

2180 TEMPLE AVE

— LONG BEACH (SIGNAL HILL) · CA 90804 —



48,191 Square Feet | Infill Owner-User or Value Add Industrial Opportunity

OFFERING MEMORANDUM

Marcus & Millichap

2180 TEMPLE AVE

LONG BEACH (SIGNAL HILL) · CA

EXCLUSIVELY
LISTED BY

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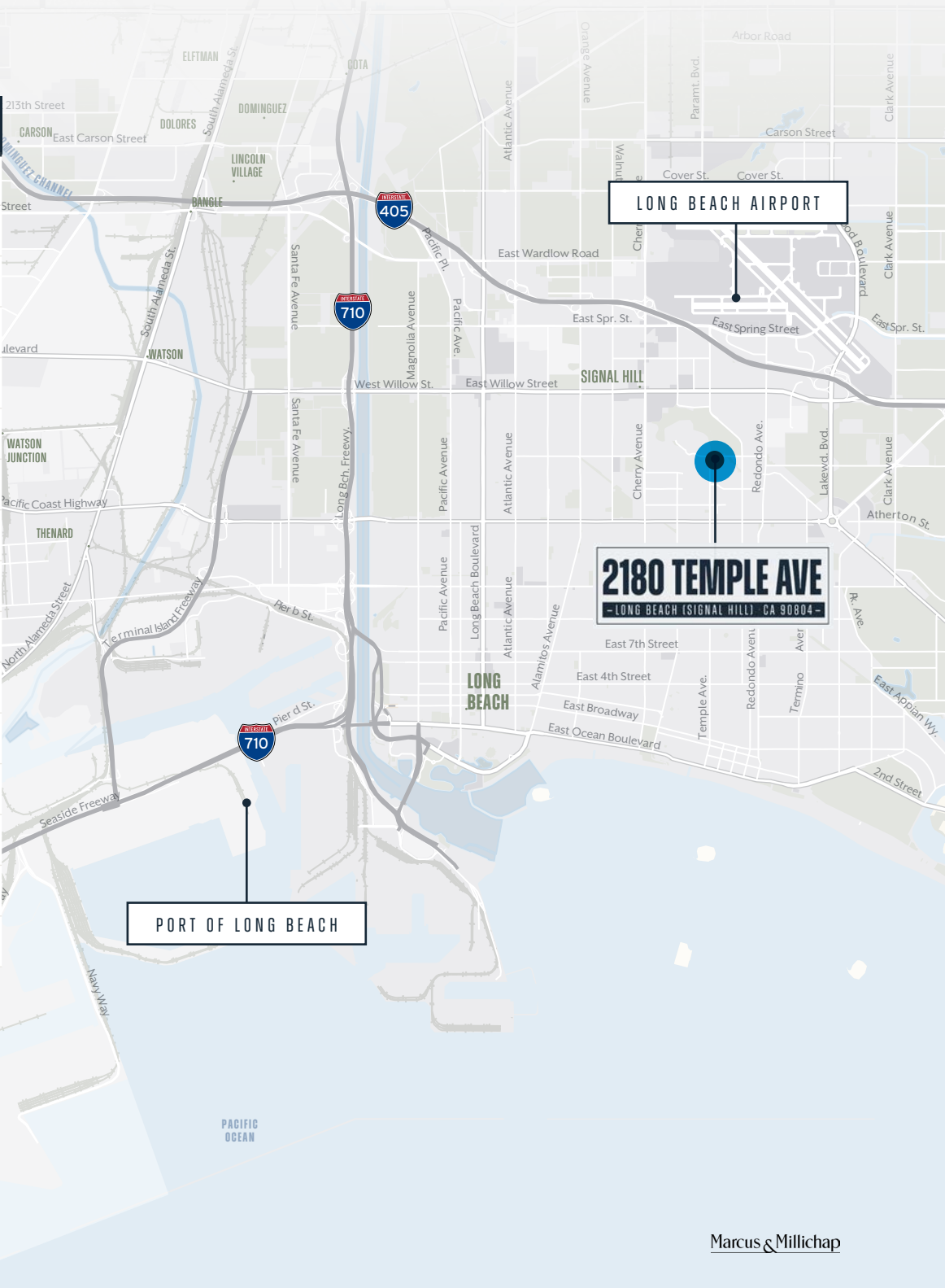


