

DOWNTOWN LONG BEACH · HISTORIC OFFICE BUILDING · FOR SALE OR LEASE

120 East *Third* Street

LONG BEACH, CALIFORNIA · 90802

A fully renovated 1914 brick-and-masonry office building in the heart of Downtown Long Beach — eight blocks from the Pacific.

SALE PRICE

\$1,750,000

LEASE RATE

Negotiable

120 East 3rd Street

LONG BEACH, CA 90802



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DARVISHIAN GROUP

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— 01 —

EXECUTIVE SUMMARY

A CLOSER LOOK AT 120 EAST THIRD

120 E. 3RD STREET



98

WALK SCORE

86

TRANSIT SCORE

87

BIKE SCORE

SECTION 01 · THE ASSET

Property Summary

Two stories of fully renovated creative office space — brick, beam, and steel — on a downtown corridor walking distance to the Metro and the waterfront.

THE ASSET

ADDRESS	120 East 3rd Street
CITY	Long Beach, CA 90802
SALE PRICE	\$1,750,000
LEASE RATE	<i>Negotiable</i>
BUILDING SF	+/- 2,500
LOT SF	+/- 1,250 (25' × 50')
STORIES	Two
YEAR BUILT / RENOVATED	1914 / 2018
ZONING	PD-30 · Downtown
APN	7280-020-032
MAX OCCUPANCY	+/- 53 people

Walk / Transit / Bike Scores per WalkScore.com. All references to size or square footage of the building or lot should be independently verified by Buyer.



2,500

BUILDING SF

1914

YEAR BUILT

A RARE DOWNTOWN ASSET

Renovated. Restored.

Ready for its next chapter.

Darvishian Real Estate Investment Services is pleased to present 120 East 3rd Street — a two-story brick-and-masonry office building in the heart of Downtown Long Beach. Originally constructed in 1914, the property was taken down to its studs and fully renovated in 2018 with new mechanical, electrical, plumbing, and seismic bracing.

The property currently operates as P3 Office Lofts, a co-work space featuring eighteen demised office stations across two floors, complete with conference rooms, a kitchenette, two restrooms, and a private call booth. A 5-ton dual-zone HVAC system, exposed brick interiors, sealed concrete floors, skylights, and industrial track lighting give the space a distinctive creative-loft character.

With the original co-work deed restriction having expired, the next owner has full flexibility — continue an existing operation, occupy as a single-tenant creative office HQ, or reposition for retail, showroom, gallery, or boutique professional use.

An owner-user opportunity in one of Southern California's fastest-densifying downtowns.

AT A GLANCE

1,250

LOT SF ·
CORNER 25' x
50'

