

CIRCLE BUSINESS CENTER

4500-4510 E PACIFIC COAST HWY, LONG BEACH, CA 90804



VALUE-ADD MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY

FOR SALE

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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OFFERING MEMORANDUM DISCLAIMER

This Offering Memorandum has been prepared by Lee & Associates - Los Angeles Long Beach, Inc. solely for the purpose of providing prospective purchasers with preliminary information regarding Circle Business Center, located at 4500-4510 E Pacific Coast Hwy, Long Beach, CA 90804.

The information contained herein has been obtained from ownership and other sources believed to be reliable; however, neither ownership nor Lee & Associates makes any representation or warranty, express or implied, as to its accuracy or completeness. Financial information, building measurements, tenant information, projections and other estimates are subject to independent verification. Prospective purchasers should conduct their own investigation and due diligence concerning the property, including all legal, physical, environmental, financial and governmental matters that may affect the property or its use.

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EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to acquire Circle Business Center, a two-building, multi-tenant office campus situated on five lots totaling approximately 3.69 acres at 4500-4510 E Pacific Coast Hwy, Long Beach, CA 90804.

Based on the August 2026 rent roll, the campus contains 158,639 square feet of 2017 BOMA area and is 62.49% occupied based on BOMA measurements, providing a combination of in-place cash flow and substantial lease-up potential. The offering includes two structured parking facilities, an existing solar panel system and MU-3-A mixed-use zoning.

The property benefits from an established East Long Beach location near the Traffic Circle, with convenient access to I-405, I-605 and SR-22. Tenants also benefit from on-site fitness, secured and unreserved structured parking, property management and a broad selection of nearby restaurants, retailers, banks and grocery stores.

INVESTMENT HIGHLIGHTS

In-Place Income with Lease-Up Potential

Approximately 99,139 square feet is occupied, while 59,500 square feet remains available for lease.

Two-Building Campus Flexibility

The two-building configuration provides flexibility for investment, leasing and potential owner-user occupancy strategies while maintaining income from existing tenants.

Owner-User Optionality

Up to 26,898 SF across two contiguous floors offers owner-user occupancy with in-place income from the balance of the campus.

Diverse Tenant Base

The property serves healthcare, behavioral-health, public-sector, legal, insurance, transportation and professional-service users.

Competitive Leasing Position

Current asking rents range from approximately \$2.50 to \$2.60 per square foot, Full Service Gross.

Integrated Parking and Solar Infrastructure

Includes two structured parking facilities and an existing solar panel system, subject to ownership and benefit confirmation.

Large Multi-Parcel Mixed-Use Site

Five lots totaling approximately 3.69 acres are zoned MU-3-A, providing long-term mixed-use flexibility subject to buyer verification.



158,639 SF TOTAL BOMA AREA



PRICING: SUBMIT BEST OFFER



2 BUILDINGS



99,139 SF OCCUPIED



59,500 SF VACANT

PROPERTY OVERVIEW

The two buildings are similarly sized but offer different investment profiles. The 4510 building currently maintains the stronger occupancy level, while 4500 contains the larger concentration of available space and several larger-block opportunities.

CAMPUS OVERVIEW

Property Name	Circle Business Center	Offering Price	Submit Best Offer
Address	4500-4510 E Pacific Coast Hwy, Long Beach, CA 90804	Occupied Area	99,139 SF (62.49%)*
Property Type	Multi-Tenant Class B Office	Vacant Area	59,500 SF
Number of Buildings	Two	Zoning	MU-3-A, Mixed-Use 3 A-Series
Total Rentable Area	158,639 SF	APNs	7253-017-018, 7253-017-023, 7253-017-030, 7253-017-033, and 7253-017-034
Land Area / Lots	Approximately 3.69 Acres / Five Lots	Parking	Two Structured Parking Facilities
Solar System	Existing system; ownership structure and economic benefit allocation to be confirmed		

BUILDING BREAKDOWN

Building	2017 BOMA SF	Occupied SF	Vacant SF	Occupancy
4500 E Pacific Coast Hwy	79,346	42,783	36,563	53.9%
4510 E Pacific Coast Hwy	79,293	56,356	22,937	71.1%
Total	158,639	99,139*	59,500	62.49%

*Occupied area and occupancy are calculated using 2017 BOMA measurements. The rent roll reports 98,437 SF of leased area; the 702 SF variance reflects differences between leased and BOMA measurement conventions.