INVESTMENT SUMMARY

Marcus & Millichap, as exclusive advisor, is pleased to present the opportunity to acquire 2180 Temple Avenue & 2880 Hill Street in Long Beach, California ("The Property"). The offering consists of a masonry-constructed industrial asset totaling approximately 48,191 square feet of highly functional warehouse space—well-suited for owner-users seeking a strategic foothold in one of Southern California's most supply-constrained infill markets. Positioned atop Signal Hill, the Property offers excellent access, visibility, and functionality, with immediate connectivity to the 405 and 710 Freeways and close proximity to the Long Beach Airport, as well as the Port of Los Angeles and Port of Long Beach—making it ideal for logistics, distribution, and operational users. For owner-users, the Property presents a rare opportunity to control occupancy in a high-barrier-to-entry market while benefiting from in-place income and future flexibility. Approximately 25% of the building is currently leased through August 2028, providing stable cash flow to offset carrying costs, while still allowing a user to occupy the majority of the space immediately or grow into the asset over time. The configuration supports both single-tenant and multi-tenant use, offering optionality to scale operations or maintain supplemental income.

OFFERING OVERVIEW

Address	2180 Temple Ave & 2880 Hill St, Long Beach, CA 90804
Purchase Price	\$11,500,000
Rentable Building Area	±48,191 SF (\$239 PSF)
Contiguous Space Available	±36,741 SF (76% of GLA)
Weighted Average Lease Term	2.5 years
Land Area	±53,126 SF (1.22 Acres)
County	Los Angeles
Assessor's Parcel Number (APN)	7217-005-028
Number of Buildings	1
Year Built / Renovated	1960 / 1998 / 2021
Zoning	R-4-R (Moderate-Density Multiple Residential)
Construction Type	Masonry
Max Ceiling Height	18'2"
Max Clear Height	15'6"
Loading	9 Ground Level Doors
Power	120 Amp / 240 Volt



INVESTMENT HIGHLIGHTS



IDEAL OWNER-USER OPPORTUNITY
 ±48,191 SF industrial asset offering the ability to control occupancy in a highly supply-constrained infill Long Beach market.



PROXIMITY TO MAJOR LOGISTICS HUBS
 Minutes from the Long Beach Airport and the Ports of Los Angeles and Long Beach, ideal for distribution, logistics, and operational users.



IMMEDIATE USABILITY WITH INCOME OFFSET
 Approximately 76% of the building available for near-term occupancy, with ~25% leased through August 2028 providing in-place cash flow to offset carrying costs.



HIGH BARRIER-TO-ENTRY MARKET
 Located in one of Southern California's most competitive industrial submarkets with limited new supply and strong long-term fundamentals.



FLEXIBLE CONFIGURATION
 Supports both single-tenant and multi-tenant use, allowing for phased occupancy, future expansion, or supplemental income.



