

2100 N. Bellflower Blvd.
Long Beach, CA 90815



ART OF "PLACE"

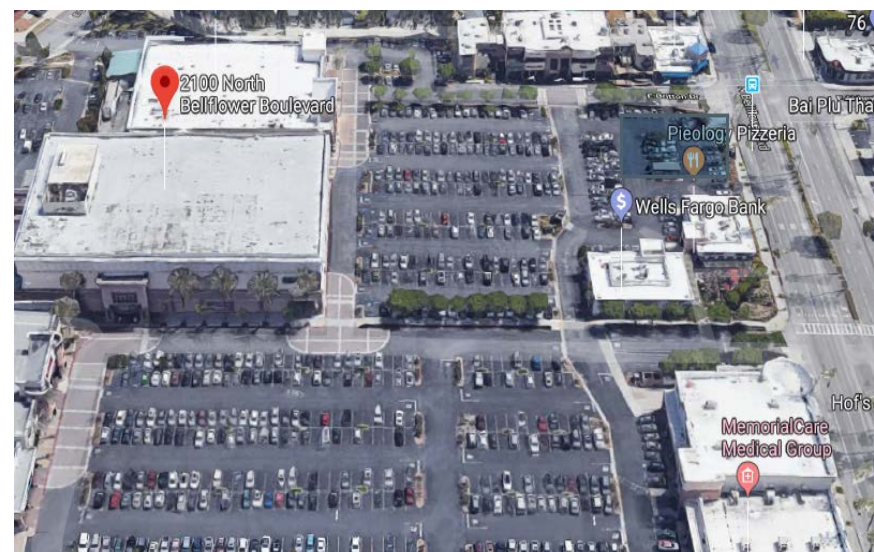
Price	Call for Details
Occupancy	0.00%
Building Size	144,000 SF
Land Area	1.07 Acres
Year Built	1996
Year Renovated	2004
Assessors Parcel Number	7225-001-006

Site

Zoning	CCA-Retail and service uses for a community
Parking	600+ (study in progress)

Highlights

- Commercial flex/office/ vocational space
- Restaurant -retail “ experimental
- Collaborative users
- Medical Condo’s
- Bellflower Blvd is a major east/west artery connecting I-405 and Los Alamitos/Naples Marina District
- Bellflower exit off I-405 Freeway is the central gateway to Long Beach’s Coast
- Favorable CAM -grandfathered fees