18

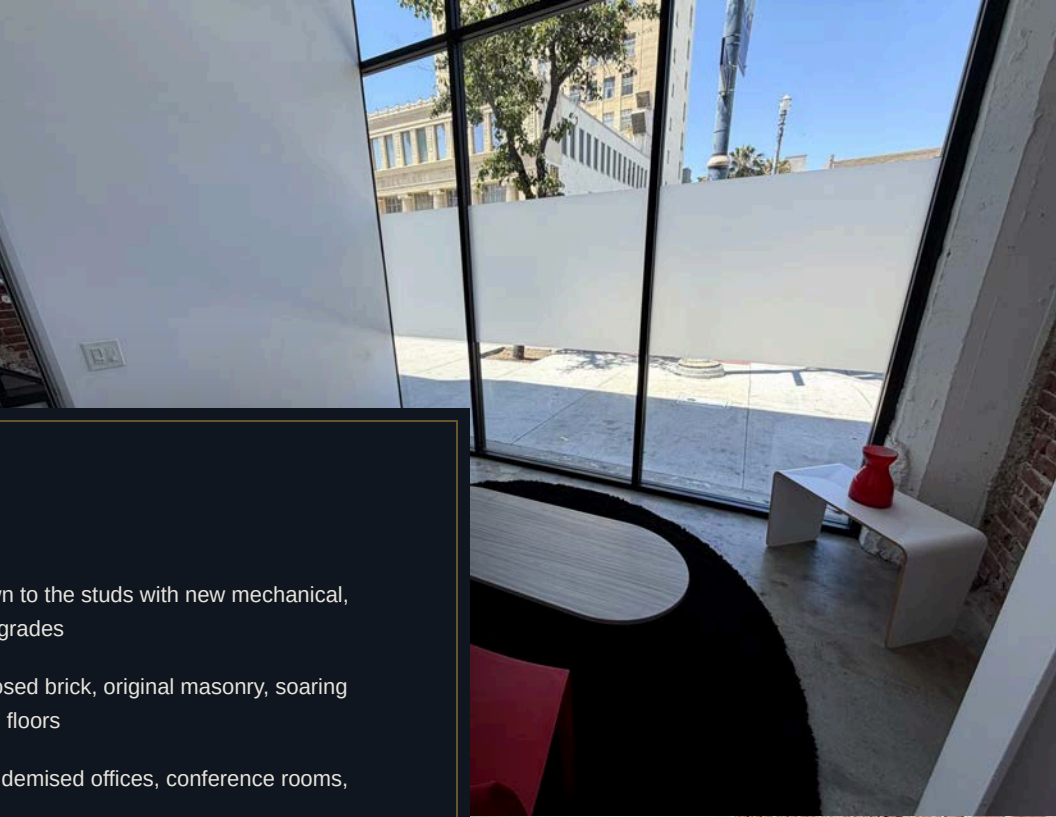
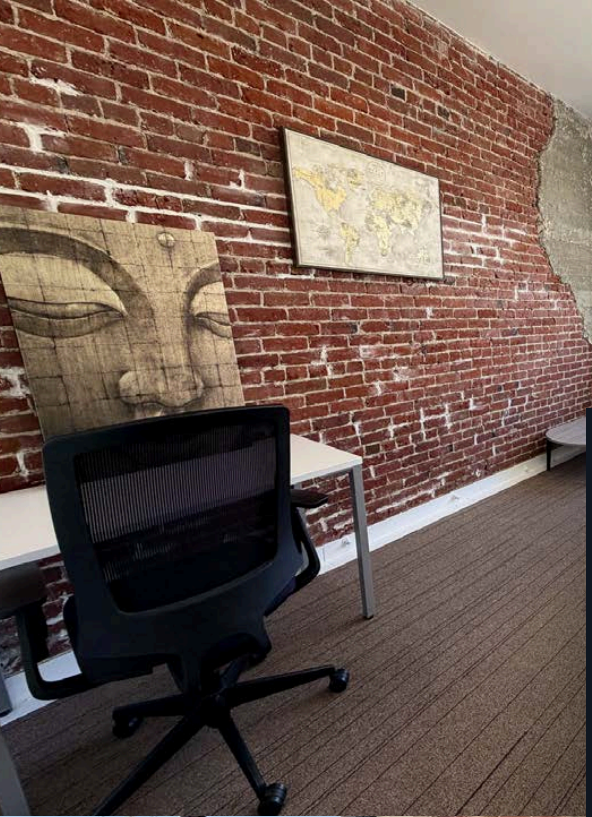
DEMISED
OFFICES

PD-30

DOWNTOWN
PLAN ZONING

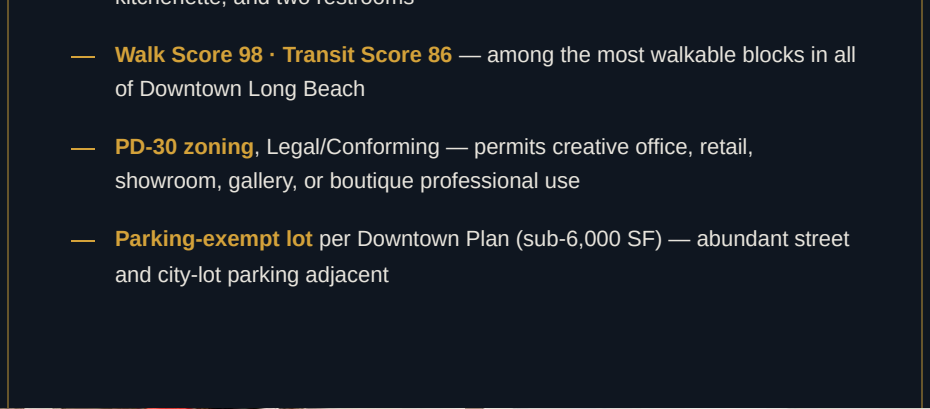
2018

FULL
RENOVATION



KEY HIGHLIGHTS

- **Fully renovated 2018** — taken down to the studs with new mechanical, electrical, plumbing, and seismic upgrades
- **Distinctive 1914 character** — exposed brick, original masonry, soaring storefront windows, sealed concrete floors
- **Two-story floor plan** with eighteen demised offices, conference rooms, kitchenette, and two restrooms
- **Walk Score 98 · Transit Score 86** — among the most walkable blocks in all of Downtown Long Beach
- **PD-30 zoning**, Legal/Conforming — permits creative office, retail, showroom, gallery, or boutique professional use
- **Parking-exempt lot** per Downtown Plan (sub-6,000 SF) — abundant street and city-lot parking adjacent



- **Owner-user or investment** — original co-work deed restriction has expired, full use flexibility



AMENITY PACKAGE

The Building, in Detail.

