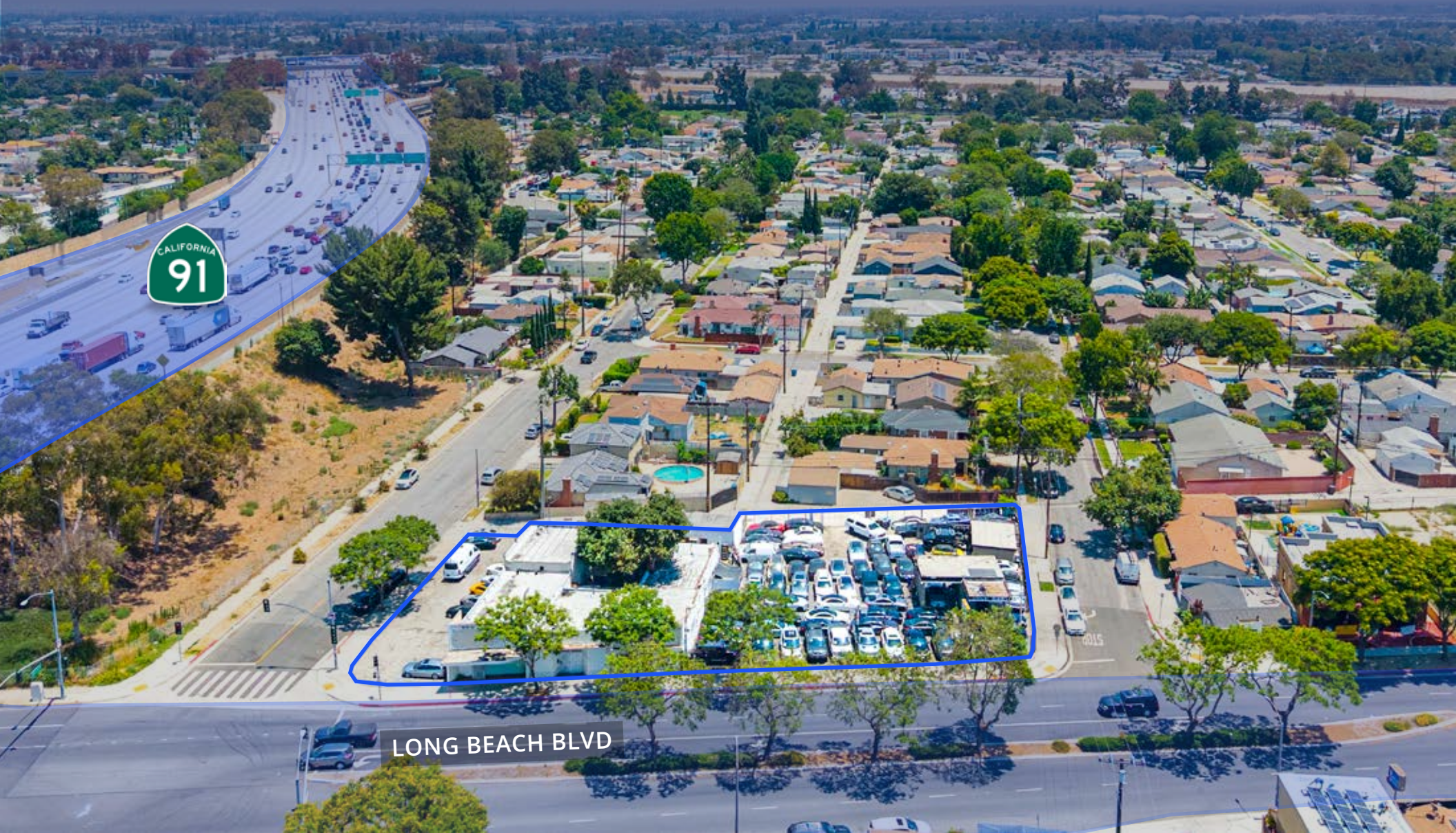


Offering Memorandum

6432 North Long Beach Blvd

Long Beach, CA 90805

Colliers



LONG BEACH BLVD

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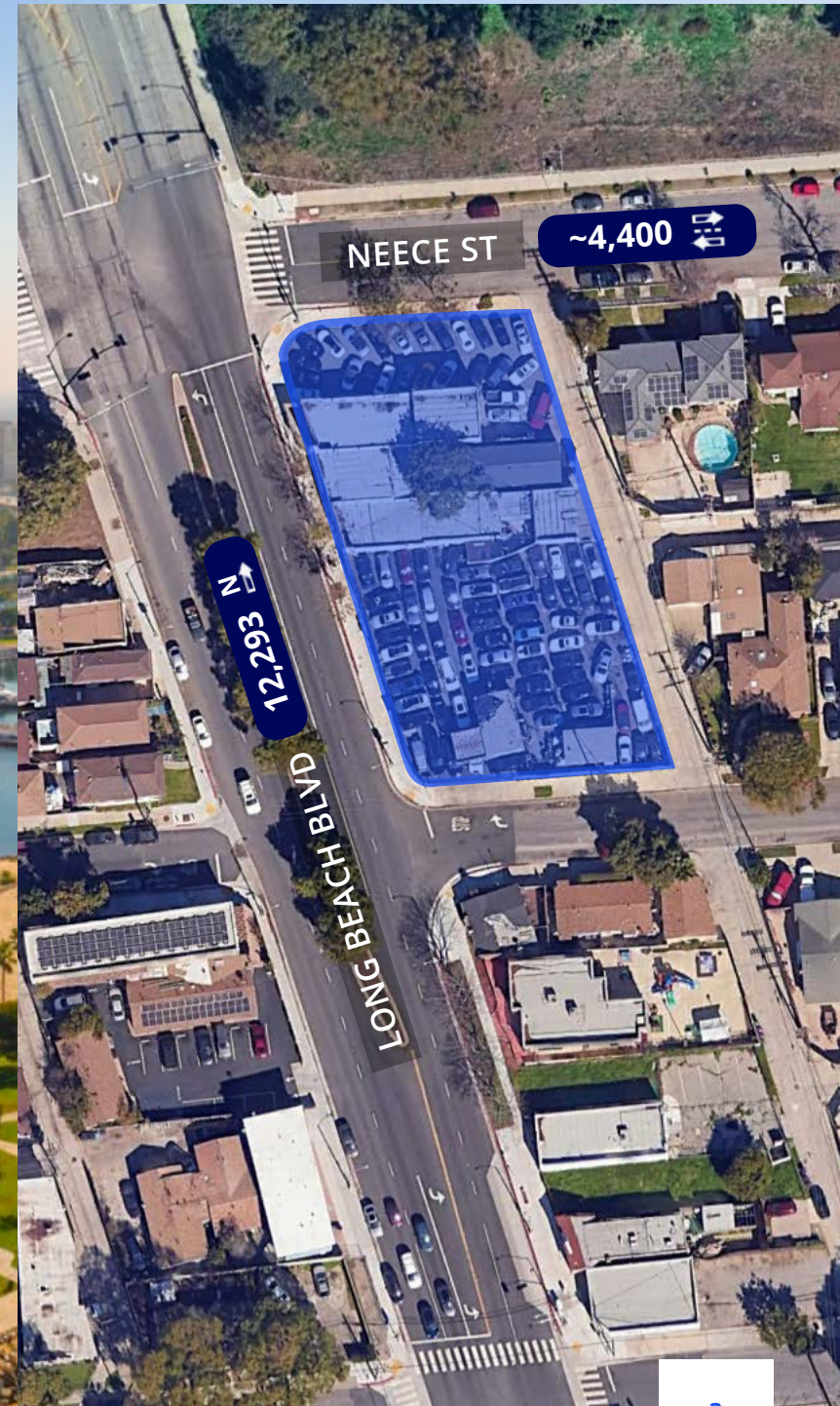
Executive Summary

Located along one of North Long Beach's primary commercial corridors, 6432 Long Beach Boulevard presents an opportunity to acquire a neighborhood retail property with strong frontage, excellent visibility, and value-add potential in a densely populated infill market. The asset sits on approximately 0.59 acres and contains approximately 5,215 square feet of improvements across multiple retail-oriented structures. The property is situated in a highly trafficked commercial corridor serving the surrounding residential neighborhoods and benefits from strong pedestrian and vehicle exposure.