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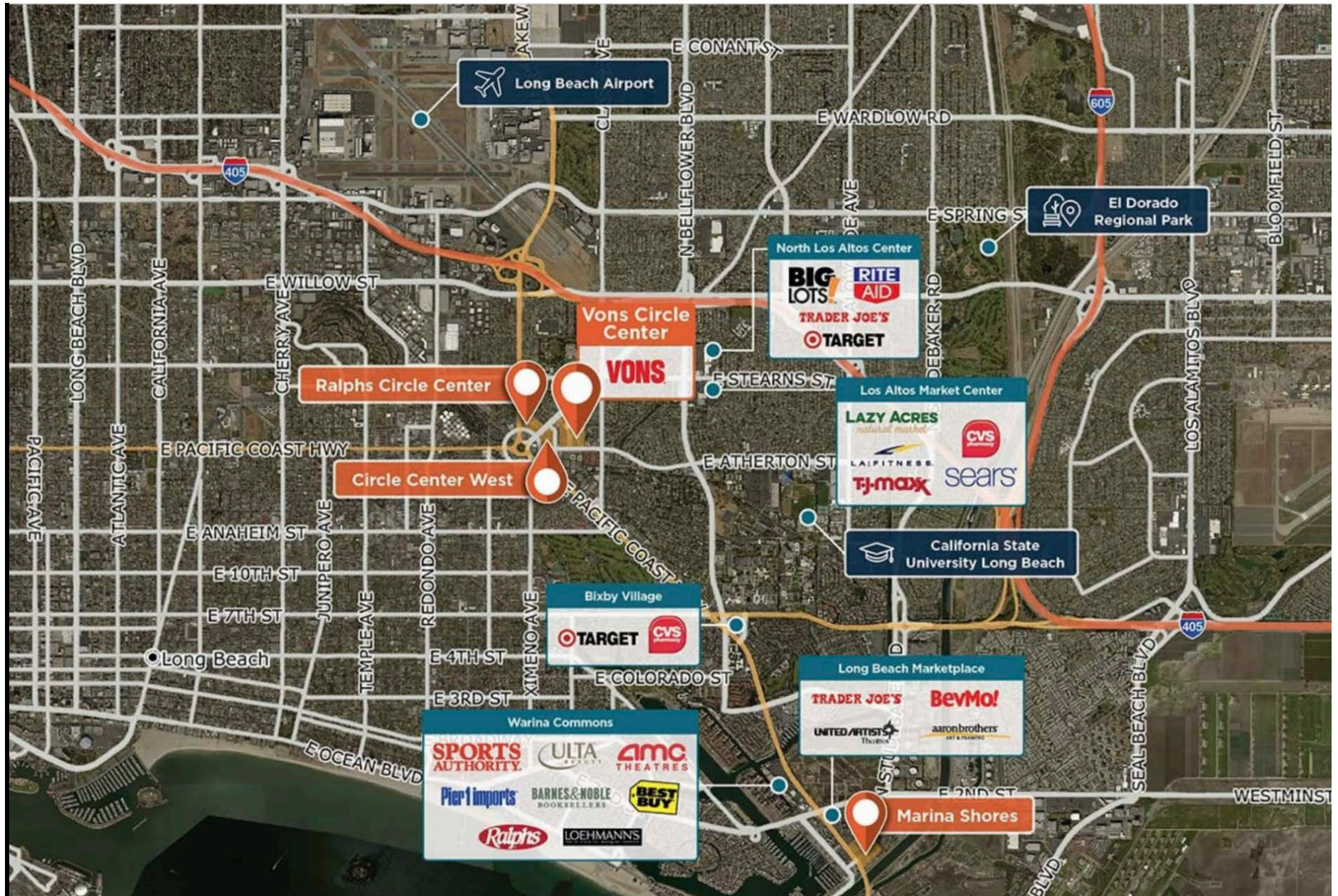
Location Highlights

- Prominent location w/in center
- Excellent co-tenants-
- Abundant signage & visibility
- Excellent ingress/egress
- 1- Mile from Long Beach State



Food Hall Public Market

- Roof Top Dining
- Pop Up Stage- Movies -Music
- 3 Lane Drive Up/ Park & Go
- Connected to shopping N of street- only signalized crosswalk
- Micro Restaurants-Stores
- Proposed 15,000 sf-30,000 sf/ 62 stalls



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Retail/ Pop Up Experiential Food & Grab N Go

- Below grade may be able to accommodate up to 10 kitchens, roof top deck, elevator to the top
- The parcel offers 600 +parking stalls, rear freight/elevator may be car parking area for food pick up, drive thru lanes (located s/w of building) for online food delivery services.
- Below grade wine storage? Perfect use for basement



Proposed Ideas

Vocational/Lab/Medical/Office
Incubator Space/ Surgery Center

<https://www.vivamedsuites.com/>

All proposed sf & parking hypothetical based upon assumed projections with limited city investigations.



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- Vocational/Institutional Buildings
- Medical Office Buildings
- Recreation/ Tech Hub Center
- Art Flex, Gallery, Wine Storage