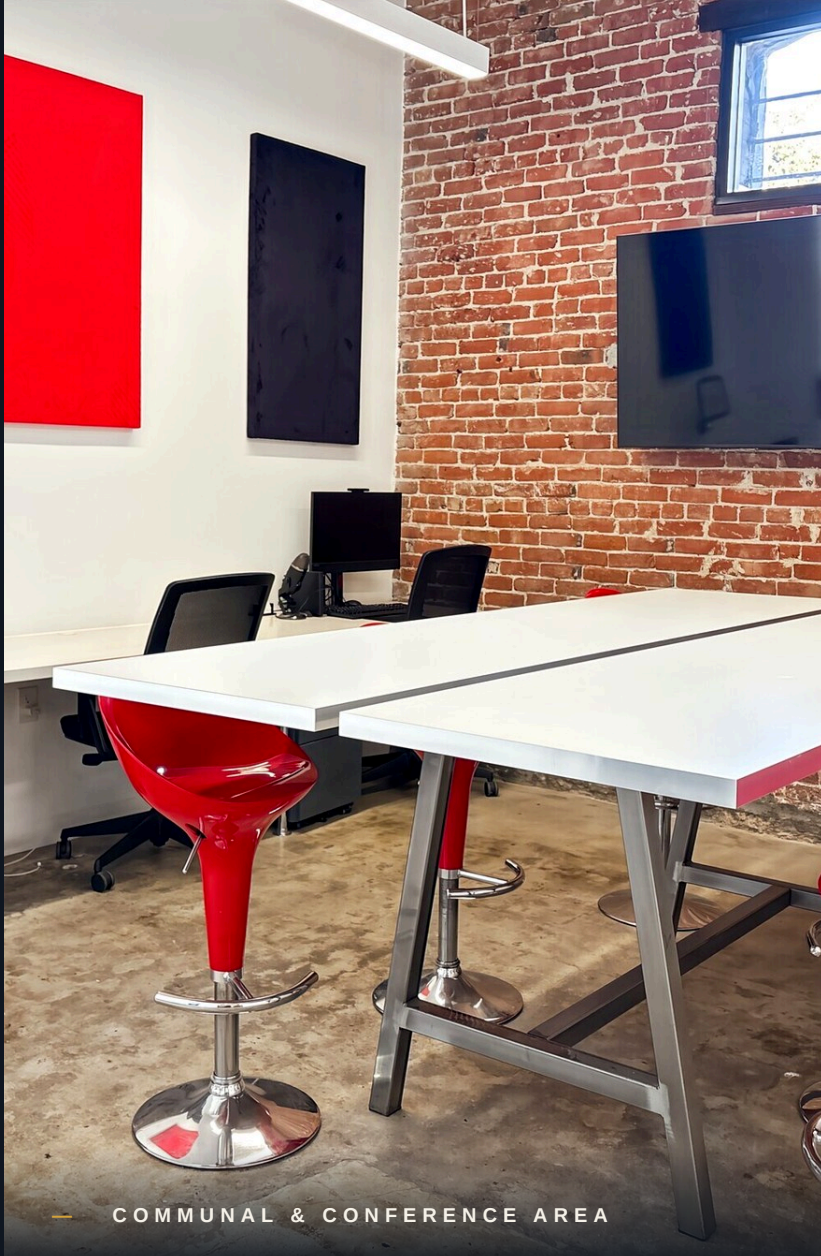
CONSTRUCTION · SYSTEMS · FINISHES

BUILDINGS	One
STORIES	Two
CONSTRUCTION	Class C · Concrete & Masonry
FOUNDATION	Reinforced Concrete
STRUCTURAL FRAME	Masonry
EXTERIOR WALLS	Painted Stucco
ROOF	TPO over Wood Joists
HVAC	5-Ton Package · Dual Zone
SEISMIC	Braced & Retrofitted (2018)
RESTROOMS	Two · Porcelain Tile
DEMISED SPACES	Eighteen Office Stations
FRONTAGE	25 ft · 3rd Street

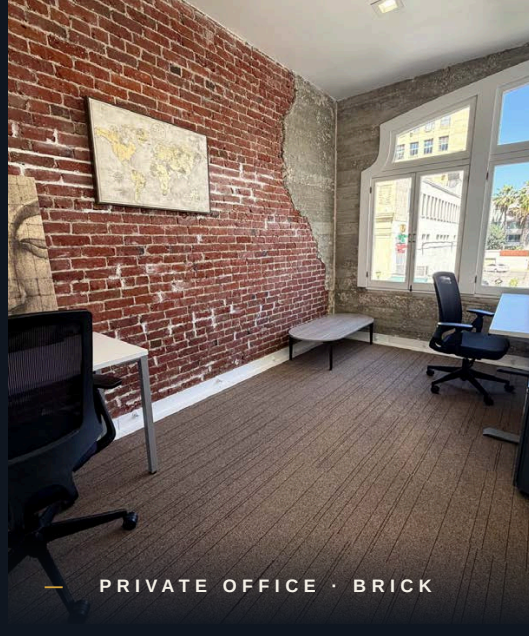
INSIDE 120 EAST THIRD

A creative loft in the heart of Downtown.

