

FOR LEASE: GROUND FLOOR RETAIL
421 WEST BROADWAY • LONG BEACH, CA • 90802



421 W. BROADWAY
LONG BEACH, CA 90802

PROPERTY SUMMARY

AVAILABLE RETAIL SPACE:

- Space A: 1,567 SF
- Space B: 608 SF
- Space C: 1,837 SF

BASE LEASE RATE:

- Space A \$2.25/SF + NNN = \$0.75/SF
- Space B \$3.00/SF + NNN = \$0.75/SF
- Space C \$2.75/SF + NNN = \$0.75/SF

- GROSS AREA SF: 617,114 SF
- LOT AREA SF/ACRES: 153,884 SF / 3.53 Acres
- ZONING: LBPD30
- YEAR BUILT: 2010
- APN: 7280-024-022

FEATURES:

- 291 unit apartment community (Over 95% leased)
- Looking for a restaurant operator, owner offering TI allowance
- On-site gallery and 65 foot mural marks the building as a cultural landmark within the city of Long Beach.

Gallery 421 is a 5 story mixed use building with 291 luxury apartment units. The three ground floor retail spaces include a total of ± 4,012 square feet currently available for lease. The property includes ample on-site parking (4 spaces per 1,000 square feet of retail area).

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 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.



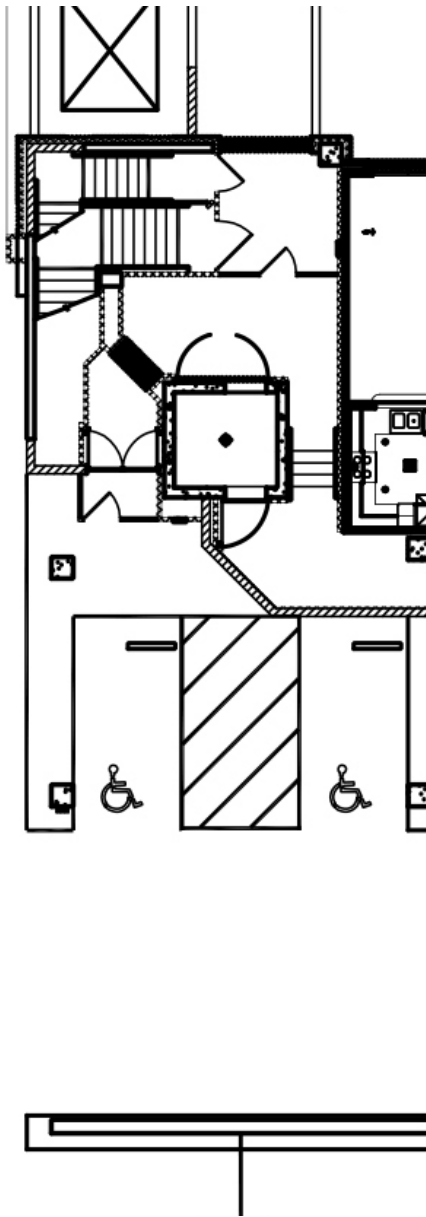
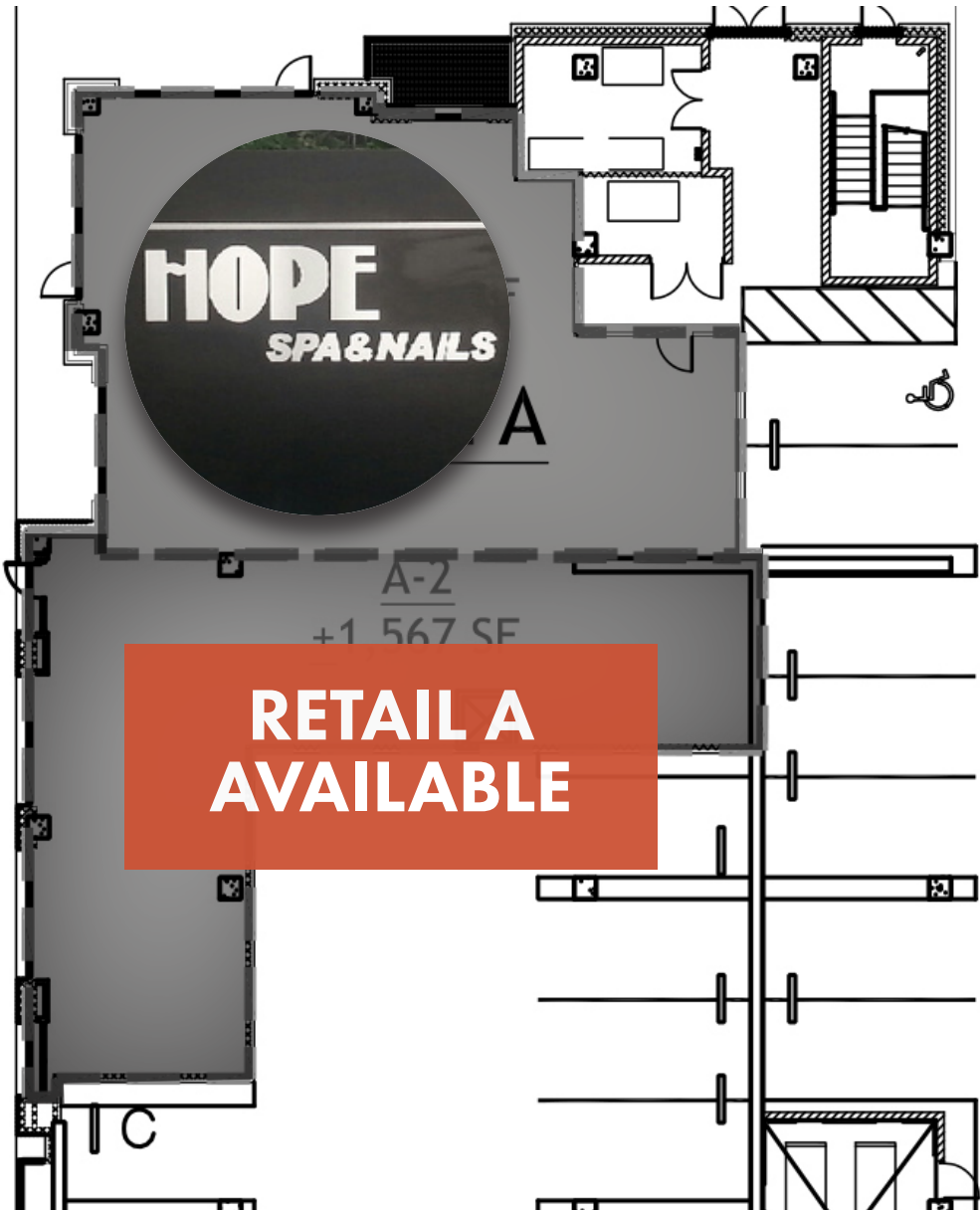
DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
• Population	38,648	222,142	397,398
• # of Households	16,831	78,870	139,522
• Average Household Size	2.22	2.76	2.79
• Renter Occupied Housing Units	13,732	18,241	92,341
• Median Age	34.2	32.2	33.2
• Average Household Income	\$50,667	\$55,071	\$69,061