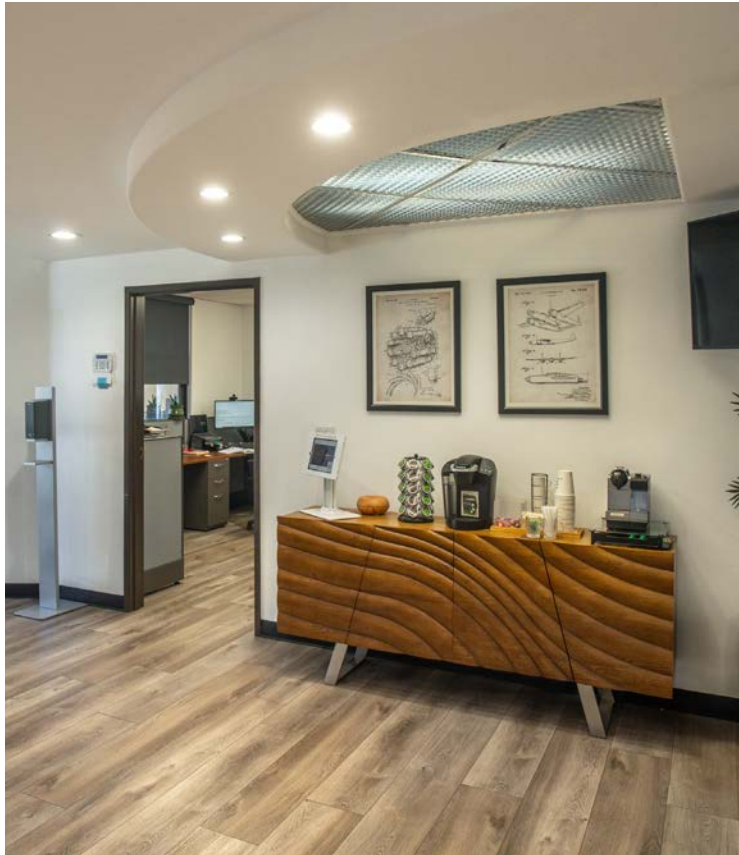
STRATEGIC "SPACE BEACH" LOCATION
 Near Long Beach's rapidly emerging aerospace and defense hub, driving increased demand from high-growth, innovation-driven users.



PREMIER INFILL LOCATION
 Situated atop Signal Hill with excellent visibility and access to major transportation corridors including the 405 and 710 Freeways.



SIGNIFICANT DISCOUNT TO REPLACEMENT COST
 At a very attractive price point of \$239 PSF, an Owner-User has the opportunity to control an extremely infill asset at fractions of replacement cost which are estimated to be ±\$450 PSF, reflecting a ±46% discount.



RETAIL | ENTERTAINMENT

- 1 Queen Mary
- 2 Aquarium of the Pacific
- 3 Shoreline Village
- 4 The Pike Outlets
- 5 Long Beach Convention Center
- 6 Long Beach Exchange

SELECT HOSPITALITY

- 1 Hampton Inn/Homewood Suites
- 2 Staybridge Suites
- 3 Long Beach Marriott
- 4 Westin Long Beach
- 5 Hilton Long Beach

COFFEE | SANDWICH HOUSES

- 1 Subway
- 2 My Le Sandwich
- 3 Curley's Cafe
- 4 Dale's Diner
- 5 Denny's
- 6 Golden Star Family Restaurant
- 7 Hof's Hut
- 8 OJ's Subs
- 9 Jimmy John's
- 10 Starbucks
- 11 Paninis
- 12 Krispy Kreme
- 13 Grounds Bakery Cafe
- 14 Togo's

CONTINENTAL | AMERICAN

- 1 Lakewood Country Club Restaurant

FINE DINING RESTAURANTS

- 1 Sir Winston's
- 2 Phil Trani's

MEXICAN

- 1 El Torito
- 2 Panchos Mexican Restaurant
- 3 Baja Sonora

PIZZA/ITALIAN

- 1 Eccos Pizza
- 2 Little Casesars Pizza
- 3 Me-N-Ed's Pizza
- 4 Pizza Hut
- 5 Round Table Pizza