MU-3-A MIXED-USE ZONING

Mixed-Use 3 and MU-3 A-Series zones are intended for Long Beach's highest-intensity neighborhood activity centers near bus routes and multimodal corridors. The designation supports horizontal and vertical mixed-use development at a scale that benefits from transit proximity and pedestrian activity. All allowable uses and development standards should be independently verified by prospective purchasers. The City identifies MU-3 A-Series as its highest-intensity neighborhood activity-center designation with special-use incentives.

PROPERTY FEATURES

A professionally managed office campus with updated common areas, structured parking and a prominent East Long Beach presence.

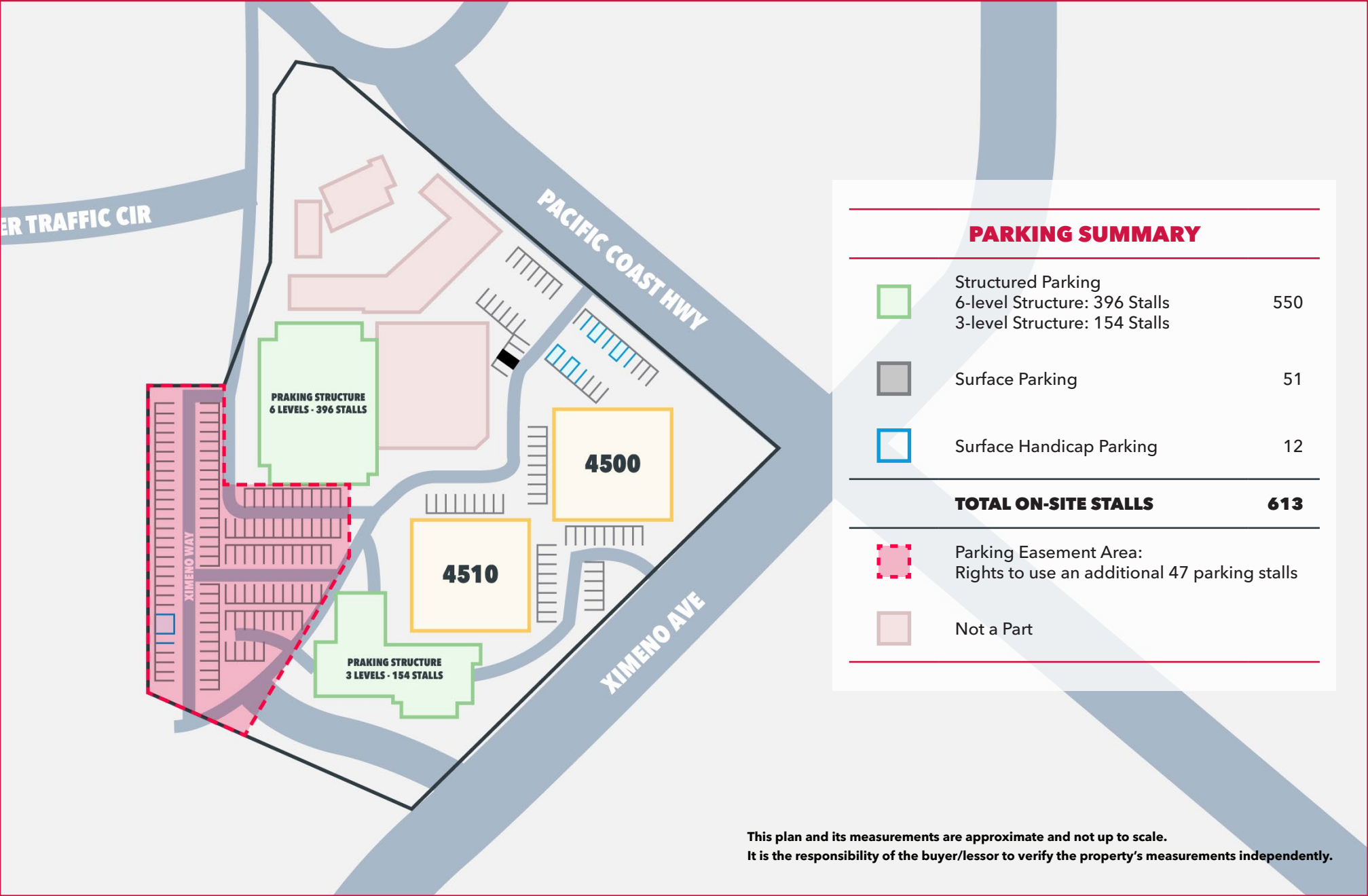
- Five parcels totaling approximately 3.69 acres
- MU-3-A mixed-use zoning
- Two structured parking facilities
- Gated and secured three-story parking structure dedicated to reserved tenant and employee parking
- Six-story parking structure with reserved LA Fitness parking and unreserved office-tenant stalls
- Existing solar panel system; ownership structure and economic benefit allocation to be confirmed
- On-site LA Fitness
- On-site security and controlled after-hours access
- Day porter service and property management
- Building-top signage opportunity at 4500
- Walkable restaurants, grocery stores, banks and retail
- Convenient access to I-405, I-605 and SR-22



