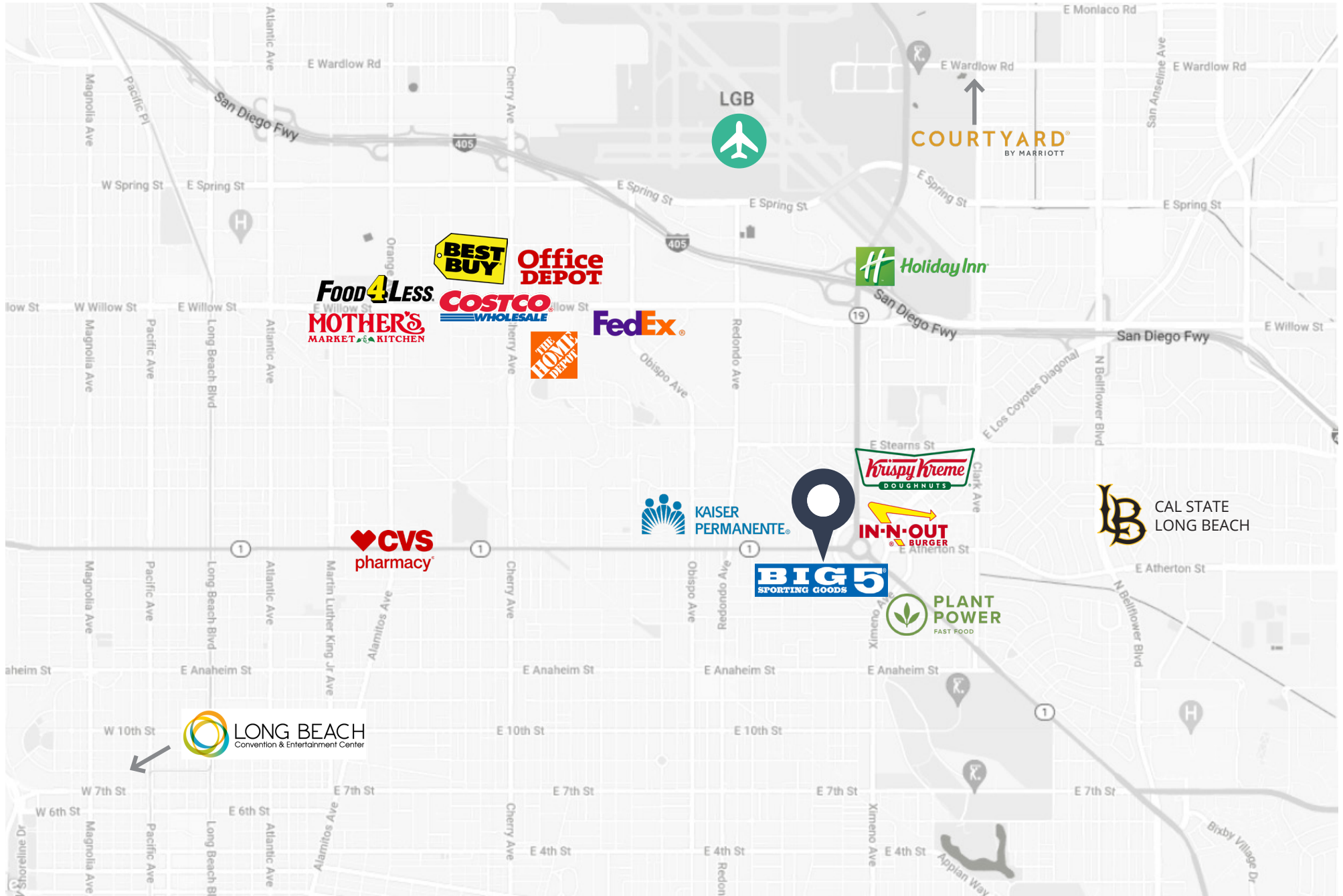
Accessible Public Transportation: The property benefits from accessible public transportation options, ensuring convenient travel for patients and staff.

Strong Community Support: The property enjoys strong support and engagement from the local community, reinforcing its positive reputation and potential for growth.

Healthcare Need: In the 2019 Community Health Assessment, mental health services were identified as the second most needed service throughout Long Beach.



