325
atlantic avenue

FOR SALE: ±3,149 SF

FREESTANDING STNL BUILDING
WITH PARKING

CONFIDENTIAL OFFERING MEMORANDUM

Long Beach, CA

CBRE

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EXECUTIVE SUMMARY

THE OFFERING

325 Atlantic Avenue offers investors a rare opportunity to acquire a leased freestanding commercial asset in the heart of Downtown Long Beach, one of Southern California's most active and rapidly evolving urban markets. The property consists of approximately 3,149 square feet of leasable space situated on a ±0.17-acre parcel and features a highly functional single-story layout, dedicated on-site parking, and excellent street visibility along Atlantic Avenue. The building's recently renovated exterior provides strong curb appeal and positions the asset to attract a wide range of retail, office, medical, or service-oriented tenants in the event that future leasing is required.

The property's strategic location places it within walking distance of major demand drivers including the Long Beach Convention Center, The Pike Outlets, numerous hotels, restaurants, entertainment venues, and downtown employment centers.
This central location benefits from both daytime and evening activity, supporting long-term tenant demand and stable occupancy fundamentals.

INVESTMENT HIGHLIGHTS

- Prime Downtown Long Beach Location positioned within walking distance of the Long Beach Convention Center, The Pike Outlets, hospitality venues, restaurants, and major employment centers.
- Rare Freestanding Commercial Asset totaling approximately 3,149 SF, providing investors with a highly marketable property type that remains in limited supply throughout urban Long Beach.
- Dedicated On-Site Parking with approximately 11 parking stalls, a significant competitive advantage over many downtown commercial properties.
- Broad Tenant Appeal with flexible potential for retail, office, medical, professional services, or owner-user occupancy.
- Value-Add Leasing Opportunity provided by the property's flexible layout, strong visibility, and ability to attract a wide range of commercial users.
- Modernized Exterior Improvements featuring a renovated façade that enhances curb appeal and supports tenant attraction and retention.
- Additional Outdoor Space located behind the building that provides operational flexibility and potential for expanded tenant use.
- High-Exposure Street Frontage along Atlantic Avenue with strong visibility, pedestrian activity, and convenient access throughout Downtown Long Beach.
- Urban Infill Investment located in a supply-constrained coastal market with strong long-term fundamentals and ongoing public and private investment throughout Downtown Long Beach.
- Multiple Exit Strategies, including long-term investment hold, owner-user acquisition, repositioning, or future leasing to a single tenant seeking a prominent downtown presence.