PROPERTY PHOTOS

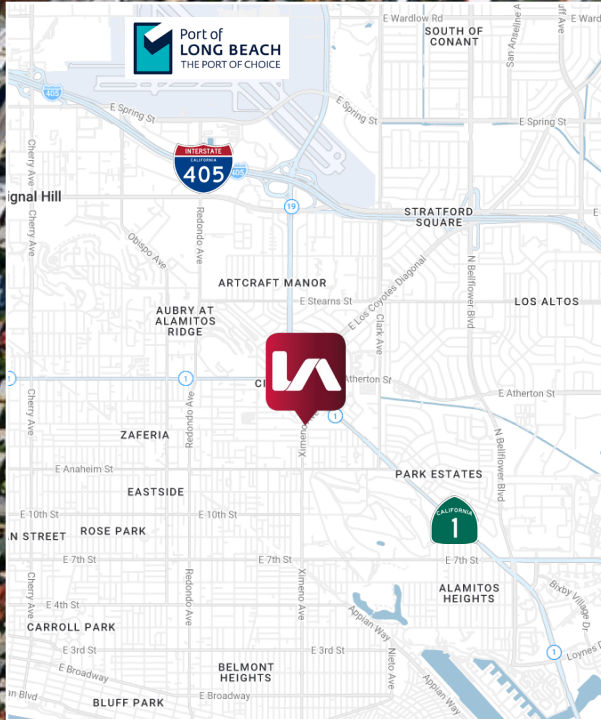


PROPERTY PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's measurements independently.

LOCATION & AMENITIES



Circle Business Center is prominently positioned near the Long Beach Traffic Circle at Pacific Coast Highway and Ximeno Avenue. The property provides convenient access to I-405, I-605 and SR-22 and is near California State University, Long Beach, Long Beach Airport and established residential communities throughout East Long Beach.

The surrounding area offers a broad selection of restaurants, grocery stores, banks, fitness and daily-needs retail, providing a convenient environment for tenants and visitors.

TENANT PROFILE & MAJOR TENANTS

TENANT PROFILE

Circle Business Center serves a diversified roster of public-sector, healthcare, behavioral health, legal, insurance, transportation and professional-services users. The property's concentration of healthcare and public-service tenants reflects the appeal of its East Long Beach location, parking, suite configurations and access to surrounding residential communities.

Tenant*	Use / Profile	Leased SF	Building / Suite(s)
Demler, Armstrong & Rowland	Litigation law firm specializing in liability and insurance matters	13,683	4500-400
County of Los Angeles Dept. of Mental Health	Public-sector mental health services	13,347	4510-600 & 4510-630
Star View Behavioral Health Inc	Behavioral health and community support services	10,261	4500-100
College Internship Program	Young-adult transition, education and career-readiness services	8,725	4510-100
Pacific Coast Psychiatric Associates, Inc	Outpatient behavioral and mental health services	4,927	4500-320
Shoreline Treatment Center, LLC	Mental health treatment services	3,570	4510-120
Total		54,513	

AVAILABLE SPACE & LEASE-UP OPPORTUNITY

Circle Business Center offers approximately 59,500 square feet of existing vacancy, representing approximately 37.5% of the campus's total 2017 BOMA area and providing multiple paths for value creation through lease-up or potential owner occupancy.

