

OFFERING MEMORANDUM

Lakewood Blvd Apartments

4336 N Lakewood Blvd, Long Beach, CA 90808

This fully occupied six-unit multifamily property in Long Beach's Lakewood Village offers stable in-place income, recent interior renovations, and strong tenant appeal. Six garages, additional parking, and on-site laundry enhance functionality, while current cash flow and projected rent growth support a compelling yield with clear mark-to-market upside.

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TABLE OF CONTENTS

- Investment Summary
- Investment Highlights
- Property Description and Overview
- Property Photos
- Location Overview
- Demographics
- Site Map
- Site Plans
- Floor Plans
- Comps
- Physical Specifications
- Key Financial Metrics
- Investment Summary Data

INVESTMENT SUMMARY

APN	NET OPERATING INCOME	LOT SIZE
7182-002-004	\$134,400.00	7,414 SF / 0.17 Acres
YEAR BUILT	ZONING	CAP RATE
1953	LBR34	7.09%
OCCUPANCY	ASKING PRICE	SQUARE FOOTAGE
100%	\$1,895,000.00	3,772
PRO FORMA CAP RATE	NUMBER OF BUILDING	
7.9%	2	

INVESTMENT HIGHLIGHTS

The offering combines full occupancy, recent unit upgrades, and durable parking utility in a supply-constrained Long Beach submarket. Investors benefit from in-place income, identifiable rent growth potential, and long-term ownership stewardship, supported by a functional two-building layout and access to major employment, education, and transportation corridors.



PROPERTY DESCRIPTION & DETAILS

This fully occupied six-unit Long Beach asset offers turnkey Class B positioning, recent interior renovations, and strong tenant appeal in an established infill location near employment, retail, and transit. Six garages, additional parking, on-site laundry, and reported newer mechanicals further support tenant retention, operational efficiency, and long-term marketability.

Address	4336 N Lakewood Blvd, Long Beach, CA 90808
APN	7182-002-004
Building Size	3,772
Land Size	7,414
Year Built	1953
Stories	2
Parking	Six separate one-car garages plus additional on-site parking; 2 parking spaces per unit
Construction Type	Wood
Exterior Finishes	Stucco
Elevator Type	None
Roofing System	Newer roof reported
Building Lighting	



PROPERTY PHOTOS





CITY, & STATE DETAILS

Set in East Long Beach's Lakewood Village/Airport corridor, the renovated six-unit community offers immediate access to LBX, Lakewood Center, Long Beach City College, and healthcare employment. Strong incomes, limited new supply, and neighborhood-oriented demand drivers support durable occupancy, tenant retention, and continued rent growth.

DEMOGRAPHICS

Affluent local demographics support the asset’s leasing profile, with \$123,324 median household income within one mile and a deep regional population base. The dominant 25–45 age cohort, tight housing occupancy, and diversified employment in healthcare, education, professional services, and logistics underpin stable multifamily demand.

TOTAL POPULATION {{ N/A }}	MEDIAN AGE 39.1	MEDIAN HOUSEHOLD INCOME \$123,324.00
HOMEOWNER RATE {{ N/A }}	COLLEGE EDUCATED {{ N/A }}	UNEMPLOYMENT RATE {{ N/A }}
GDP {{ N/A }}	LARGEST EMPLOYERS City of Long Beach, Long Beach Unified School District, California State University Long Beach, Long Beach Memorial Medical Center, The Boeing Company	



SITE MAP

The site offers direct frontage on North Lakewood Boulevard within a well-established East Long Beach neighborhood, combining visibility with convenient access. Residents benefit from proximity to Long Beach Airport, LBX, Lakewood Center, nearby schools, and higher education, reinforced by a dense mix of dining, retail, and parks.



TRANSPORTATION

Long Beach Airport 0.6 miles; I-710 and I-405 freeway access; local bus stops nearby on Lakewood Blvd



EDUCATION

Long Beach City College Liberal Arts Campus 0.59 miles; Universal Technical Institute 0.80 miles; CSULB nearby



ATTRACTIONS

LBX Long Beach Exchange, Lakewood Center, Pan American Park, Jensen Green Park, diverse dining corridor