The property is positioned within the North Long Beach submarket, an established trade area characterized by dense residential housing, workforce demographics, and convenient access to major transportation routes connecting Long Beach, Compton, Paramount, and the greater Los Angeles region. Population within a three-mile radius exceeds 240,000 residents, providing a substantial consumer base for neighborhood-serving retail uses. Median household income within the surrounding trade area approaches \$64,000 annually.

Property records indicate the site consists of approximately 0.59 acres with multiple improvements and frontage along Long Beach Boulevard, a major north-south thoroughfare. The property's walkability and transit accessibility further enhance its appeal to local service-oriented and convenience retail tenants.

From an investment perspective, the asset offers investors the opportunity to capitalize on continued retail demand within an infill Southern California market where new development remains constrained by land availability and entitlement challenges. The property's sizable parcel, prominent location, and neighborhood retail positioning create potential for lease-up, tenant repositioning, rent growth, or future redevelopment consideration, subject to local zoning requirements.





Investment Summary

Property Overview

Metric	Value
List Price	\$2,999,900
APN	7305-004-033
Cap Rate	N/A
Lot Size	25,766 SF (0.59 Acres)
Parking Details	2.11/1,000 SF
Price Per Square Foot	\$575.24
Property Size	5,215 SF
Year Built	1947
Zoning	CCR



Property Details

PROPERTY ADDRESS	6432 NORTH LONG BEACH BOULEVARD
APN	7305-004-033
Building Size	5,215 SF
Land Size	0.59 acres (25,766 SF)
Year Built	1947
Parking	11 spaces implied; 2.11 spaces per 1,000 SF
Property Type	Retail / Owner-User / Redevelopment
Traffic Count	Long Beach Blvd / I-91 corridor exposure: 270,000+ CPD



Investment Highlights

Highlights

FREEWAY-ADJACENT INFILL CORNER WITH REGIONAL VISIBILITY.

The property is located immediately adjacent to the I-91 on/off ramps at a signalized intersection on Long Beach Boulevard, providing direct exposure to one of Southern California's busiest transportation corridors. Reported traffic exposure of more than 270,000 vehicles per day supports signage value, customer access, and long-term commercial relevance.

LAND-RICH SITE WITH MULTIPLE EXECUTION STRATEGIES.

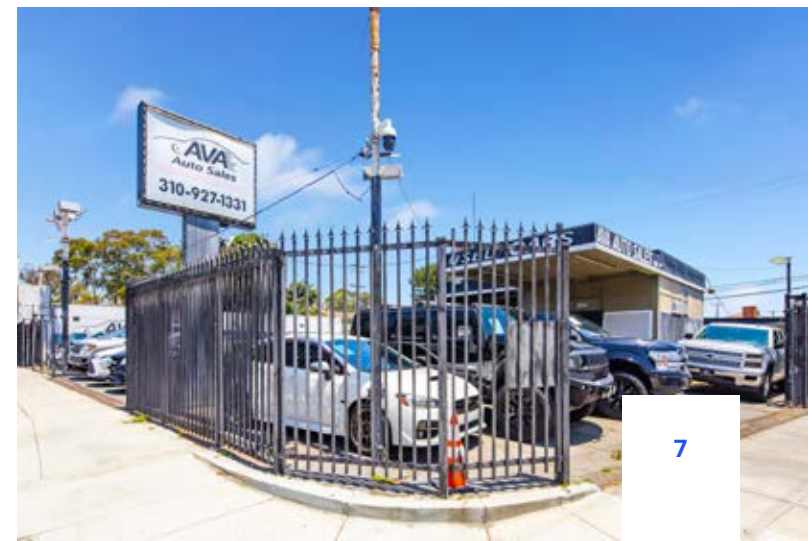
The offering combines a 5,215-square-foot building with approximately 25,766 square feet of land, producing a low FAR of about 0.20. That land-to-building ratio provides flexibility for renovation, expansion, reconfiguration of parking or circulation, and evaluation of future redevelopment scenarios.

VACANT DELIVERY CREATES IMMEDIATE CONTROL.

With no in-place tenant obligations, a buyer can move directly into entitlement planning, owner-user occupancy, or physical repositioning without lease assumptions or buyout costs. This reduces execution friction relative to occupied urban infill assets where existing tenancy can delay a business plan.

CCR ZONING BROADENS BUYER DEMAND AND EXIT OPTIONALITY.