BUILDING FLOOR PLAN - RETAIL A (available)

Leased

gallery421
GROUND FLOOR RETAIL SPACE



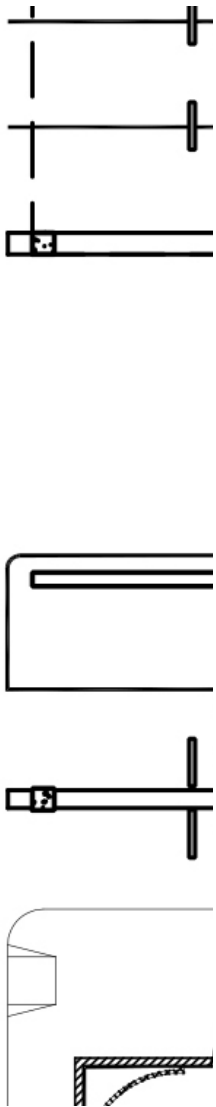
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RESIDENTIAL

As of 2.5.19

BUILDING FLOOR PLAN - RETAIL B (available)

Leased

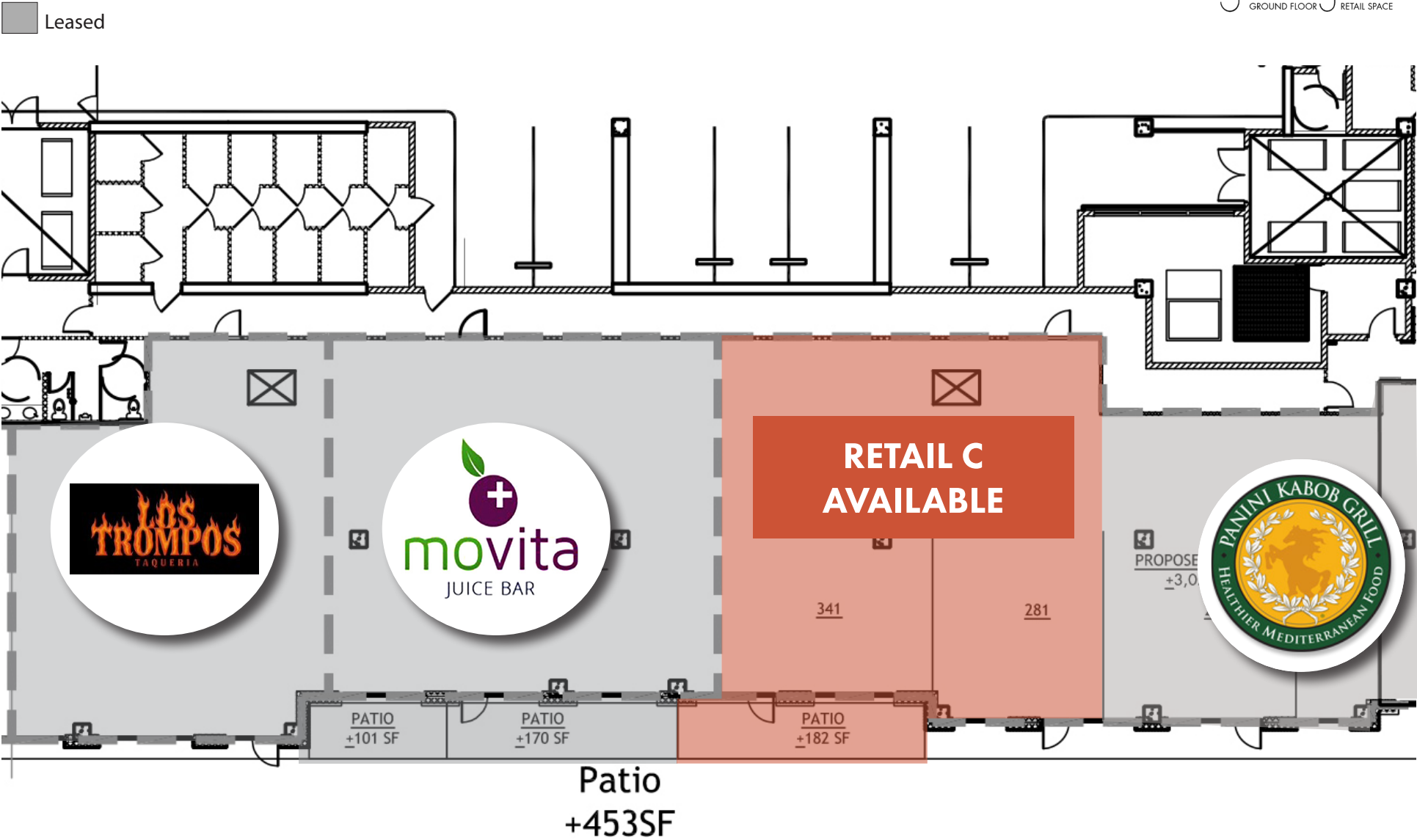
gallery421
GROUND FLOOR RETAIL SPACE



imt
RESIDENTIAL

As of 2.5.19

BUILDING FLOOR PLAN - RETAIL C (available)



