

**LUXURY NEIGHBORHOOD MARKET OPPORTUNITY**

**COLDWELL BANKER  
COMMERCIAL** BLAIR



**600 WEST BROADWAY**  
LONG BEACH, CA 90802

**ALEXAN**  
WEST END

Coldwell Banker Commercial BLAIR | 333 W. Broadway, Ste. 312 | Long Beach, CA 90802 | 562.495.6070 | 562.495.6072, fax | [www.cbcbclair.com](http://www.cbcbclair.com) | BRE#: 01330395

# 600 WEST BROADWAY

L O N G B E A C H , C A 9 0 8 0 2

## EXECUTIVE SUMMARY

Alexan West End offers a rare opportunity to establish the signature neighborhood market within Downtown Long Beach's newest luxury mixed-use community. Scheduled for occupancy in October 2026, the development will feature approximately 600 luxury apartment homes and 1,274 square feet of highly visible ground-floor retail designed to serve residents, employees, visitors, and the surrounding neighborhood.

Ownership envisions an elevated market concept featuring premium coffee, artisan groceries, prepared foods, wine and specialty beverages, and everyday essentials that complements the project's luxury positioning and enhances the resident experience.

Featuring approximately 15-foot ceilings, expansive storefront glass, flexible floor plans, and direct access to a 1,149-space public parking structure, this is a unique opportunity for an experienced operator to create a flagship location within one of Downtown Long Beach's premier residential communities.

## FOR MORE INFORMATION CONTACT:

### SHEVA HOSSEINZADEH

Principal

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LIC# 01922147

### VACHEL MCKEEVER

Associate Vice President

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LIC# 02074710



# ALEXAN

## WEST END

ALEXAN  
WEST END600 WEST BROADWAY  
LONG BEACH, CA 90802

## PROPERTY INFORMATION

**AVAILABLE**

1,274 SF

**RATE PER SF**

\$3.75 PSF - NNN

**PROPERTY FEATURES:**

- High-visibility premium corner retail location
- Immediate access from the 710 freeway off-ramp
- One block from Long Beach City Hall & Civic Center
- Luxury neighborhood market opportunity
- 600-unit built-in residential customer base
- 15-foot ceilings and expansive storefront
- Direct access to 1,149 public parking spaces