At 4500 E Pacific Coast Highway, the fifth and sixth floors provide up to 26,898 square feet across two vertically contiguous full floors, creating a notable opportunity for an owner-user seeking substantial office occupancy while benefiting from in-place income generated by the balance of the campus. Remaining availability throughout the property also supports continued leasing at current asking rents of approximately \$2.50 to \$2.60 per square foot, Full Service Gross.

4500 E Pacific Coast Hwy

The upper two floors of 4500 provide a distinctive owner-user or large-tenant opportunity, with full-floor availability and internal vertical connectivity.

- 13,662 SF available on the fifth floor
- 13,236 SF available on the sixth floor
- Up to 26,898 SF across two vertically contiguous full floors
- Potential owner-user occupancy while retaining income from existing tenants
- Building-top signage opportunity

4510 E Pacific Coast Hwy

A professionally managed office campus with updated common areas, structured parking and a prominent East Long Beach presence.

- Multiple smaller and mid-sized suites
- Suite sizes generally ranging from approximately 1,188 to 4,134 SF
- Existing layouts with private offices, conference rooms, kitchens and open work areas

Building	Total BOMA SF	Vacant SF	Building Vacancy	Opportunity
4500 E Pacific Coast Hwy	79,346	36,563	46.1%	Owner-user or full-floor leasing opportunity
4510 E Pacific Coast Hwy	79,293	22,937	28.9%	Smaller and mid-sized suite inventory
Total	158,639	59,500	37.5%	Campus-wide lease-up potential

OWNER-USER OPPORTUNITY

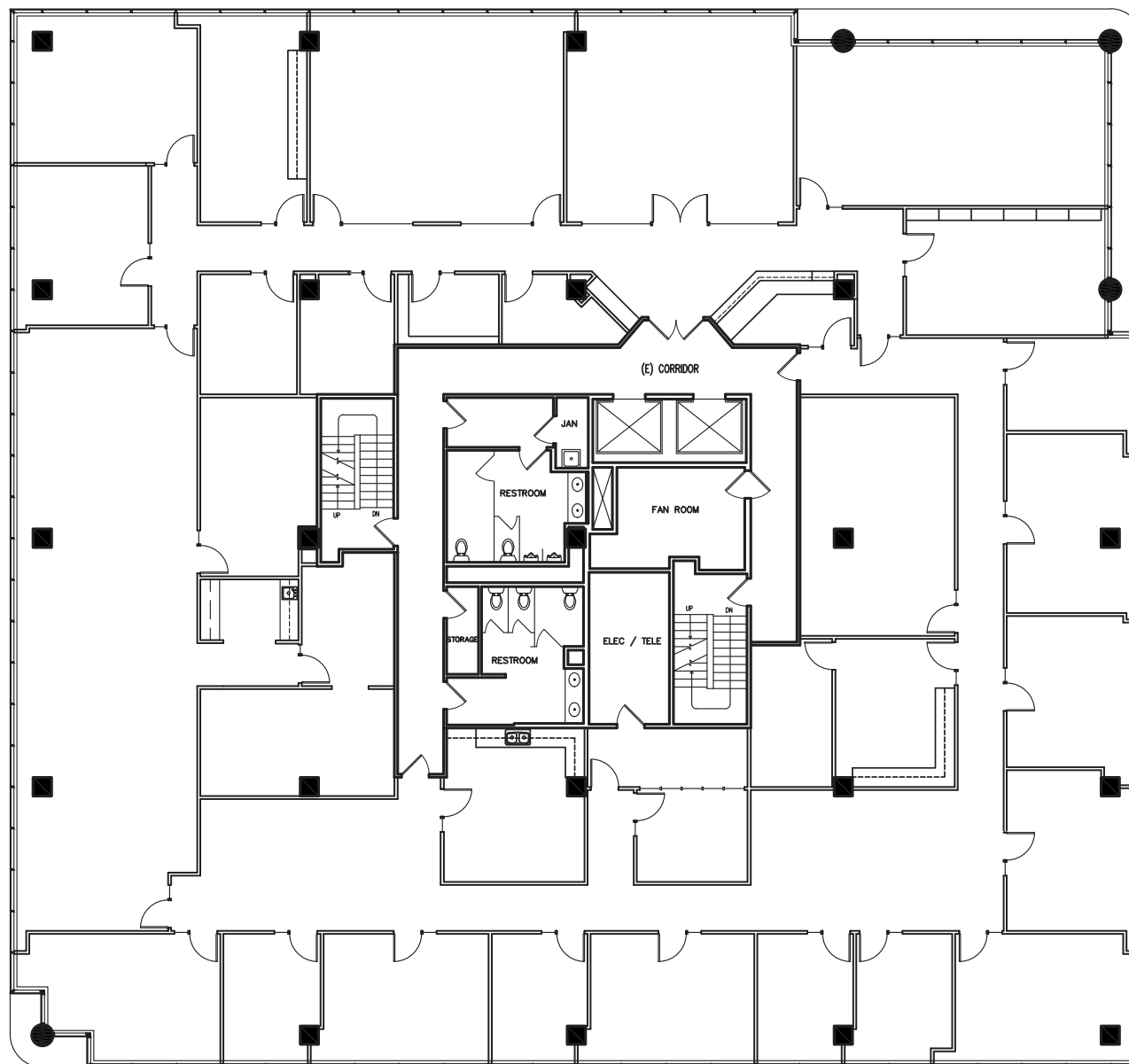
4500 E PACIFIC COAST HWY, LONG BEACH, CA 90804