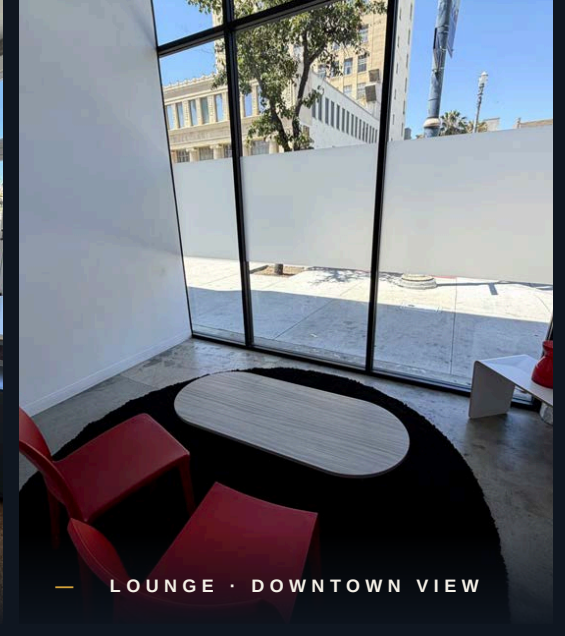
Exposed brick, restored masonry, soaring storefront windows, and sealed concrete floors define the building's distinctive character.



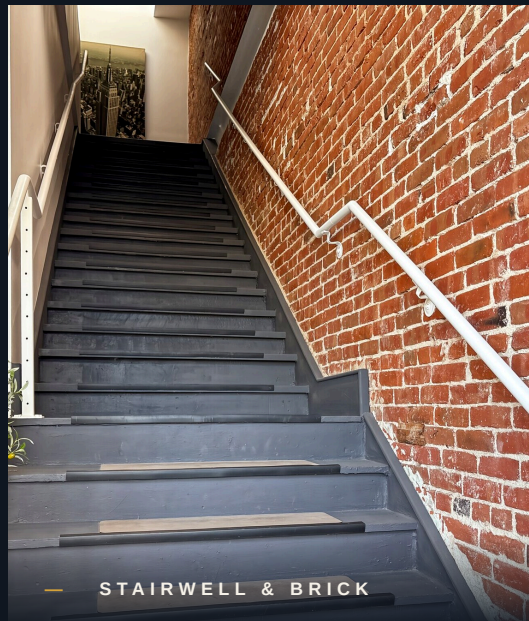
— COMMUNAL & CONFERENCE AREA



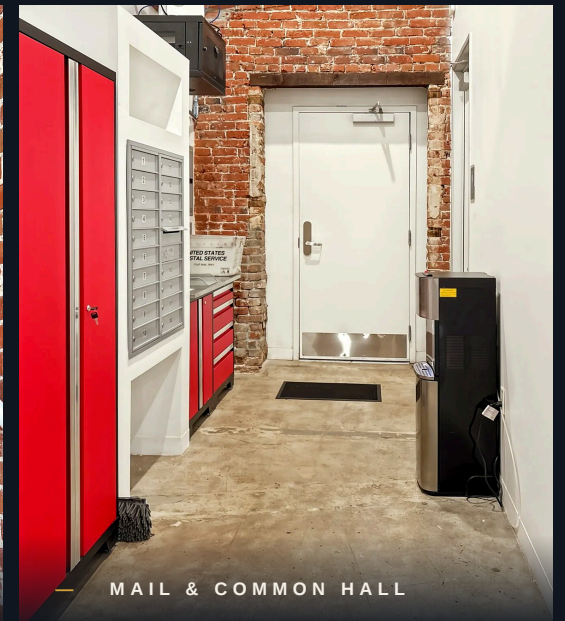
— PRIVATE OFFICE · BRICK



— LOUNGE · DOWNTOWN VIEW



— STAIRWELL & BRICK



— MAIL & COMMON HALL

FLOOR PLANS

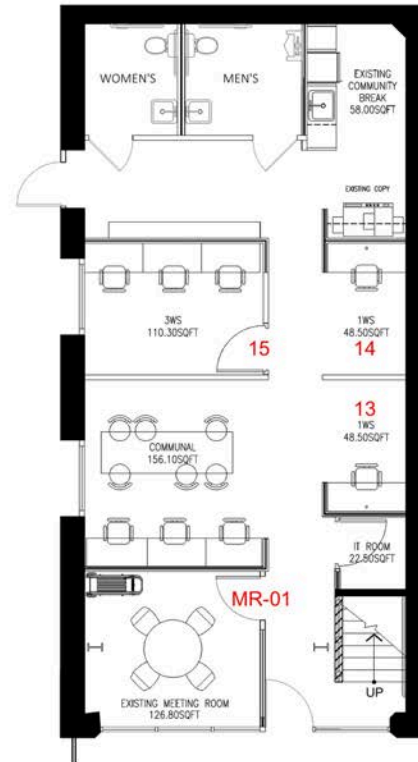
Two stories, eighteen demised offices, full amenities.