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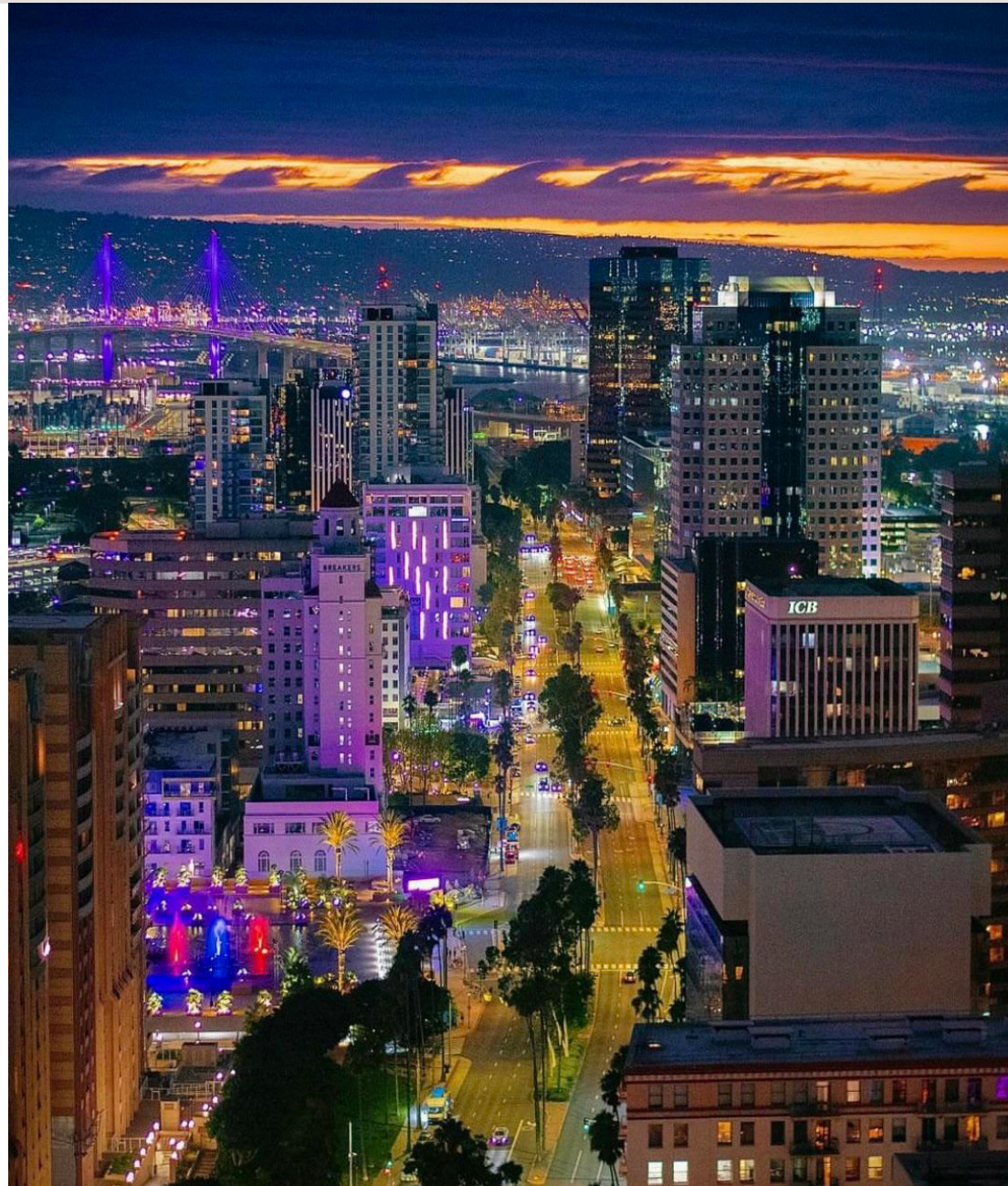
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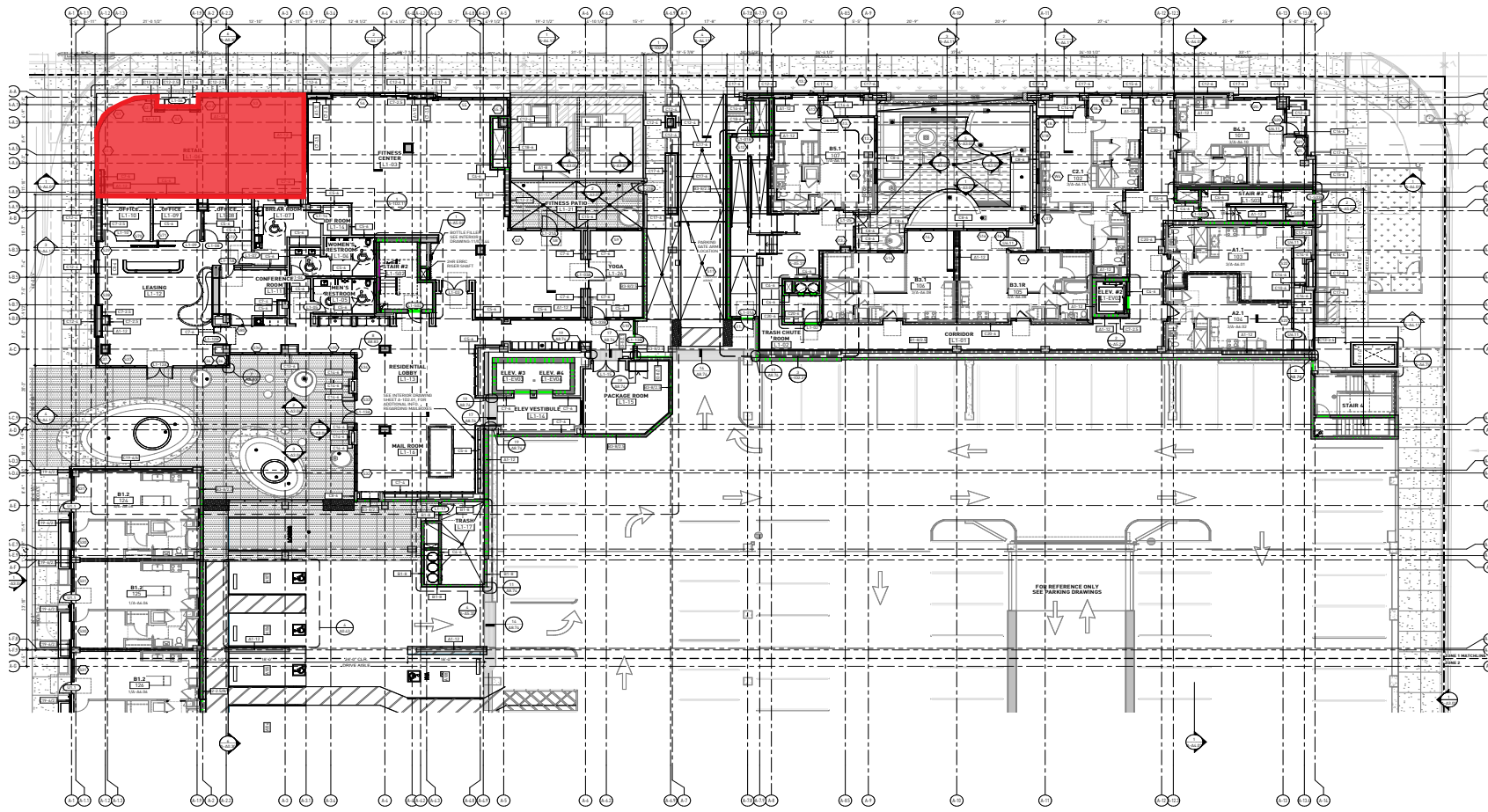
## NEIGHBORHOOD DESCRIPTION

Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit (Metro Blue Line) and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

As a Pacific Rim city, Long Beach has many influences economically and culturally. Downtown continues to be the hub of tourism, business, and transit for the entire city. It is also home to a growing population of residents who want, within a livable urban core, convenient amenities, and services. Today, there are many facets that contribute to Downtown's unique sense of place: It has a social heart (Pine Avenue and the waterfront), a civic core (Civic Center, City Hall, the newly constructed Governor George Deukmejian Courthouse), and major attractions (Long Beach Convention Center, Long Beach Amphitheatre, The Aquarium of the Pacific and major hotels, restaurants, and beaches). Current market conditions are continuing to improve and new developments in Long Beach that have begun attracting new business, creative users, and visitors.



# GROUND FLOOR PLAN



LEVEL 1 - ZONE 1 FLOOR PLAN BLDG A | 1

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**SHEET NOTES**

- [illegible]

- [illegible]

16. LABELING: DOORS, ELECTRICAL CONTROL PANELS, ROOMS, SHALL BE MARKED WITH A PLAIN, VISIBLE AND LEGIBLE SIGN SAYING "ELECTRICAL ROOM" ON UNPAVED APPROVED SIDEWALKS.
17. LABELING: DOORS INTO A FIRE ALARM CONTROL PANEL ROOMS, SHALL BE MARKED WITH A PLAIN, VISIBLE AND LEGIBLE SIGN SAYING "FIRE CONTROL ROOM" ON UNPAVED APPROVED SIDEWALKS.
18. PROVIDE A REAR VISIBLE, DURABLE SIGN ABOVE THE MAIN ENTRANCE DOOR SAYING "WELCOME TO THE CITY OF CHICAGO" IN PLAIN, VISIBLE AND LEGIBLE LETTERS.
19. SEE STRUCTURAL FOR CONCRETE WALL THICKNESS, COLUMN INFORMATION AND REINFORCEMENT.
20. IN REAR DOORS ARE LOCATED NEAR TO WALLS, THERE SHALL BE A MINIMUM OF 1" CLEARANCE BETWEEN WALL, FINISH SURFACE AND FACE OF DOOR TO BE MEASURED UPON FINISH FLOOR.
21. REFER TO SITES, "EMERGENCY TOILE FOR INTERIOR VENTILATION AND PARTITION LOCATIONS AND WALL TYPES."
22. PROVIDE TWO-WAY COMMUNICATION SYSTEM FOR CONSTRUCTION VENTILATION, EQUIPMENT ROOM WITH PROPER PAIR TO PLACED PLACES ON FRONT OF DOOR.
23. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE ENDING SIDEWALK EACH ELEVATION SIDE OF THE BUILDING. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE ENDING SIDEWALK ABOVE OR BELOW THE LEVEL OF, EACH DESIGNATED FOR CONSTRUCTION CODE REQUIREMENTS.
24. ALL FURNITURE, FURNITURE, AND FINISHES DESCRIBED AT LEASING AND ANNUITY RATES SHALL BE PROVIDED BY THE LEASER.