CHINESE | THAI

- 1 Panda Express
- 2 Pick Up Stix
- 3 P.F. Chang's

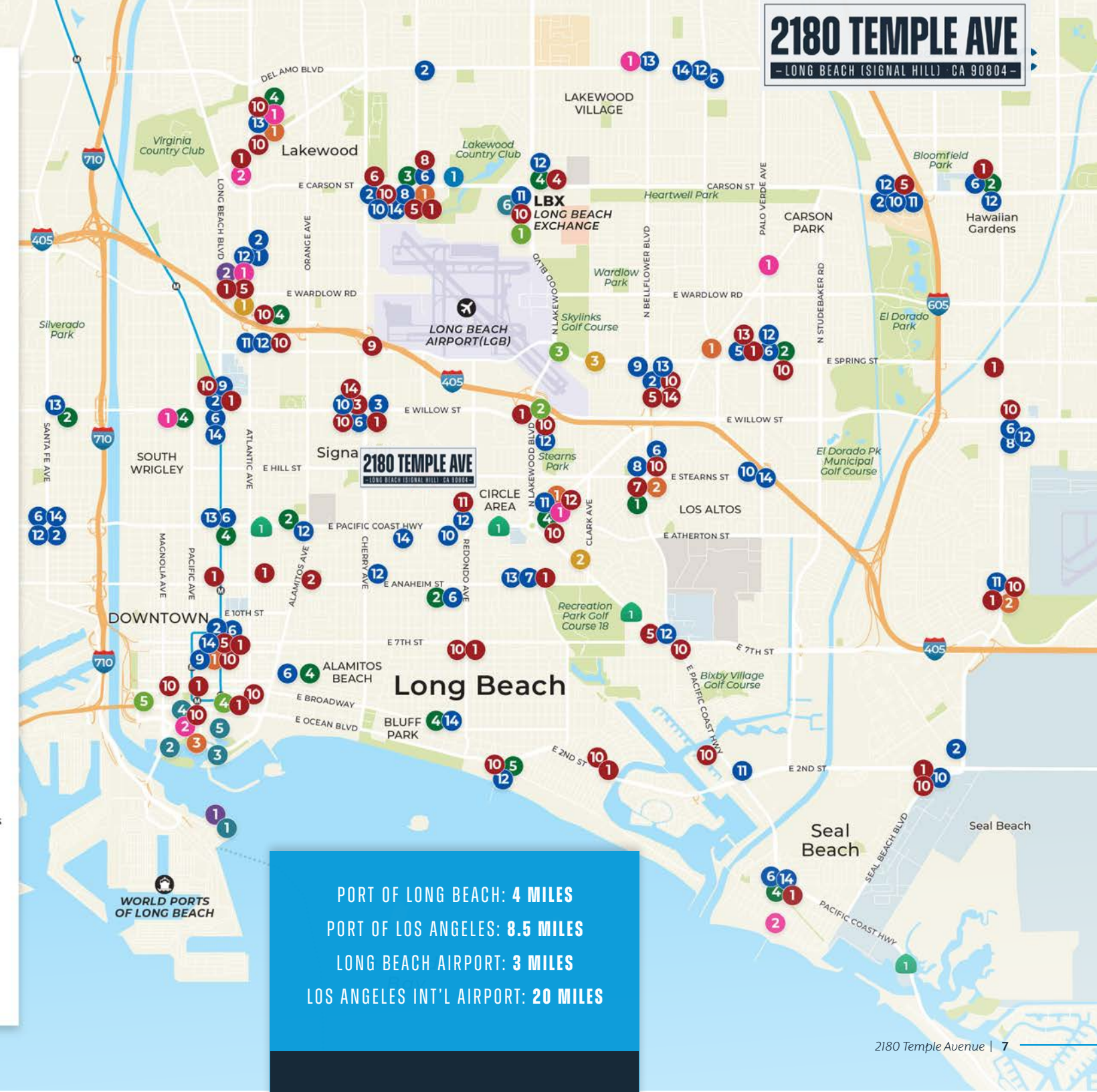
FAST FOOD

- 1 Arby's Roast Beef
- 2 Carl's Jr.
- 3 Golden Eagle Charbroiled Hamburgers
- 4 Green Burrito
- 5 John's Hamburgers
- 6 McDonald's
- 7 Tommy's World Famous Hamburgers
- 8 Wendy's
- 9 Burger King
- 10 Del Taco
- 11 In 'N Out Burgers
- 12 Jack in the Box
- 13 Kentucky Fried Chicken
- 14 Taco Bell

ICE CREAM

- 1 Baskin Robbins Ice Cream
- 2 Cold Stone Creamery

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PORT OF LONG BEACH: 4 MILES
 PORT OF LOS ANGELES: 8.5 MILES
 LONG BEACH AIRPORT: 3 MILES
 LOS ANGELES INT'L AIRPORT: 20 MILES

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TENANT OVERVIEWS

ABSOLUTELY FABULOUS! EVENTS & PRODUCTIONS INC.