INTERIOR PHOTOS - RETAIL A



As of 3.04.24

INTERIOR PHOTOS - RETAIL B



As of 05.06.26

INTERIOR PHOTOS - RETAIL C

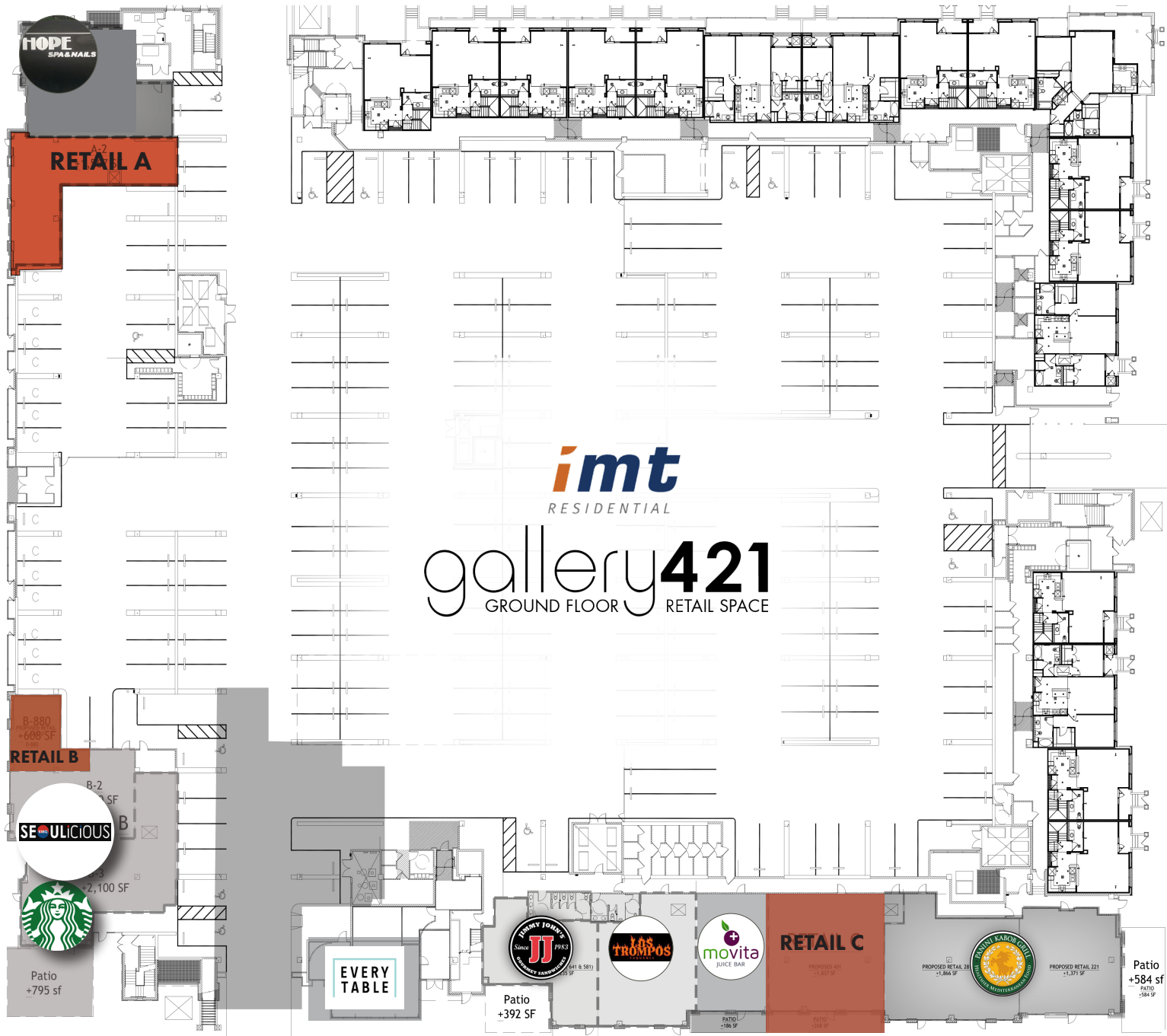


As of 05.06.26

FLOOR PLAN AERIAL AND TRAFFIC COUNTS



BUILDING FLOOR PLANS



 Leased

 1,200 SF

 2,100 SF
+795 SF Patio

 1,235 SF
+392 SF Patio

 1,000 SF

 1,823 SF

 1,266 SF

 3,237 SF
+584 SF Patio

 1,506 SF

VACANT

 **Retail - A**
1,567 SF

 **Retail - B**
608 SF

 **Retail - C**
1,837 SF

DOWNTOWN LONG BEACH RETAIL LOCATIONS





**COLDWELL BANKER
COMMERCIAL**
BLAIR

**Coldwell Banker
Commercial BLAIR**

**333 W. Broadway Suite 312
Long Beach, CA 90802**

**O: (562) 495-6070
F: (562) 495-6072**



CBCBlair.com

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GROUND FLOOR RETAIL SPACE

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Sheva Hosseinzadeh
Principal
Direct: (562) 400-5949
BRE# 01922147
sheva@cbcblair.com