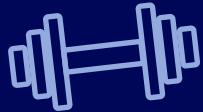
The site's zoning supports a range of commercial uses cited in the marketing materials, including automotive, medical, service retail, showroom, contractor, distribution, church, and educational uses. That functional flexibility broadens the prospective buyer pool and can help preserve liquidity across market cycles.





Property Overview

Market Positioning



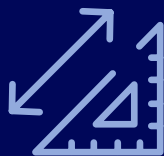
STRENGTHS

Signalized freeway-adjacent corner, 108 feet of frontage, excess land, immediate vacancy, flexible CCR zoning, strong regional visibility.



OPPORTUNITIES

Reposition for owner-user occupancy, renovate existing structure, intensify site use, or pursue covered-land redevelopment strategy.



POSITIONING

A low-coverage infill asset offering immediate control and flexible execution, positioned for buyers seeking both near-term use and long-term value creation.

Property Photos

The complete available photo set is presented below. These images depict the physical improvements, frontage, parking areas, and commercial corridor presence of the property; visible business signage or displayed vehicles should be understood as prior marketing imagery of the real estate rather than evidence of current occupancy.





Location Overview

Location Advantages

Advantages

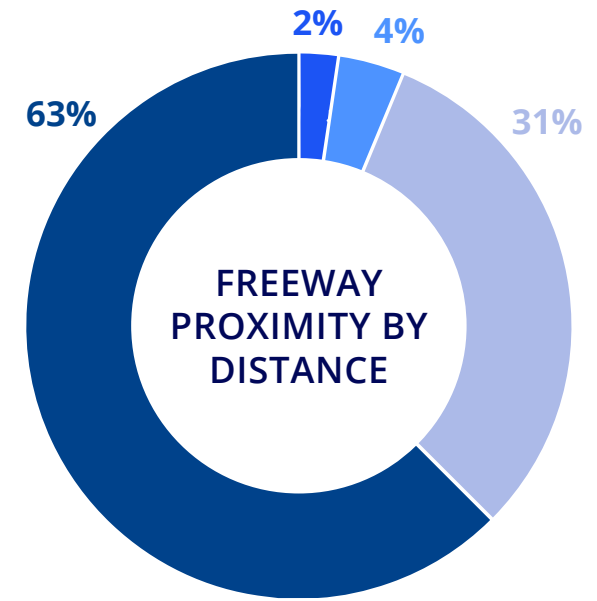


The property occupies a signalized corner at 6432 Long Beach Boulevard immediately adjacent to the Interstate 91 ramps, a location that supports strong customer capture, signage visibility, and flexible owner-user positioning for retail, medical, automotive, service, and showroom uses. The site is approximately 0.3 miles from Interstate 710, a 2-minute drive, approximately 0.5 miles from the 91 Freeway, a 2-minute drive, approximately 4 miles from Interstate 405, an 8-minute drive, and approximately 8 miles from Interstate 110, an 11-minute drive. This four-freeway connectivity expands the practical trade area for both customers and employees while improving regional distribution access for service and contractor users.

Long Beach Airport is approximately 4.8 miles away, a 5-minute drive, Downtown Long Beach is approximately 6 miles away, a 10-minute drive, the Queen Mary waterfront is approximately 6 miles away, a 10-minute drive, and the Aquarium of the Pacific and The Pike Outlets are each approximately 7 miles away, about a 12-minute drive. These connections enhance the property's appeal to businesses that value access to executive travel, coastal employment centers, and destination retail traffic.

Within the immediate corridor, Golden Burger is approximately 0.07 miles away, Jordan Plus High School is approximately 0.24 miles away, the Long Beach / Artesia bus stop is approximately 0.19 miles away, Compton College is approximately 0.68 miles away, California Aquatic Therapy and Wellness Center is approximately 0.46 miles away, and Fresenius Kidney Care North Long Beach is approximately 0.42 miles away. These nearby anchors reinforce daily activity along Long Beach Boulevard and support demand from convenience retail, food service, neighborhood medical users, and education-oriented occupiers.

The property also benefits from approximately 108 feet of frontage on Long Beach Boulevard and exposure along a corridor reported in the marketing materials to carry more than 270,000 vehicles per day near the 91 interchange. That visibility is particularly valuable for users dependent on impulse traffic, brand recognition, and monument signage.