Tenant Absolutely Fabulous! Events & Productions, Inc. "FAB Events"
Use Warehouse, Packaging, Office
Square Feet: 12,022 SF (BOMA); 10,608 SF (Leased)
Bldg./Suite # 2880 Hill Street - Suites 2880A, 2880AM
Lease Expiry August 2028
Website absfab.net

Overview Fab Events epitomizes luxury and sophistication in interior design, offering a meticulously curated selection of furnishings and accessories crafted with unparalleled quality and timeless elegance. With a dedication to personalized service and exceeding client expectations, Fab Events is renowned for its ability to seamlessly blend classic sophistication with contemporary allure. From residential to commercial projects, Fab Events' influence extends far and wide, leaving an indelible mark on the world of interior design. With over \$8 million in inventory and 27 years of experience, Fab Events has established itself as an industry staple for years to come.

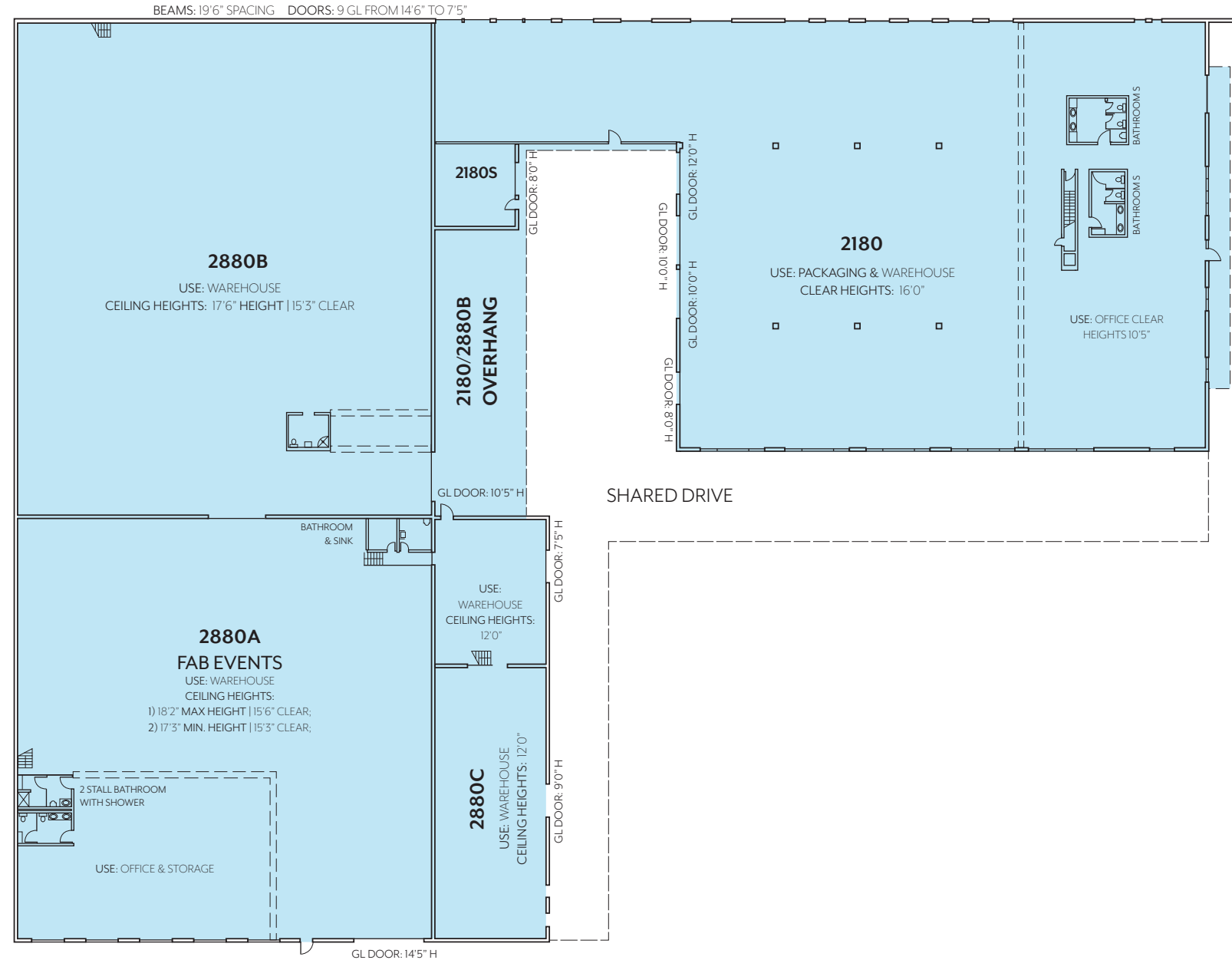
PROPERTY TENANT INFO			PROPERTY TENANT INFO				BASE RENT				RENT ESCALATIONS				REC.	MLA	
SUITE #	TENANT	STATUS	SF LEASED	% OF NRA	START	EXP	PSF (MO)	MONTHLY	PSF (ANN)	ANNUAL	DATE	PSF	MONTHLY	PSF	ANNUAL	TYPE	MLA TYPE
2880A, 2880AM	Absolutely Fabulous! Events & Prod.	Contract	10,608	26.1%	Sep-19	Aug-28	\$1.25	\$13,280	\$15.02	\$159,357	Jan-27	\$1.29	\$13,678	\$15.47	\$164,138	NNN	\$1.25 NNN Blended (GF & Mezz.) – Fab Events (Gen 2)
										Jan-28	\$1.33	\$14,088	\$15.94	\$169,062			