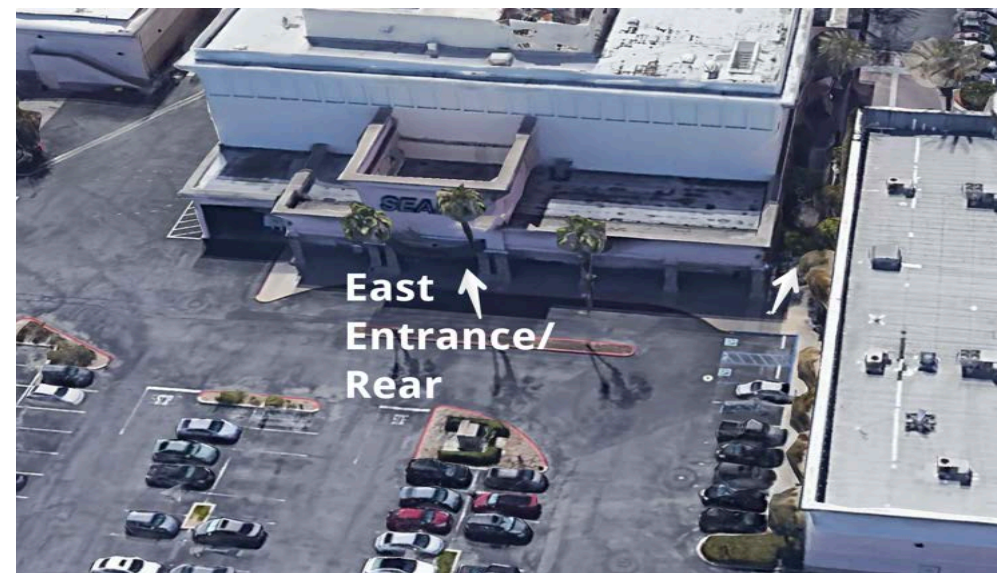
INVENTORY SF 1.5 M 0% Prior Period 1.5 M	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF 7.2 K +113.4% Prior Period (53.8 K)	VACANCY RATE 6.1% -0.5% Prior Period 6.6%	MARKET RENT/SF \$26.63 -0.3% Prior Period \$26.71	MARKET SALE PRICE/SF \$275 +5.0% Prior Period \$262	MARKET CAP RATE 5.7% 0% Prior Period 5.7%
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SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$10,952,500	\$21,275,625	\$17,075,000	\$40,000,000
Price Per SF	\$192	\$269	\$257	\$370
Cap Rate	8.5%	8.5%	8.5%	8.5%
Time Since Sale in Months	0.8	11.2	14.3	18.7

Property Attributes	Low	Average	Median	High
Building SF	50,276 SF	111,666 SF	82,542 SF	268,400 SF
Floors	1	1	1	2
Typical Floor	50,276 SF	88,424 SF	82,542 SF	129,335 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1958	1979	1988	2001
Star Rating	★★★★★	★★★★★ 2.8	★★★★★ 3.0	★★★★★