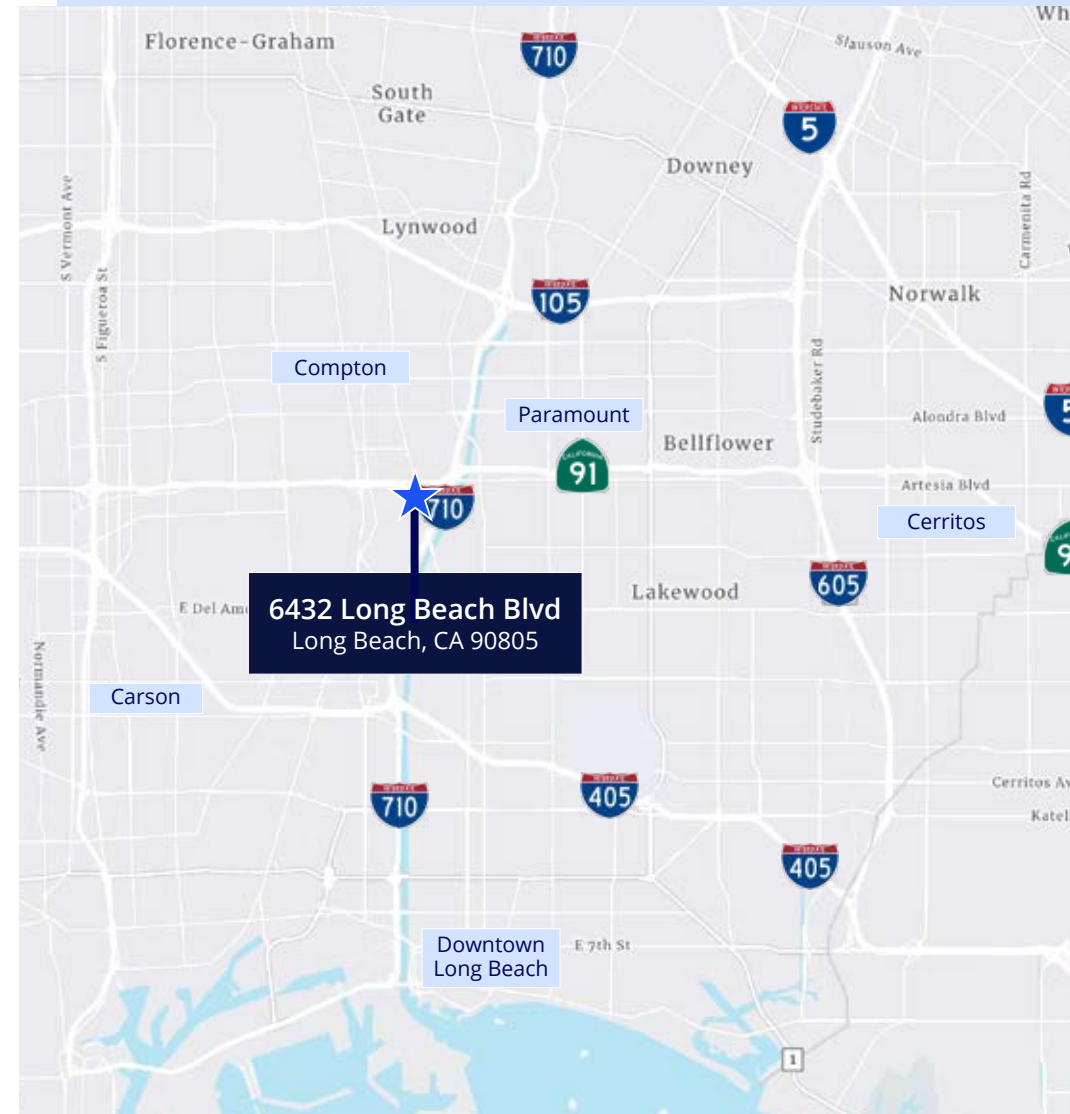
- I-710 (0.3 mi)
- 91 Freeway (0.5 mi)
- I-405 (4 mi)
- I-110 (8 mi)

Market Positioning

Within North Long Beach, the asset is differentiated by a combination of immediate vacancy, a 25,766-square-foot land parcel, freeway-adjacent visibility, and CCR zoning flexibility. Compared with more interior neighborhood retail sites that lack direct freeway identity, this location offers a stronger blend of redevelopment optionality and current usability. The existing 5,215-square-foot building on a 0.59-acre site creates a low reported FAR of approximately 0.20, which is attractive for buyers seeking excess land for parking reconfiguration, outdoor display, phased repositioning, or longer-term redevelopment.