The fifth and sixth floors offer up to $\pm 26,898$ SF of contiguous space, providing a unique owner-user opportunity with prominent Pacific Coast Highway visibility and building-top signage availability.

5TH + 6TH FLOORS | $\pm 26,898$ SF CONTIGUOUS



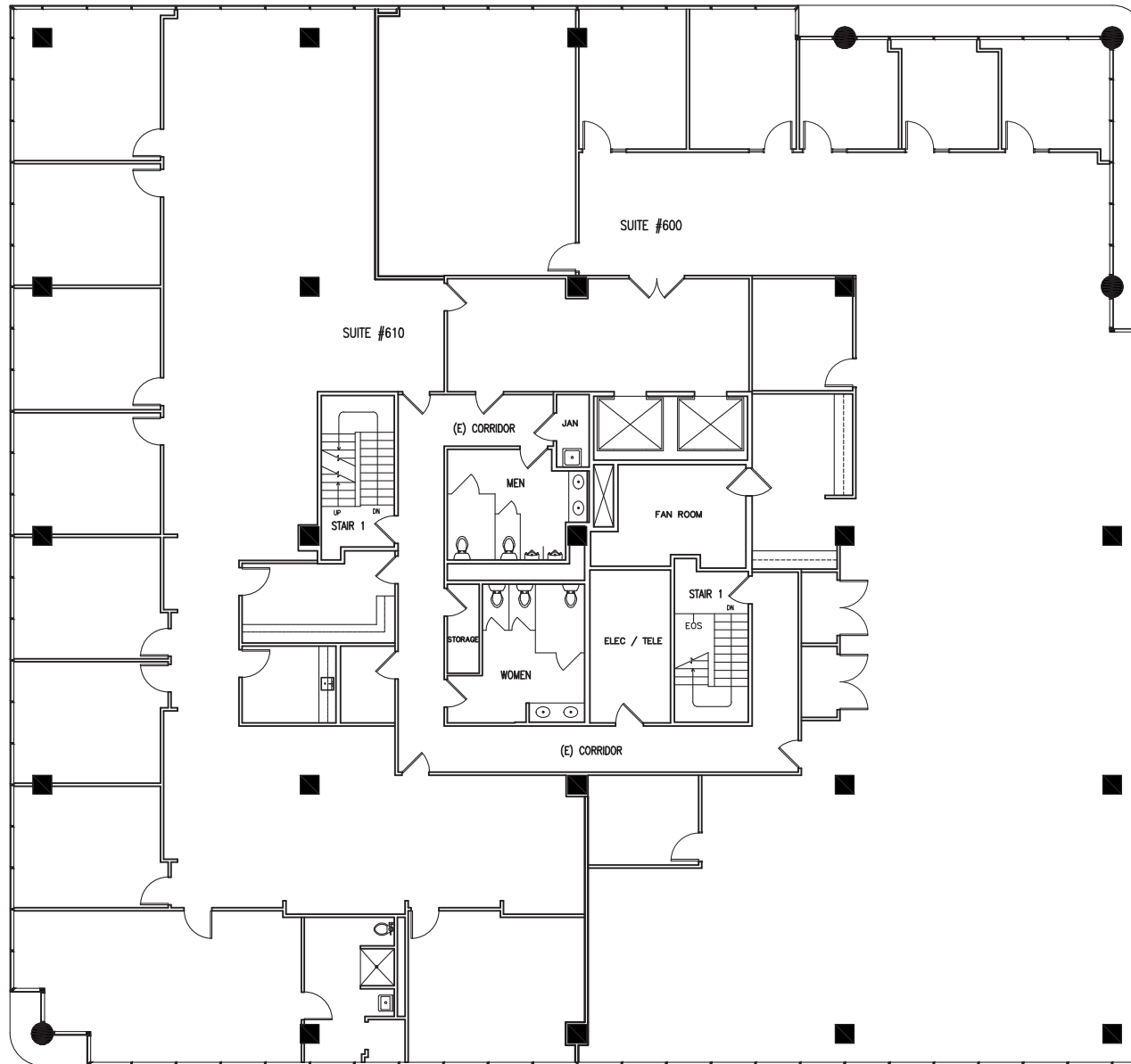
4500 E PACIFIC COAST HWY - 5TH FLOOR



5TH FLOOR | ±13,662 SF AVAILABLE

Potential Owner-User Occupancy | Can Combine with 6th Floor

4500 E PACIFIC COAST HWY - 6TH FLOOR



6TH FLOOR | ±13,236 SF AVAILABLE

Potential Owner-User Occupancy | Can Combine with 5th Floor

EAST LONG BEACH OFFICE MARKET & COMPETITIVE POSITION

LONG BEACH SUBURBAN OFFICE MARKET

The Long Beach Suburban office submarket contains approximately 10.3 million square feet of total inventory. At the close of Q2 2026, the vacancy rate stood at approximately 10.3%, compared with a five-year average of 11.2%.

Approximately 1.3 million square feet was listed as available, representing a 12.3% availability rate. Average asking rents were approximately \$35.00 per square foot annually, with annual rent growth of approximately 1.3%. New construction remained limited at approximately 3,000 square feet.

DIMINISHING LOCAL OFFICE SUPPLY

Circle Business Center is positioned to benefit from a substantial reduction in competing office inventory along the East Pacific Coast Highway corridor, as several nearby office properties transition to residential and mixed-use development.