*Costar Data



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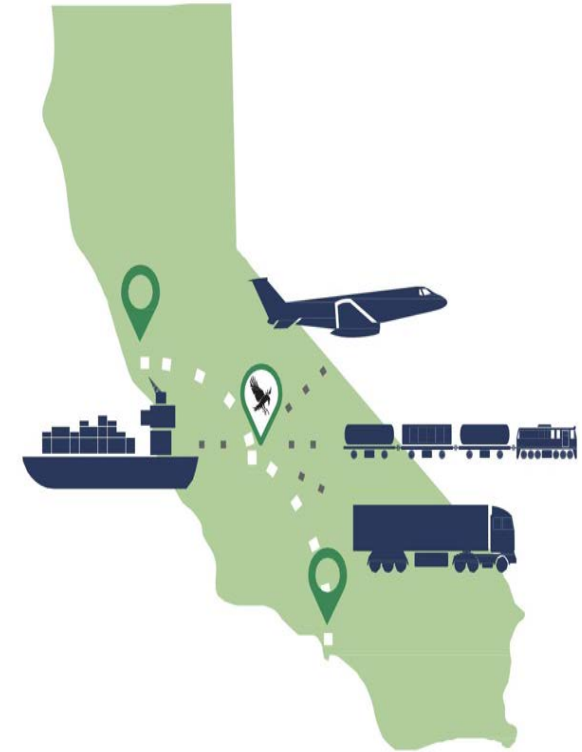
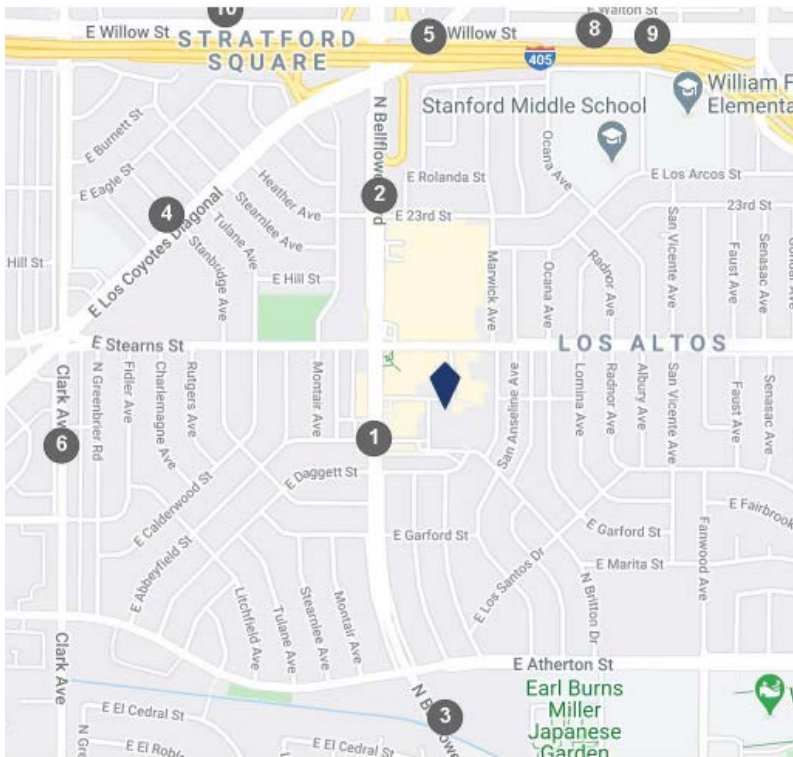
	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population					
Population	22,620	198,639	538,433	1,896,160	810,278
5 Yr Growth	-0.2%	-0.4%	-0.1%	0.1%	0.1%
Median Age	35	40	38	36	38
5 Yr Forecast	37	41	40	38	39
White / Black / Hispanic	74% / 5% / 20%	73% / 7% / 27%	67% / 10% / 35%	65% / 9% / 46%	63% / 10% / 37%
5 Yr Forecast	73% / 5% / 20%	72% / 7% / 28%	66% / 10% / 35%	64% / 9% / 47%	63% / 10% / 37%
Employment	10,549	80,050	225,607	707,907	401,064
Buying Power	\$703.5M	\$6.4B	\$14.9B	\$41.6B	\$20.1B
5 Yr Growth	0.5%	1.7%	2.2%	2.3%	2.0%
College Graduates	38.5%	38.0%	30.8%	22.6%	35.9%
Household					
Households	8,062	80,165	200,307	588,265	280,398
5 Yr Growth	-0.2%	-0.5%	-0.1%	0.2%	0.1%
Median Household Income	\$87,262	\$80,364	\$74,144	\$70,711	\$71,761
5 Yr Forecast	\$87,924	\$82,106	\$75,858	\$72,200	\$73,149
Average Household Income	\$112,218	\$105,987	\$97,359	\$91,319	\$93,096
5 Yr Forecast	\$113,437	\$108,096	\$99,378	\$93,258	\$94,842
% High Income (>\$75k)	57%	53%	49%	47%	48%

*Costar Data

COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N Bellflower Blvd	E Daggett St - S	34,361	2018	0.14 mi
2 E 23rd St	N Bellflower Blvd - W	36,893	2018	0.33 mi
3 N Bellflower Blvd	E Atherton St - NW	24,506	2018	0.52 mi
4 E Los Coyotes Diagonal	Stanbridge Ave - NE	28,625	2018	0.53 mi
5 San Diego Freeway	Stanbridge Ave - NE	285,864	2020	0.56 mi
6 Clark Ave	E Bayard St - N	17,610	2018	0.62 mi
7 I- 405	Woodruff Ave - E	253,562	2018	0.62 mi
8 I- 405	Woodruff Ave - E	284,915	2020	0.62 mi
9 I- 405	Woodruff Ave - E	254,187	2014	0.65 mi
10 E Willow St	Stanbridge Ave - W	24,496	2018	0.70 mi

*Costar Data



Transportation	
Port of Long Beach	13.2 Miles
AIRPORT	
Los Angeles International Airport	23.3 Miles
Long Beach-Daugherty Field Airport	4.5 Miles
John Wayne Airport	18.0 Miles

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"Logic will get you from A to Z; imagination will get you everywhere."— Albert Einstein