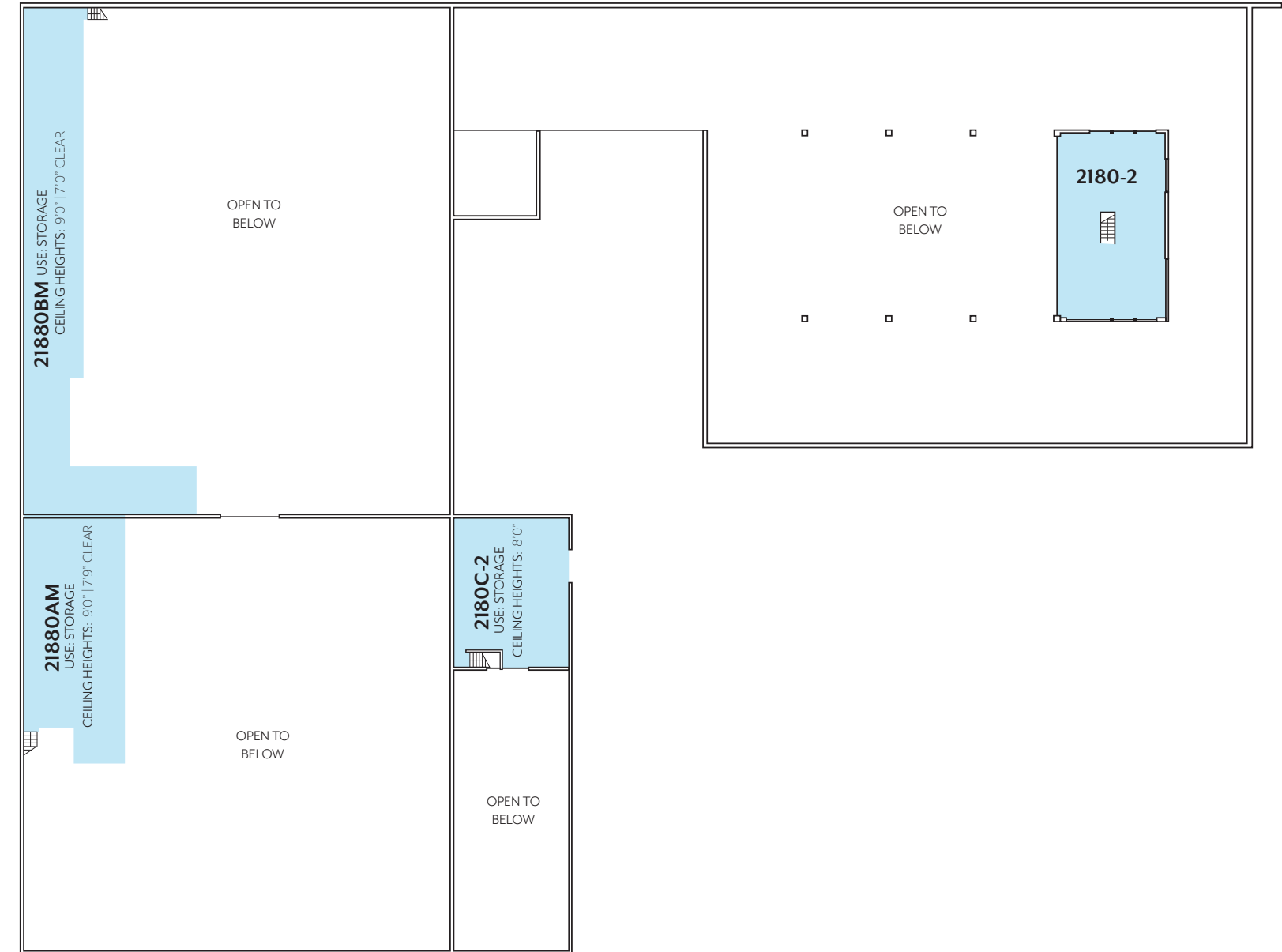
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Clarendon
 Specialty Fasteners Inc.