2,500
TOTAL SF

2
STORIES

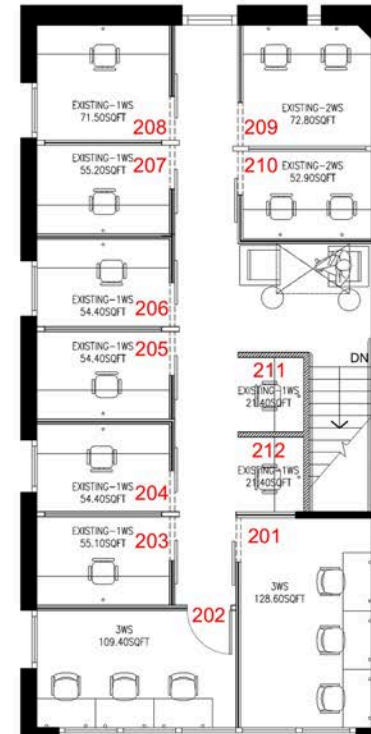
18
OFFICES

GROUND FLOOR



PROPOSED 1ST LEVEL FLOOR PLAN

SECOND FLOOR



PROPOSED 2ND LEVEL FLOOR PLAN

GROUND FLOOR

Reception, communal lounge, 126 SF meeting room, kitchenette, men's & women's restrooms, IT room, and three workstation pods.

SECOND FLOOR

Twelve numbered private offices (rooms 201–212) ranging from 52 SF to 128 SF, plus open workstation areas.

COMMON AREAS

Two restrooms, IT/server room, copy & mail station, communal break area at 58 SF.

VERTICAL CIRCULATION

Single internal staircase connects the two floors. Sealed concrete and original wood-plank flooring throughout.