The corridor's accessibility also improves competitiveness against more congested urban retail nodes in central Long Beach. A user can reach Downtown Long Beach in approximately 6 miles, a 10-minute drive, while still maintaining quick access to Compton, Carson, Paramount, Lakewood, and Cerritos via the 91 and 710 freeway network. That hybrid infill-logistics location broadens the likely buyer and tenant pool beyond traditional neighborhood retail.

Regional retail conditions further support the property's positioning. Southern California retail posted a 5.7% direct vacancy rate in Q4 2024 with positive net absorption of 151,000 square feet and average asking triple-net rent of \$28.20 per square foot annually, while the Los Angeles retail market reported 5.4% vacancy and average asking rents of \$2.91 per square foot per month in Q4 2024. In a relatively tight vacancy environment, a vacant, highly visible corner site with redevelopment potential can command significant interest from owner-users and investors seeking scarce infill product.





Economic Indicators

The surrounding market combines dense population, workforce depth, and ongoing public-private investment. The marketing materials report 2025 daytime population of 24,622 within 1 mile, 245,956 within 3 miles, and 660,981 within 5 miles, along with estimated 2025 employees of 12,827 within 1 mile, 122,477 within 3 miles, and 314,753 within 5 miles. That concentration supports daily retail spending, labor availability, and service-business demand.

City-led planning activity is also material to long-term value. The City of Long Beach's UPLAN Phase II rezoning work applies updated zoning tools across major North Long Beach corridors including Long Beach Boulevard, supporting a more modern entitlement framework for corridor reinvestment. In addition, a planned 304,000-square-foot warehouse project at 5910 Cherry Avenue in North Long Beach, approximately 2.8 miles east, reflects continued institutional interest in the submarket's logistics and industrial demand base.

At the city level, the 2024 Grow Long Beach initiative highlighted more than 1,000 anticipated high-paying engineering, technology, and advanced manufacturing jobs over the next two years, including Ford Motor Company's planned 250,000-square-foot research and development facility in Long Beach. While not in the immediate trade area, that citywide employment growth strengthens Long Beach's economic profile and supports broader business confidence.

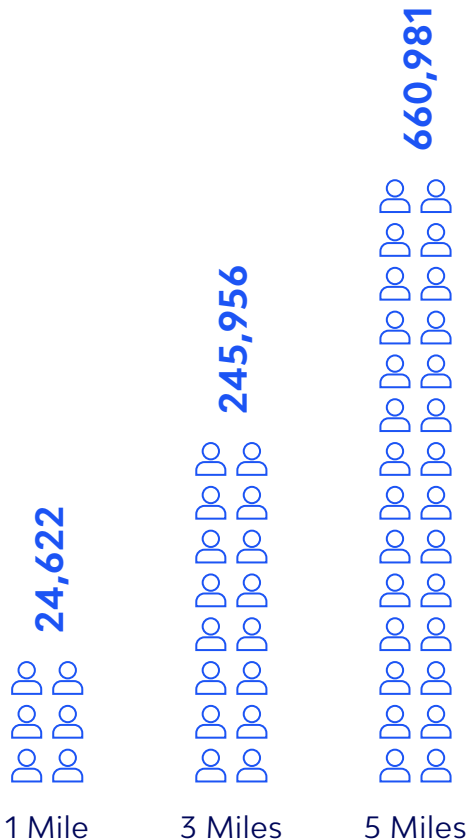
Consumer fundamentals also support neighborhood-serving uses a 2025 Westside Long Beach economic study identified resilient local spending patterns, noted that approximately 74% of corridor visitors originated from within 7 miles, and highlighted leakage in health and personal care, full-service restaurants, grocers, and banking services. For 6432 Long Beach Boulevard, those findings suggest practical upside for service retail and medical-oriented tenancy that can capture unmet nearby demand while benefiting from freeway visibility and dense surrounding neighborhoods.