SITE PLAN - FIRST FLOOR



SITE PLAN - MEZZ / SECOND FLOOR



SALES COMPARABLES

Price per BSF - Sold = \$264
Price per LSF - Sold = \$126



2911 E HARCOURT ST

City	Compton
Purchase Price	\$12,300,000
Price Per BSF	\$245
Building SF	50,218 SF
Price Per LSF	\$133
Land SF	92,347 SF
Year Built	1973
Date Closed	Nov 12, 2025



2231 E DEL AMO BLVD

City	Compton
Purchase Price	\$5,981,500
Price Per BSF	\$250
Building SF	23,925 SF
Price Per LSF	\$111
Land SF	53,723 SF
Year Built	1969
Date Closed	Oct 3, 2025



2919 E VICTORIA ST

City	Compton
Purchase Price	\$8,441,000
Price Per BSF	\$319
Building SF	26,452 SF
Price Per LSF	\$63
Land SF	133,294 SF
Year Built	1957
Date Closed	Sep 9, 2025



11377 MARKON DR

City	Garden Grove
Purchase Price	\$7,200,000
Price Per BSF	\$265
Building SF	27,160 SF
Price Per LSF	\$165
Land SF	43,560 SF
Year Built	1979
Date Closed	Jun 2, 2025



10754 ARTESIA BLVD

City	Cerritos
Purchase Price	\$6,100,000
Price Per BSF	\$245
Building SF	24,907 SF
Price Per LSF	\$105
Land SF	57,935 SF
Year Built	1946
Date Closed	Mar 20, 2025



2601 E DEL AMO BLVD

City	Compton
Purchase Price	\$6,400,000
Price Per BSF	\$248
Building SF	25,768 SF
Price Per LSF	\$156
Land SF	40,946 SF
Year Built	1971
Date Closed	Sep 20, 2024



1700-1724 SEABRIGHT AVE

City	Long Beach
Purchase Price	\$5,900,000
Price Per BSF	\$240
Building SF	24,590 SF
Price Per LSF	\$135
Land SF	43,560 SF
Year Built	1946
Date Closed	Jul 25, 2024