- [illegible]

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## KEYNOTES

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## GRAPHICS LEGEND

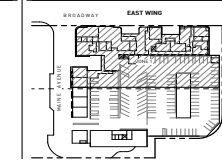
**LEGEND:**

- FLOOR DRAIN
- PROPERTY LINE
- WATER LINE
- MECHANICAL SHAFT
- 1 HOUR WALL
- 2 HOUR WALL
- FIRE WALL
- FIRE BARRIER
- CHANGE IN ELEVATION
- ACCESS LADDER

**CALLOUTS:**

- DOOR CLEARANCE
- WALK IN
- DOOR TAG
- WALL TAG
- GLASS/DOOR/WINDOW TAG
- ROOF DRAIN
- FLOOR DRAIN
- PROPERTY LINE
- WATER LINE
- MECHANICAL SHAFT
- 1 HOUR WALL
- 2 HOUR WALL
- FIRE WALL
- FIRE BARRIER
- CHANGE IN ELEVATION
- ACCESS LADDER

## KEY PLAN

[illegible]

LEVEL 1 - ZONE 1  
FLOOR PLAN BLDG A

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WEST END

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## RENDERINGS - MARKET





# ZONING

The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social “visioning process” that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like.

This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community’s vision, and (2) provide specific standards and guidelines to reference when working with developers.

Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.



# LA28 OLYMPICS

“The LA28 Olympic and Paralympic Games announced more than a dozen venue assignments for Olympic sports, utilizing sports venues and locations in the City of Los Angeles and neighboring cities of Long Beach and Carson - announcement confirms seven Olympic sporting events to be held in Long Beach. As a Venue City, Long Beach is set to host the largest number of sporting events other than the host City of Los Angeles for the LA28 Games.”

Source: [www.LongBeach.gov](http://www.LongBeach.gov), Press Release: LA28 Confirms Seven Sporting Events, Venues to be Held in Long Beach for the 2028 Olympic Games

## ***Olympic Game Venue in Long Beach, CA***

- **Long Beach Arena - *Handball Competition***
- **Marine Stadium - *Canoe-Spring & Rowing Competitions***
- **Belmont Shore - *Sailing***
- **Waterfront along Alamitos Beach - *Marathon Swimming & Triathlon***
- **Long Beach Convention Center - *Water Polo***