NEARBY AMENITIES



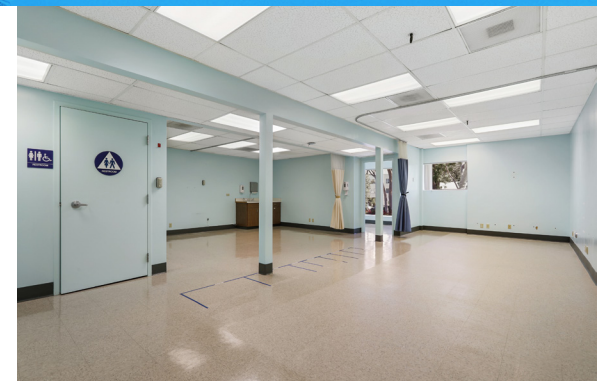
RENT ROLL

Unit	Status by SF	SF	Rent	Deposit	Lease From	Lease To
G18	Current	1,731	4,343.11	4,343.11	12/01/2020	02/28/2026
G19	Current	594	1,449.40	1,449.40	08/01/2023	08/31/2026
G20	Vacant-Unrented	1,207	-	-	-	-
G21	Current	1,432	3,293.60	3,843.60	11/01/2024	10/31/2027
100 & 101	Current	3,520	8,215.61	8,765.91	08/31/2021	11/30/2026
104	Current	1,746	3,956.44	-	01/01/2024	12/31/2027
105	Vacant-Unrented	1,083	-	-	-	-
107	Current	2,367	5,273.41	-	05/01/2022	07/31/2028
108	Vacant-Unrented	1,083	-	-	-	-
114	Current	3,011	6,594.09	-	04/01/2023	06/30/2026
116	Current	1,475	3,442.62	-	04/01/2022	05/31/2026
200	Current	1,207	2,948.06	-	05/01/2021	06/30/2026
201	Vacant-Unrented	701	-	-	-	-
207	Current	2,743	6,294.43	-	05/01/2022	12/31/2025
208	Current	3,406	8,188.02	9,215.69	04/25/2022	07/31/2029
214	Current	1,610	3,639.90	3,639.90	07/01/2020	09/30/2030
216B	Current	1,289	-	-	07/05/2018	
219	Current	1,052	2,419.60	2,823.65	01/01/2025	06/30/2028
222	Current	1,800	4,140.00	4,799.39	11/01/2024	12/31/2029
223	Current	1,067	2,546.95	2,400.75	03/31/2022	
300	Current	1,538	3,845.00	4,118.86	07/01/2025	06/30/2026
301	Current	701	1,752.50	1,859.23	02/28/2026	02/29/2028
306	Current	3,086	7,381.71	21,293.40	02/01/2024	01/31/2029
307	Vacant-Unrented	1,087	-	-	-	-
309	Current	1,018	2,306.79	-	01/01/2024	12/31/2026
314	Current	1,550	3,352.65	-	02/01/2024	04/30/2027
315	Vacant-Unrented	556	-	-	-	-
27 Units	86.9% Occupied	43,660	85,383.89	68,552.89		

CASH FLOW

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
For the Years Ending	Year 1 <u>Jun-2026</u>	Year 2 <u>Jun-2027</u>	Year 3 <u>Jun-2028</u>	Year 4 <u>Jun-2029</u>	Year 5 <u>Jun-2030</u>	Year 6 <u>Jun-2031</u>	Total <u></u>
Rental Revenue							
Potential Base Rent	1,226,249	1,280,207	1,323,796	1,367,119	1,410,129	1,451,824	8,059,324
Absorption & Turnover Vacancy	-196,908	-111,490	-12,980	-35,041	-23,318	-52,164	-431,901
Free Rent	-50,163	-129,822	-19,082	-27,910	-24,721	-44,165	-295,863
Scheduled Base Rent	979,178	1,038,895	1,291,734	1,304,168	1,362,090	1,355,495	7,331,560
Total Rental Revenue	979,178	1,038,895	1,291,734	1,304,168	1,362,090	1,355,495	7,331,560
Total Tenant Revenue	979,178	1,038,895	1,291,734	1,304,168	1,362,090	1,355,495	7,331,560
Other Revenue							
CAM Reimbursements	42,738	43,807	44,902	46,025	47,175	48,355	273,002
Total Other Revenue	42,738	43,807	44,902	46,025	47,175	48,355	273,002
Potential Gross Revenue	1,021,916	1,082,702	1,336,636	1,350,193	1,409,265	1,403,850	7,604,562
Vacancy & Credit Loss							
Vacancy Allowance	0	-7,929	-121,981	-103,482	-119,941	-93,437	-446,771
Total Vacancy & Credit Loss	0	-7,929	-121,981	-103,482	-119,941	-93,437	-446,771
Effective Gross Revenue	1,021,916	1,074,773	1,214,654	1,246,710	1,289,324	1,310,413	7,157,791
Operating Expenses							
CAM Expenses	700,497	718,009	735,960	754,359	773,218	792,548	4,474,590
Real Estate Taxes	54,000	54,000	54,000	54,000	54,000	54,000	324,000
Total Operating Expenses	754,497	772,009	789,960	808,359	827,218	846,548	4,798,590
Net Operating Income	267,419	302,763	424,695	438,352	462,107	463,865	2,359,201

GALLERY



FOR MORE INFORMATION, PLEASE CONTACT

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