— 02 —

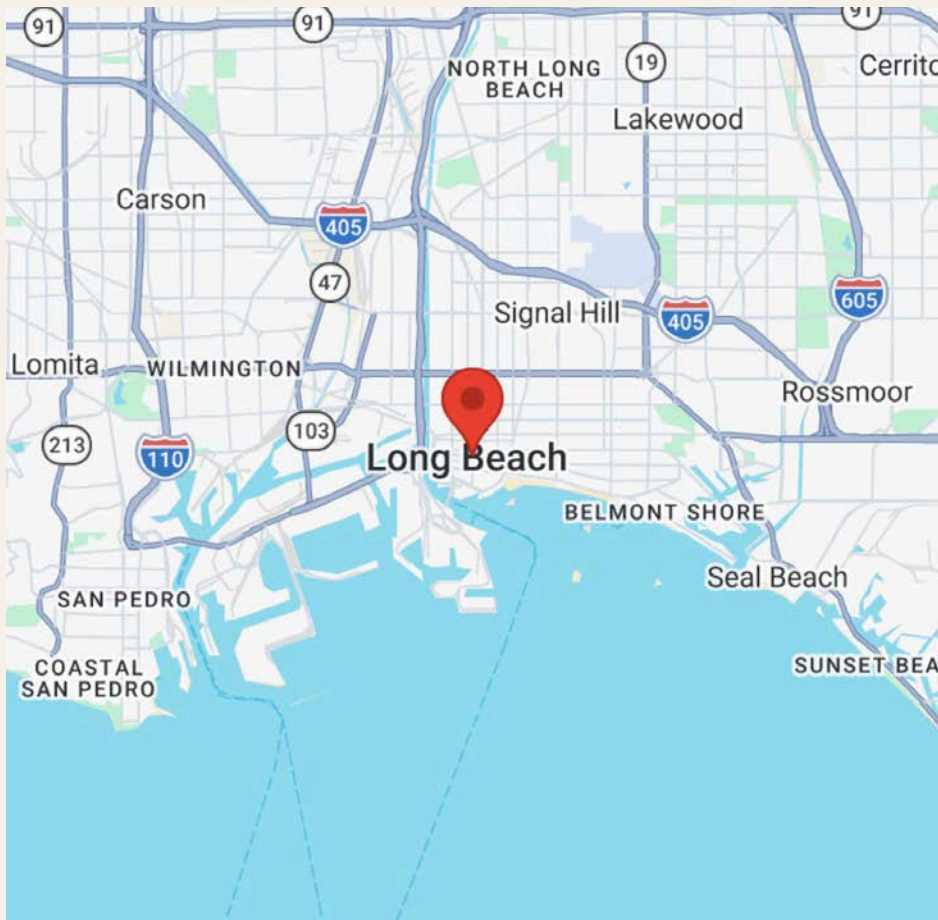
LOCATION OVERVIEW

THE LONG BEACH RENAISSANCE

WHERE WE ARE

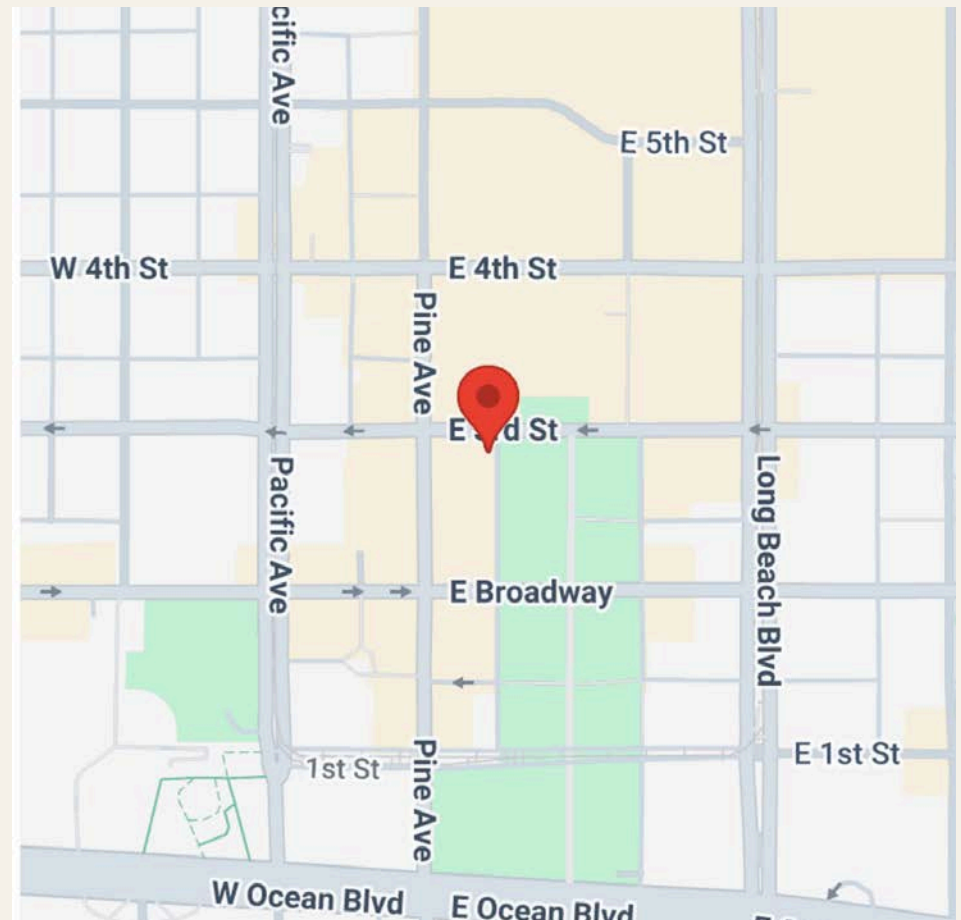
From regional crossroads to one specific corner of Downtown Long Beach.

REGIONAL · GREATER LONG BEACH



Centrally positioned between the Pacific waterfront, the 405 / 710 / 110 freeway corridors, and Orange County.

NEIGHBORHOOD · DOWNTOWN LONG BEACH



Corner of 3rd Street and Tribune Court — one block south of the Mosaic redevelopment.

— WHY THIS BLOCK

120 East 3rd sits at the intersection of three forces shaping Downtown Long Beach — the Pacific waterfront five blocks south, the 14-acre Mosaic redevelopment immediately north, and the Civic Center, Convention Center, and Olympic-host status driving long-term demand.