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

325 ATLANTIC AVE
Address

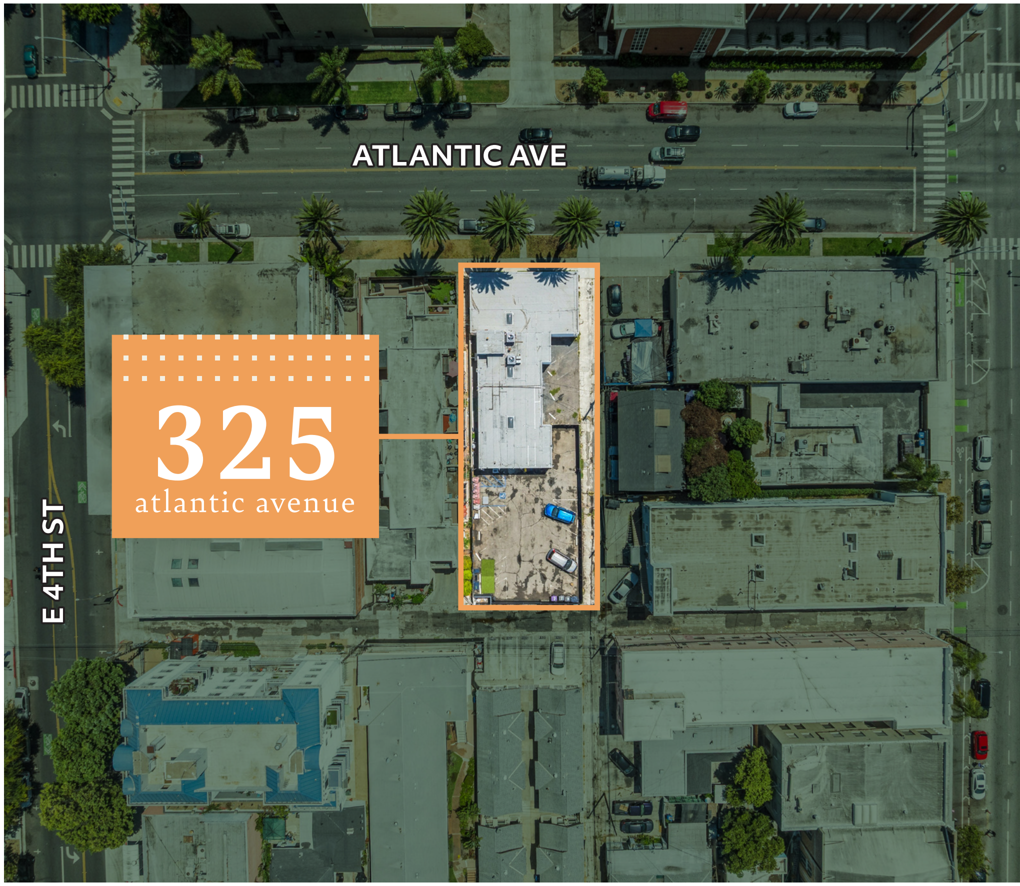
LONG BEACH
Market/ Submarket

±3,149 SF
Square Footage

0.17 AC
Lot Size

1956
Year Built

100%
Occupancy



FINANCIAL ANALYSIS

TERMS	
Commencement Date	1-Feb-25
Expiration Date	31-Jan-28
Current Base Rent	$7,784.33/mo
Options	Two Options to Extend

LEASE INFO	
Tenant	Shore Doggs Inc.- DBA Shore Doggs
Lease Type	Single-Tenant Net Lease (NNN/Net)

INVESTMENT SUMMARY	
Address	325 Atlantic Ave
Purchase Price	$1.2 million
Building SF	3149 SF
Land SF	7,536 SF
APN	7281-001-018
Year Built	1956
Parking	11 Spaces