Demographics

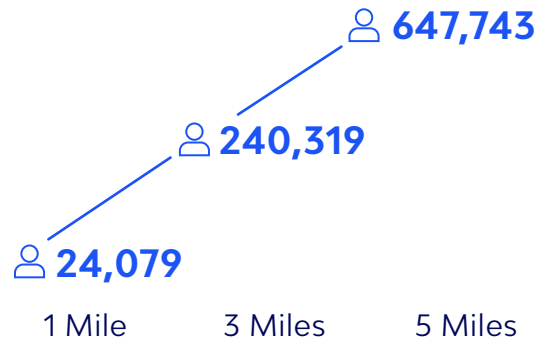
The property is ideally located less than one block from the Interstate 91 interchange, providing direct access to Los Angeles, Orange County, the Inland Empire, and the Ports of Long Beach and Los Angeles. Positioned along the high-traffic Long Beach Boulevard corridor, it benefits from excellent visibility and a dense surrounding residential base that supports a steady customer and workforce pool. Centrally located within Southern California, the site offers convenient access to Downtown Long

Beach and nearby cities including Compton, Carson, Lakewood, Paramount, and Cerritos. The location is further strengthened by proximity to Interstates 91, 710, and 405, as well as major employment hubs such as the Ports, Long Beach Airport, and regional logistics centers. Ongoing redevelopment and a strong mix of national and local retailers continue to drive consistent consumer activity in the area.

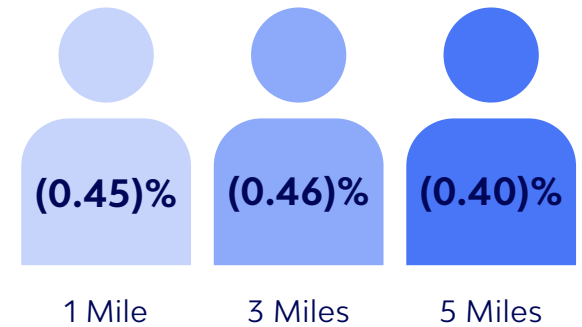
Daytime Population 2025



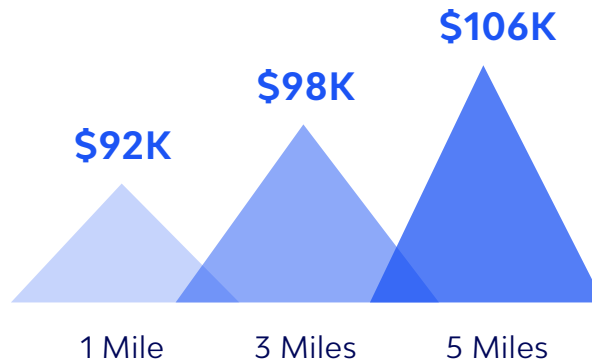
Population Forecast 2030



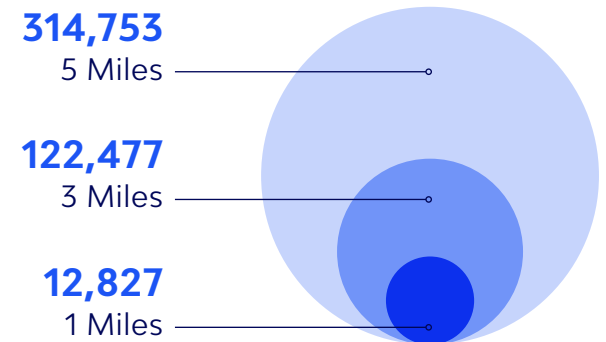
Population Growth 2025-2030



Average HH Income 2025



Estimated Employees 2025



Local Access

The site map positions 6432 Long Beach Boulevard on a signalized corner immediately adjacent to the Interstate 91 interchange in North Long Beach, with parcel visibility along Long Beach Boulevard and direct orientation to the surrounding residential and commercial grid. The property's placement near the Long Beach Boulevard and Artesia corridor gives it a clear identity within one of the area's primary north-south commercial routes.