At 6700 E. Pacific Coast Highway, the former approximately 77,000-square-foot Congressional Place office building has been demolished, with construction underway on a 281-unit mixed-use residential project by Holland Partner Group.

At 6615 and 6695 E. Pacific Coast Highway, Carmel Partners has received approvals to replace two office buildings with a six-story mixed-use development featuring 390 residential units and ground-floor commercial space.

Additionally, the approximately 120,000-square-foot Park Tower building at 5150 E. Pacific Coast Highway has been approved for conversion to student housing. Together, these projects are expected to reduce the nearby competitive office set and increase the relative scarcity of a large, amenitized campus such as Circle Business Center.

**Includes the listing team's estimate of approximately 135,000 SF at 6700 and 6615/6695 E. Pacific Coast Highway, plus approximately 120,000 SF at 5150 E. Pacific Coast Highway. Project and transaction status is subject to change.*

**10.3M SF TOTAL
INVENTORY**

**10.3% VACANCY
RATE**

**12.3%
AVAILABILITY
RATE**

**\$35.00/SF/
YR AVERAGE
ASKING RENT**

**1.3% ANNUAL
RENT GROWTH**

**3,000 SF UNDER
CONSTRUCTION**

±255,000 SF*

**OF NEARBY OFFICE INVENTORY TARGETED FOR RESIDENTIAL OR STUDENT-
HOUSING CONVERSION**

6700 E. PCH | Congressional Place

- Former ±77,000 SF office building
- Acquired by Holland Partner Group
- Demolished
- 281-unit mixed-use development underway