LOCATION OVERVIEW



Aerial Site View



Micro Site Aerial



High-resolution
top-down aerial



Aerial/drone view of neighborhood



Aerial property view



Property Aerial View



Micro Site Plan



Aerial Site Plan



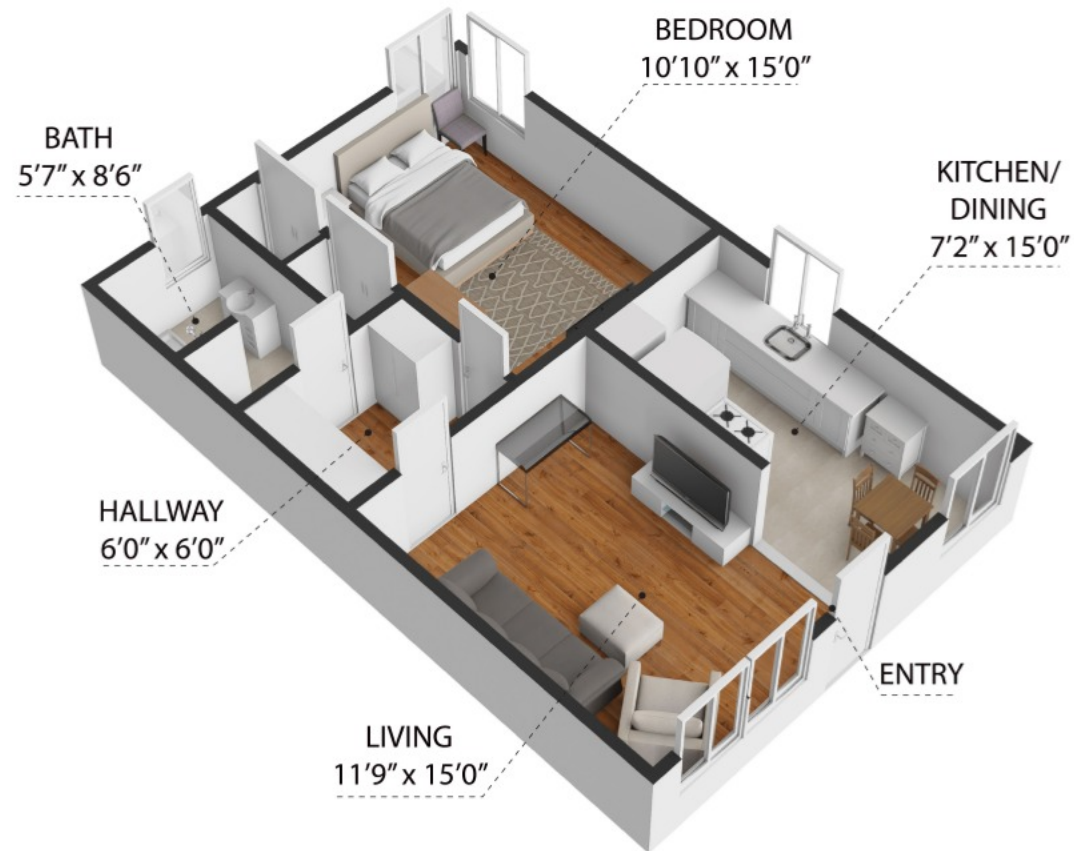
Aerial Site View



Aerial site view



Unit Floor Plan



PHYSICAL SPECIFICATIONS

Specification	Details
Property Type	Class B multifamily asset
Total Area	3,772 square feet
Site Area	7,414 square feet
Land-to-Building Ratio	1.97:1
Year Built	1953
Number of Units	6
Unit Configuration	1-bedroom/1-bath apartments
Average Unit Size	629 square feet
Zoning	LBR34
Garages	6 one-car garages
Parking	2 spaces per unit
Construction Type	Wood-frame
Building Style	Low-density garden-style
Air Conditioning	Yes
Recent Capital Improvements	Four units remodeled recently, two units remodeled about ten years ago
Utility Responsibility	Owner-paid for common-area electricity, gas, water, and sewer
On-site Laundry	Yes

KEY FINANCIAL METRICS & INVESTMENT SUMMARY DATA

Key Metric	Value
Asking Price	\$1,895,000
Units	6
Building Area	3,772 SF
Lot Size	7,414 SF
Price per Unit	\$315,833.33
Price per SF	\$502.39
Current Monthly Scheduled Rent	\$11,200
Annualized Scheduled Gross Income	\$134,400
2025 Actual NOI	\$113,570
Actual Cap Rate on Asking Price	5.99%
Annualized In-Place NOI	\$122,151
In-Place Cap Rate on Asking Price	6.45%
OM Stated Current NOI	\$134,400
OM Stated Cap Rate	7.09%
OM Stated Pro-Forma NOI	\$149,751
OM Stated Pro-Forma Cap Rate	7.90%

Metric	Value
APN	7182-002-004
Asking Price	\$1,895,000
Cap Rate	7.09%
Lot Size	7,414 SF / 0.17 Acres
NOI	\$134,400
Number of Buildings	2
Occupancy	100%
Parking Details	6 one-car garages plus additional on-site parking
Price Per SF	\$502.39
Pro Forma Cap Rate	7.90%
Square Footage	3,772 SF
Year Built	1953
Zoning	LBR34

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INVESTMENT CONTACTS

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