5 min

TO PACIFIC WATERFRONT

8 min

TO LB AIRPORT (LGB)

25 min

TO LAX

30 min

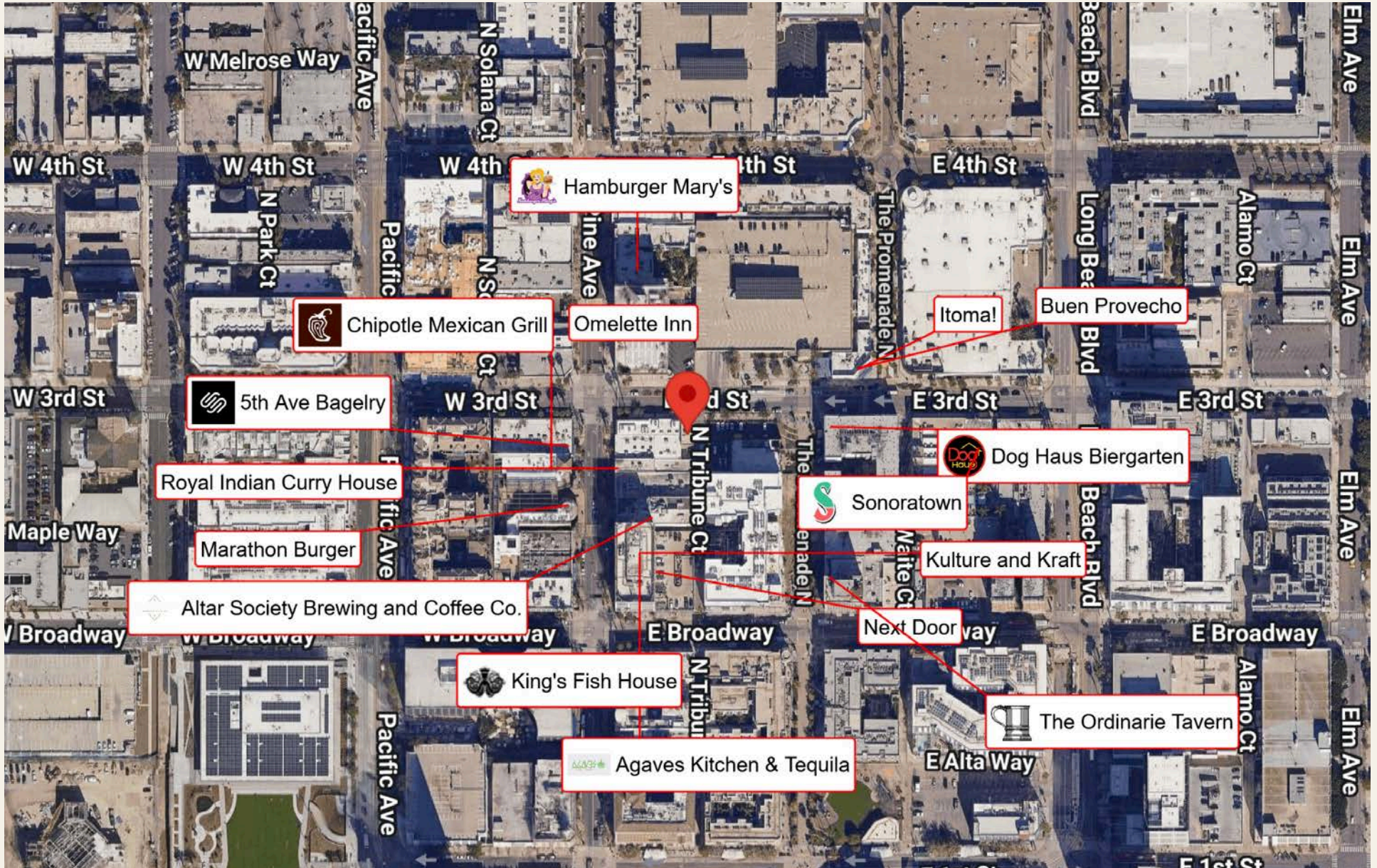
TO DOWNTOWN LA

5 blocks

TO METRO A-LINE

THE NEIGHBORHOOD

Restaurants, bars, and retail within a four-minute walk.



— DINING & CAFÉ

Hamburger Mary's · Chipotle · Omelette Inn · 5th Ave Bagelry · Buen Provecho · Itoma! · Marathon Burger · Royal Indian Curry House

— BARS & LIFESTYLE

Dog Haus Biergarten · The Ordinarie Tavern · Altar Society Brewing & Coffee · Agaves Kitchen & Tequila · King's Fish House

— RETAIL & SERVICE

Sonoratown · Kulture and Kraft · Next Door

The *Mosaic* Redevelopment

Fourteen acres — immediately across 3rd Street from the subject.



SUBJECT PROPERTY
120 East 3rd Street
hidden behind F&M Tower

Aerial rendering · The subject property sits directly behind the F&M Bank Tower on the south side of 3rd Street — obscured from this angle but visible on the location maps two pages prior.