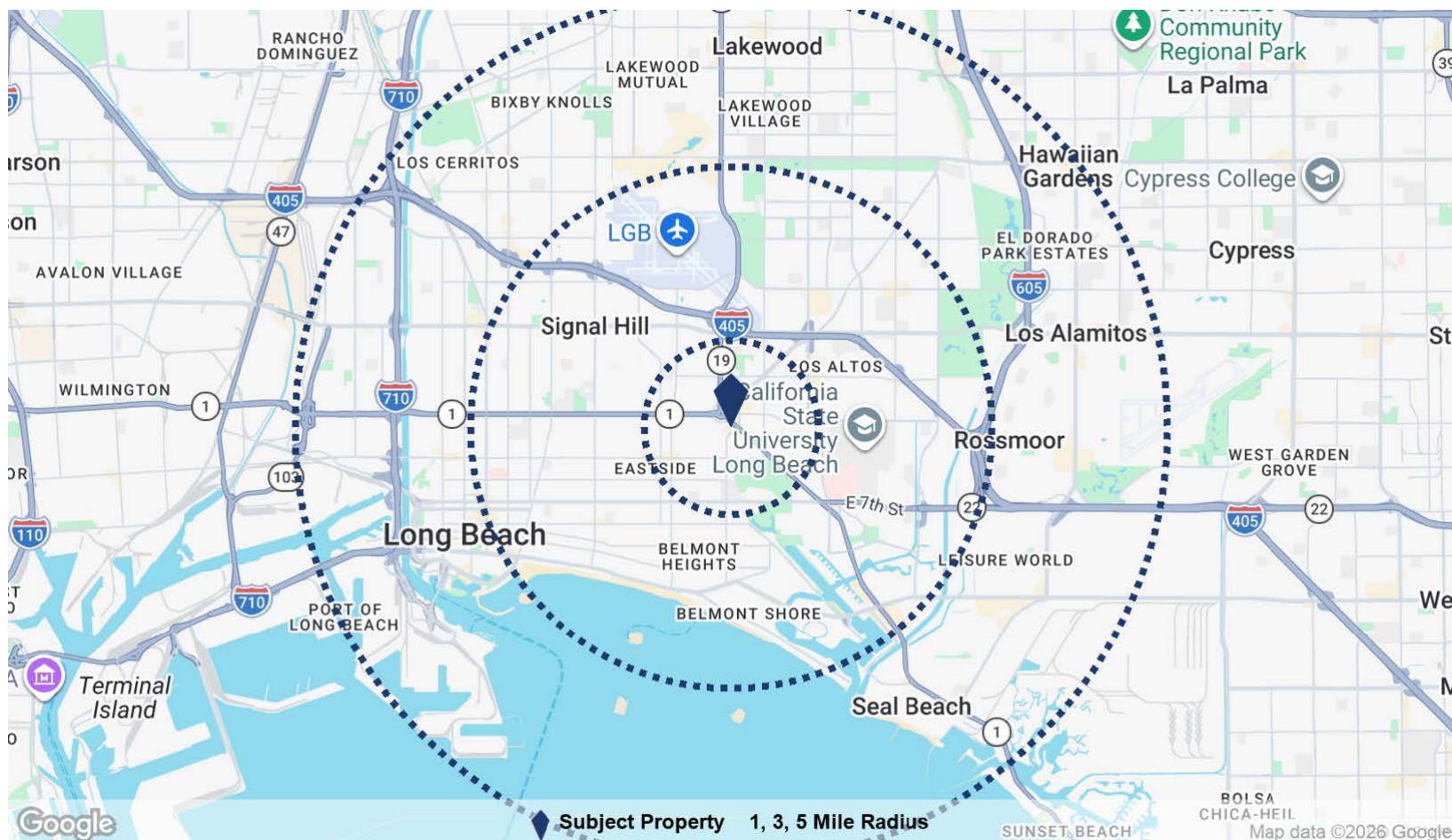
6615 & 6695 E. PCH | Marketplace

- Two existing office buildings approved for demolition
- Carmel Partners development
- 390 residential units plus commercial space
- Construction anticipated

5150 E. PCH | Park Tower

- Approximately 120,000 SF office building
- Approved student-housing adaptive reuse
- 149 suites / approximately 593 beds
- In escrow per listing team

DEMOGRAPHICS



Radius	2025 Population	2025 Households	Median Household Income	Average Age
1 Mile	34,616	13,870	\$87,224	38
3 Miles	240,616	95,595	\$89,509	40
5 Miles	488,514	186,352	\$91,941	41

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