LOCATION OVERVIEW

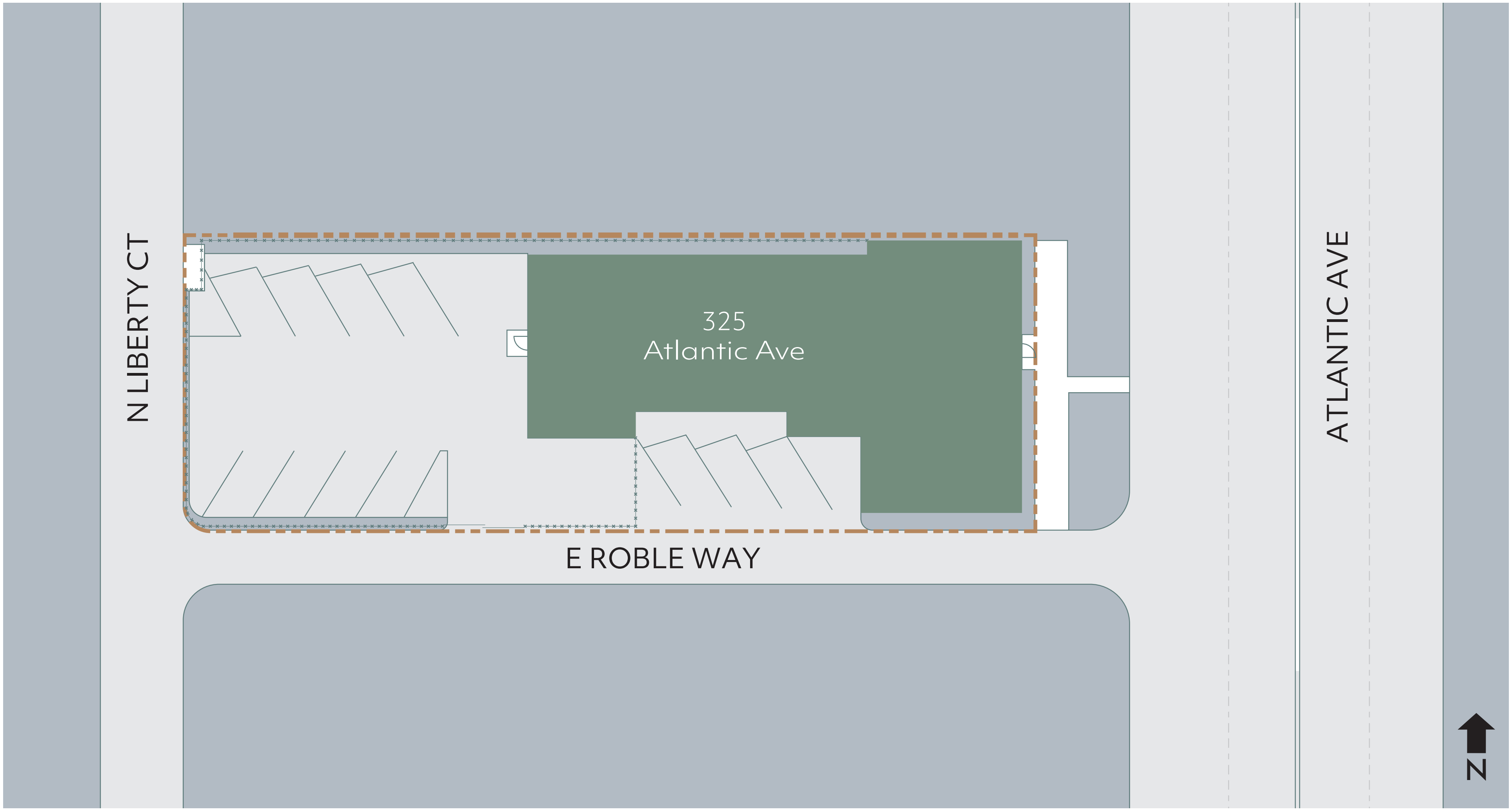
MARKET OVERVIEW

Long Beach is one of Southern California's most diverse and economically resilient coastal markets, strategically positioned between Los Angeles and Orange County. The city's economy is driven by a strong mix of international trade, healthcare, education, tourism, aerospace, and professional services. Long Beach is anchored by the Port of Long Beach, one of the busiest seaports in the United States.

SITEPLAN

±3,149 SF
Building

±7,500 SF
LOT



DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2010 Population - Census	71,345	165,974	235,525
2020 Population - Census	71,477	161,154	234,263
2025 Population - Current Year Estimate	72,411	157,941	228,613
2030 Population - Five Year Projection	73,384	157,195	226,960
HOUSEHOLDS			
2010 Households - Census	29,326	59,367	86,839
2020 Households - Census	32,020	63,374	91,948
2025 Households - Current Year Estimate	34,433	65,824	94,396
2030 Households - Five Year Projection	35,998	67,513	96,203
2010-2020 Compound Annual Household Growth Rate	0.88%	0.66%	0.57%
2020-2025 Compound Annual Household Growth Rate	1.17%	0.61%	0.42%
2025-2030 Compound Annual Household Growth Rate	0.89%	0.51%	0.38%
AVERAGE INCOME			
2025 Average Household Income	$93,242	$95,580	$106,122
2030 Average Household Income	$103,618	$107,502	$118,970
MEDIAN INCOME			
2025 Median Household Income	$68,764	$70,286	$78,126
2030 Median Household Income	$76,703	$78,900	$87,136
HOUSING UNITS			
2025 Housing Units	37,880	71,184	101,469
2025 Vacant Housing Units	3,447 | 9.1%	5,360 | 7.5%	7,073 | 7.0%
2025 Occupied Housing Units	34,433 | 90.9%	65,824 | 92.5%	94,396 | 93.0%
2025 Owner Occupied Housing Units	5,768 | 15.2%	12,432 | 17.5%	22,756 | 22.4%
2025 Renter Occupied Housing Units	28,665 | 75.7%	53,392 | 75.0%	71,640 | 70.6%

Source: Esri

INTERIOR PROPERTY PHOTOS

INTERIOR PROPERTY PHOTOS

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