Airports

5 min	25 min	32 min
4.8 Miles	20 Miles	28 Miles
Long Beach Airport (LGB)	Los Angeles International Airport (LAX)	John Wayne Airport (SNA)

Major Employment & Lifestyle Hubs

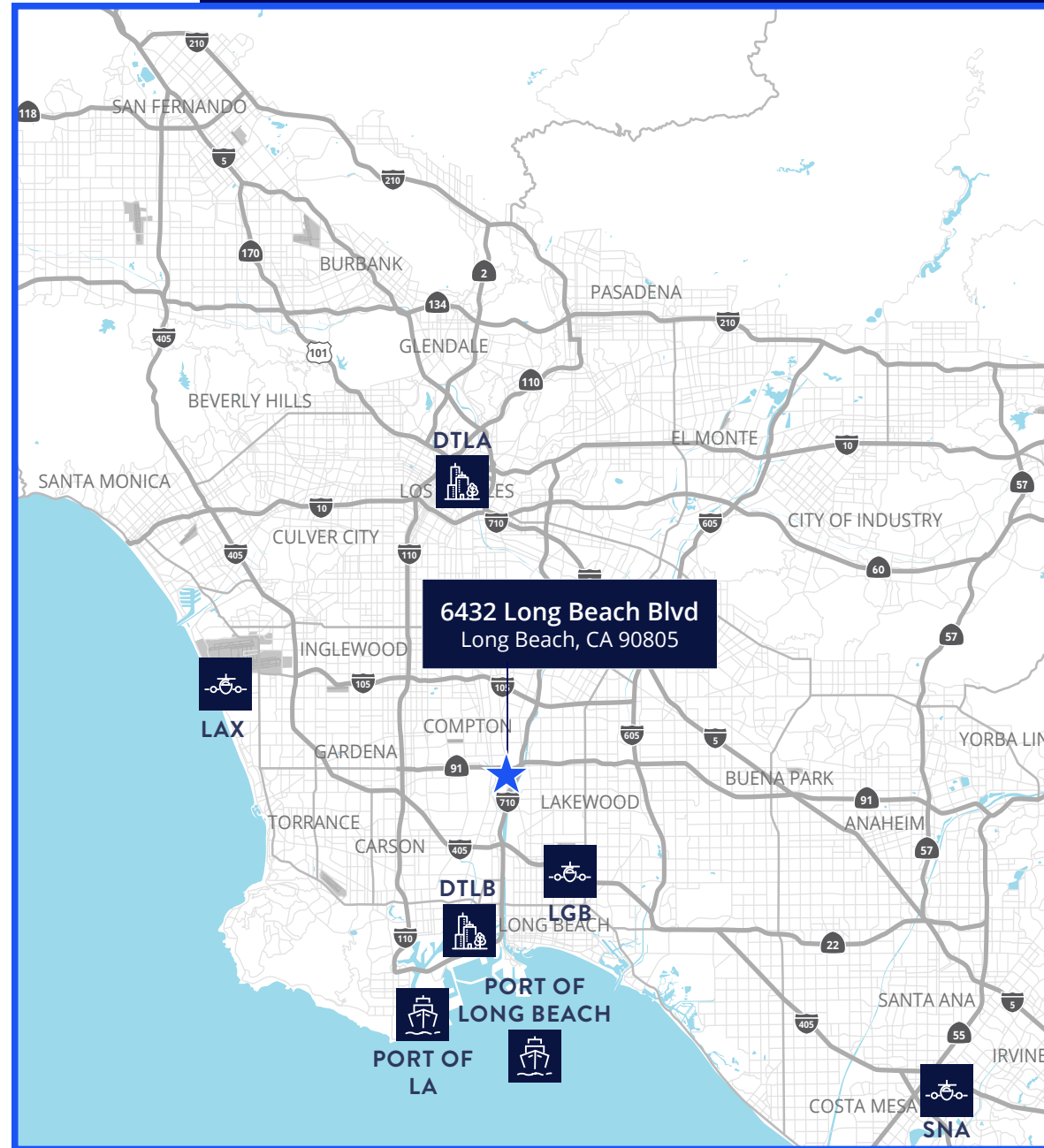
10 min	25-30 min	35-40 min	30 min
6 Miles	22 Miles	20 Miles	23 Miles
Downtown Long Beach	Downtown Los Angeles	Orange County	Playa Vista

Key Attractions

10 min	12 min	12 min
6 Miles	7 Miles	7 Miles
Queen Mary & Waterfront	Aquarium of the Pacific	The Pike Outlets

Freeway Access

2 min	2 min	8 min	11 min
0.3 Miles	0.5 Miles	4 Miles	8 Miles
I-710	91 Freeway	I-405	110 Freeway





Offering Memorandum

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Long Beach, CA 90805

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