# DEMOGRAPHICS

|                                           | 1 Mile |     | 2 Miles |     | 3 Miles |     |
|-------------------------------------------|--------|-----|---------|-----|---------|-----|
|                                           |        |     |         |     |         |     |
| Population                                |        |     |         |     |         |     |
| 2025 Population                           | 58,111 | --- | 145,289 | --- | 222,842 | --- |
| 2030 Projected Population                 | 60,324 | --- | 148,844 | --- | 226,831 | --- |
| 2030 Projected Population (High Estimate) | 64,186 | --- | 156,047 | --- | 235,917 | --- |
| 2030 Projected Population (Low Estimate)  | 56,743 | --- | 143,179 | --- | 219,594 | --- |
| % Projected Annual Change (2025 - 2030)   | 0.8%   | --- | 0.5%    | --- | 0.4%    | --- |
| % Projected Annual Change (High Estimate) | 2.1%   | --- | 1.5%    | --- | 1.2%    | --- |
| % Projected Annual Change (Low Estimate)  | -0.5%  | --- | -0.3%   | --- | -0.3%   | --- |
|                                           |        |     |         |     |         |     |
| 2010 Census Population                    | 58,375 | --- | 156,532 | --- | 230,587 | --- |
| 2020 Census Population                    | 58,179 | --- | 146,832 | --- | 225,895 | --- |
| % Annual Change (2020 - 2025)             | 0.0%   | --- | -0.2%   | --- | -0.3%   | --- |
| Population Density                        | 23,168 |     | 13,882  |     | 11,371  |     |
|                                           |        |     |         |     |         |     |
| Households                                |        |     |         |     |         |     |
| 2025 Households                           | 26,991 | --- | 57,460  | --- | 87,230  | --- |
| 2030 Projected Households                 | 28,217 | --- | 59,167  | --- | 89,049  | --- |
| % Projected Annual Change (2025 - 2030)   | 0.9%   | --- | 0.6%    | --- | 0.4%    | --- |
|                                           |        |     |         |     |         |     |
| 2010 Households                           | 23,238 | --- | 53,337  | --- | 81,924  | --- |
| 2020 Households                           | 26,791 | --- | 57,777  | --- | 88,151  | --- |
| % Annual Change (2020 - 2025)             | 3.1%   | --- | 1.7%    | --- | 1.5%    | --- |
|                                           |        |     |         |     |         |     |
| Quarterly Population                      |        |     |         |     |         |     |
| 2025 Q2                                   | 58,111 | --- | 145,289 | --- | 222,842 | --- |
| 2025 Q1                                   | 58,112 | --- | 145,140 | --- | 222,610 | --- |
| 2024 Q4                                   | 58,051 | --- | 145,112 | --- | 222,963 | --- |
| 2024 Q3                                   | 57,777 | --- | 144,813 | --- | 222,395 | --- |
| 2024 Q2                                   | 57,305 | --- | 144,390 | --- | 222,058 | --- |
| 2024 Q1                                   | 57,268 | --- | 144,272 | --- | 221,977 | --- |
| 2023 Q4                                   | 57,178 | --- | 143,743 | --- | 221,435 | --- |
| 2023 Q3                                   | 57,148 | --- | 143,784 | --- | 221,580 | --- |
| 2023 Q2                                   | 57,207 | --- | 143,916 | --- | 221,797 | --- |
|                                           |        |     |         |     |         |     |
| Growth Stability Indicator (-1 to +1)     | 0.0551 | --- | 0.0914  | --- | 0.0755  | --- |