17122 MARQUARDT AVE

City	Cerritos
Purchase Price	\$6,500,000
Price Per BSF	\$299
Building SF	21,735 SF
Price Per LSF	\$141
Land SF	46,174 SF
Year Built	1971
Date Closed	Jan 29, 2026

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LEASE COMPARABLES

Average Lease SF = 15,132 SF
Weighted. NNN Equiv. = \$1.33 NNN



16804-16806 GRIDLEY PL

City	Cerritos
SF Leased	12,208 SF
Rent/SF	\$1.40
Lease Type	IG
NNN Equiv.	\$1.16
Year Built/Reno	1966/2009
Term (Years)	3
Date Executed	December 2025



2828 E 14TH ST

City	Long Beach
SF Leased	5,535 SF
Rent/SF	\$1.50
Lease Type	IG
NNN Equiv.	\$1.26
Year Built	1957
Term (Years)	3
Date Executed	September 2025



1811 E 28TH ST

City	Signal Hill
SF Leased	12,964 SF
Rent/SF	\$1.62
Lease Type	IG
NNN Equiv.	\$1.38
Year Built	1976
Term (Years)	3
Date Executed	July 2025



728-730 W ESTHER ST

City	Long Beach
SF Leased	13,655 SF
Rent/SF	\$1.28
Lease Type	NNN
NNN Equiv.	\$1.28
Year Built	1950
Term (Years)	3
Date Executed	June 2025



745 W 17TH ST

City	Long Beach
SF Leased	28,500 SF
Rent/SF	\$1.57
Lease Type	IG
NNN Equiv.	\$1.33
Year Built	1963
Term (Years)	3
Date Executed	June 2025



2520 MIRA MAR

City	Long Beach
SF Leased	21,110 SF
Rent/SF	\$1.50
Lease Type	NNN
NNN Equiv.	\$1.50
Year Built	1981
Term (Years)	5
Date Executed	April 2025



2745 RAYMOND AVE

City	Signal Hill
SF Leased	13,730 SF
Rent/SF	\$1.45
Lease Type	NNN
NNN Equiv.	\$1.45
Year Built	1993
Term (Years)	3
Date Executed	March 2025



2850 E 29TH ST

City	Long Beach
SF Leased	13,354 SF
Rent/SF	\$1.48
Lease Type	MG
NNN Equiv.	\$1.31
Year Built	1964
Term (Years)	3
Date Executed	February 2025

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AREA OVERVIEW

Port of Los Angeles / Port of Long Beach

The sister ports of Long Beach and Los Angeles are the two busiest ports in North America, handling 35% of container traffic nationally, positioning it as the primary gateway for international trade between the U.S. and Asia. The Port is currently undergoing a 10-year, \$4.5 Billion capital improvement program to upgrade terminals and modernize infrastructure. The ports support 1 in 8 jobs in the city of Long Beach and continues to drive warehouse demand. Container activity continues to increase with port expansions and improvements, generating \$5 billion/year in U.S. customs revenues, \$4.9 billion/year in state, local and federal taxes, and nearly \$14.5 billion in annual trade-related wages.

UNDERGOING
A 10-YEAR
\$4.5B CAPITAL
IMPROVEMENT
PROGRAM

LONG BEACH
PORT SUPPORTS
1 IN 8 JOBS

\$5B PER YEAR IN
CUSTOMS REVENUE
\$14.5B IN
ANNUAL TRADE-
RELATED WAGES



Long Beach | Signal Hill Demographics

	3-MILE	5-MILE	10-MILE
Population	291,094	518,104	1,806,404
Average Household Income	\$94,212	\$101,409	\$100,665
Median Home Value	\$712,089	\$695,537	\$650,256



LONG BEACH/SIGNAL HILL INDUSTRIAL MARKET - AT A GLANCE

Number of Properties	1,473
Total GLA	27,400,000 SF
Vacancy Rate	4.80%
Market Asking Rent (\$ PSF/Mo.)	\$1.68



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