The Mosaic plaza · food vendors, gathering lawn, and 150,000 SF of retail

PROJECT AT A GLANCE

SITE

14 acres · former City Place · 9 parcels

RESIDENTIAL

900 units Class A multifamily · 54 affordable

COMMERCIAL

150,000 SF retail · 38,000 SF additional commercial

PHASE 1

Portico by JPI · 272 units · \$150M · delivery 2028

BOUNDARIES

Long Beach Blvd · Pine · 3rd St · 6th St

LEAD PARTNERS

Turnbridge Equities · Waterford Property · Monument Square

TENANTS ANNOUNCED

Broken Spirits Distillery, Ammatoli, and additional F&B operators

TIMELINE

Phase 1 demolition underway · Portico delivery 2028 · full buildout 2028–2031

PROMENADE VISION

Plans to extend the pedestrian-only Promenade north to 6th Street, anchoring the development

— IMPACT ON 120 E. 3RD STREET

Roughly **900 new residents** arriving within one block, alongside **\$150M+** of active capital, materially upgrades the demographic, retail, and daytime population profile of every adjacent corner — including this one.

“Mosaic is quickly becoming the epicenter for Long Beach.”

— MICHAEL GAZZANO, TURNBRIDGE EQUITIES

LONG BEACH

A waterfront city in the middle of a renaissance.

The City of Long Beach occupies eighty square miles along the southern edge of Los Angeles County — a waterfront metropolis defined by the Ports of Los Angeles and Long Beach (which together handle roughly thirty-seven percent of all waterborne goods entering the United States), Long Beach Airport, and California State University at Long Beach.

The subject sits inside Downtown Long Beach, a dense, walkable urban core with over four hundred established retail storefronts, more than 6.2 million square feet of Class A and B office, and 8,000+ residential units with 4,100 more under construction or approved. Eight million visitors arrive each year for the Aquarium of the Pacific, the Long Beach Convention Center, the Grand Prix, and the upcoming Olympic venues.

The neighborhood immediately surrounding the property is rapidly transforming. The 189-unit multifamily project at the southeast corner of the block sold from the City of Long Beach to Raintree Partners and then to Alliance Residential within days, signaling deep institutional confidence in the area.



Downtown Long Beach skyline · Rainbow Harbor & Pine Avenue Pier

POPULATION — 1 MILE

55,708

Total Daytime Pop. 64,727

POPULATION — 5 MILES

397,976

MEDIAN HOME VALUE (5-MILE)

\$658,722

+6.76% projected annual appreciation

MEDIAN HOUSEHOLD INCOME (5-MILE)

\$65,773

Demographic data via SiteToDoBusiness Platform. Buyer should independently verify all figures.

What's **HAPPENING** around the corner.

\$520M CIVIC CENTER

Long Beach's new Civic Center development — including the LEED-certified Billie Jean King Library, a new City Hall, and Lincoln Park — sits less than half a mile north of the property, with over \$500M of public investment underway.

PORTS OF LA & LONG BEACH

The two largest U.S. ports together handle approximately 37% of all waterborne goods entering the country — over \$312 billion in annual trade. Located four miles southwest of the property.

CONVENTION & WATERFRONT

The Long Beach Convention & Entertainment Center, the Aquarium of the Pacific, the Grand Prix circuit, and the Pacific Ocean are all within a half-mile radius — drawing 8M+ visitors to Downtown each year.

MOSAIC LONG BEACH

The neighboring Mosaic project is reimagining 350,000+ square feet of commercial space and adding 1,100+ residential units across multiple phases — roughly two blocks from 120 East 3rd Street.

CAL STATE LONG BEACH

CSULB's 323-acre campus — with nearly 40,000 students — sits two miles northeast. The university is one of the largest in the CSU system and a primary economic engine for the city.

2028 OLYMPIC GAMES

Long Beach is a confirmed host city for multiple events at the 2028 Los Angeles Olympic Games, including water polo, sailing, and BMX — with the Belmont Aquatic Center and waterfront venues at the center of the action.

Distance from 120 E. 3rd Street



WITHIN A FEW BLOCKS

Everything Downtown has to offer — on foot.

— NOTABLE TENANTS & HQS

Farmers & Merchants Bank

Molina Healthcare

Port of Long Beach HQ

WeWork · UTI

Wells Fargo · Zwiift

U.S. Coast Guard

— DINING & LIFESTYLE

The Pie Bar

Portuguese Bend

Dutch's Brewhouse

Recreational Coffee

Berlin Bistro

Beachwood · Lupe's

— CIVIC & CULTURE

Long Beach Civic Center

Billie Jean King Library

Lincoln Park

Aquarium of the Pacific

Long Beach Convention Ctr.

Catalina Express

400+

WALKABLE STOREFRONTS

8M+

ANNUAL VISITORS

6.2M

SF OF CLASS A/B OFFICE

12,100+

UNITS EXISTING OR APPROVED

“

It's the right time to be part of the Long Beach renaissance — where the future is being created by a collective of visionary companies, developers, and brands.

— ON THE STATE OF DOWNTOWN LONG BEACH

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LEASE RATE

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