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# DEMOGRAPHICS



|                                  | 1 Mile   |       | 3 Miles  |       | 5 Miles   |       |
|----------------------------------|----------|-------|----------|-------|-----------|-------|
| <b>Income (2025)</b>             |          |       |          |       |           |       |
| <b>Per Capita Income</b>         | \$45,176 | ---   | \$39,102 | ---   | \$42,495  | ---   |
| <b>Average Household Income</b>  | \$97,261 | ---   | \$98,869 | ---   | \$108,559 | ---   |
| <b>Median Household Income</b>   | \$79,576 | ---   | \$79,975 | ---   | \$88,063  | ---   |
| Less than \$15,000               | 2,966    | 11.0% | 5,686    | 9.9%  | 7,704     | 8.8%  |
| \$15,000 - \$19,999              | 983      | 3.6%  | 1,946    | 3.4%  | 2,555     | 2.9%  |
| \$20,000 - \$24,999              | 895      | 3.3%  | 1,859    | 3.2%  | 2,624     | 3.0%  |
| \$25,000 - \$29,999              | 787      | 2.9%  | 1,763    | 3.1%  | 2,412     | 2.8%  |
| \$30,000 - \$34,999              | 988      | 3.7%  | 2,085    | 3.6%  | 2,763     | 3.2%  |
| \$35,000 - \$39,999              | 1,137    | 4.2%  | 1,974    | 3.4%  | 2,594     | 3.0%  |
| \$40,000 - \$44,999              | 1,057    | 3.9%  | 2,083    | 3.6%  | 2,749     | 3.2%  |
| \$45,000 - \$49,999              | 763      | 2.8%  | 1,755    | 3.1%  | 2,456     | 2.8%  |
| \$50,000 - \$54,999              | 815      | 3.0%  | 1,931    | 3.4%  | 2,791     | 3.2%  |
| \$55,000 - \$59,999              | 784      | 2.9%  | 1,704    | 3.0%  | 2,349     | 2.7%  |
| \$60,000 - \$64,999              | 934      | 3.5%  | 2,037    | 3.5%  | 2,739     | 3.1%  |
| \$65,000 - \$69,999              | 774      | 2.9%  | 1,864    | 3.2%  | 2,616     | 3.0%  |
| \$70,000 - \$79,999              | 1,515    | 5.6%  | 3,800    | 6.6%  | 5,514     | 6.3%  |
| \$80,000 - \$89,999              | 1,343    | 5.0%  | 3,114    | 5.4%  | 4,793     | 5.5%  |
| \$90,000 - \$99,999              | 1,244    | 4.6%  | 2,679    | 4.7%  | 4,196     | 4.8%  |
| \$100,000 - \$125,000            | 2,780    | 10.3% | 5,663    | 9.9%  | 9,250     | 10.6% |
| \$125,000 - \$149,999            | 2,084    | 7.7%  | 4,304    | 7.5%  | 7,288     | 8.4%  |
| \$150,000 - \$199,999            | 2,733    | 10.1% | 5,708    | 9.9%  | 9,769     | 11.2% |
| \$200,000 - \$249,999            | 1,353    | 5.0%  | 3,088    | 5.4%  | 5,640     | 6.5%  |
| \$250,000 - \$499,999            | 579      | 2.1%  | 1,324    | 2.3%  | 2,417     | 2.8%  |
| \$500,000+                       | 477      | 1.8%  | 1,094    | 1.9%  | 2,010     | 2.3%  |
| <b>Education (2025)</b>          |          |       |          |       |           |       |
| Less than 9th Grade              | 4,767    | 10.9% | 16,694   | 16.1% | 23,209    | 14.4% |
| Some High School                 | 3,600    | 8.2%  | 10,032   | 9.7%  | 13,144    | 8.2%  |
| High School Grad                 | 6,722    | 15.3% | 17,620   | 17.0% | 27,304    | 17.0% |
| Some College                     | 10,757   | 24.5% | 22,610   | 21.8% | 35,411    | 22.0% |
| Associate Degree                 | 2,371    | 5.4%  | 5,897    | 5.7%  | 9,609     | 6.0%  |
| Bachelors Degree                 | 10,328   | 23.5% | 21,328   | 20.5% | 34,975    | 21.8% |
| Masters Degree                   | 3,543    | 8.1%  | 6,693    | 6.4%  | 11,834    | 7.4%  |
| Doctorate or Professional Degree | 1,803    | 4.1%  | 3,008    | 2.9%  | 5,208     | 3.2%  |

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## LOCAL RETAIL AND ENTERTAINMENT CENTERS

### THE PIKE OUTLETS

- H&M
- NIKE OUTLET
- CINEMARK
- LA MICHOCANA
- EoS FITNESS
- BUBBA GUMP SHRIMP
- ISLANDS
- CALIFORNIA PIZZA KITCHEN
- STARBUCKS
- CHILE'S GRILL & BAR
- PF CHANG'S
- OUTBACK STEAKHOUSE
- TOKYO WAKO

### SHORELINE VILLAGE

- YARD HOUSE
- PARKER'S LIGHTHOUSE
- TEQUILA JACK'S
- THE FUNNEL HOUSE
- ROCKY MOUNTAIN CHOCOLATE FACTORY
- GILAN PIZZA & GRILL
- PELICAN PIER PAVILION
- TWISTERS & COFFEE



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