

FOR LEASE: GROUND FLOOR RETAIL

421 WEST BROADWAY • LONG BEACH, CA • 90802



gallery421
GROUND FLOOR RETAIL SPACE

imt
RESIDENTIAL

 COLDWELL
BANKER
COMMERCIAL
BLAIR WESTMAC



Coldwell Banker Commercial
BLAIR WESTMAC

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www.cbcblair.com/gallery421

421 W. BROADWAY LONG BEACH, CA 90802

PROPERTY SUMMARY

GROSS AREA SF:	617,114 SF
LOT AREA SF/ACRES:	153,884 SF / 3.53 Acres
AVAILABLE RETAIL SPACE:	Space C: 1,837 SF
BASE LEASE RATE:	\$2.50-3.00/SF + NNN = \$0.75/SF
ZONING:	LBPD30
YEAR BUILT:	2010
APN:	7280-024-022

FEATURES:

- 291 unit apartment community (Over 95% leased)
- Extensive dining / patio space available
- On-site gallery and 65 foot mural marks the building as a cultural landmark within the city of Long Beach.

Gallery 421 is a 5 story mixed use building with 291 luxury apartment units. The ground floor retail space includes $\pm 2,837$ square feet currently available for lease. The property includes ample on-site parking (4 spaces per 1,000 square feet of retail area).

Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

We are leasing the ground floor retail only. The residential units are not being handled by this firm. All information contained herein is from sources deemed reliable and is submitted without any warranty or representation, express or implied, as to its accuracy or completeness. We assume no liability for errors or omissions of any kind.

As of 2.5.19

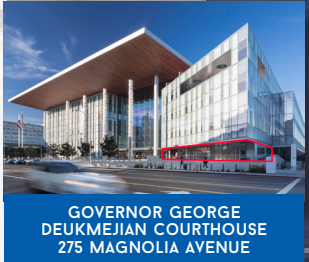


DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
• Population	38,648	222,142	397,398
• # of Households	16,831	78,870	139,522
• Average Household Size	2.22	2.76	2.79
• Renter Occupied Housing Units	13,732	18,241	92,341
• Median Age	34.2	32.2	33.2
• Average Household Income	\$50,667	\$55,071	\$69,061

FLOOR PLAN AERIAL & TRAFFIC COUNTS

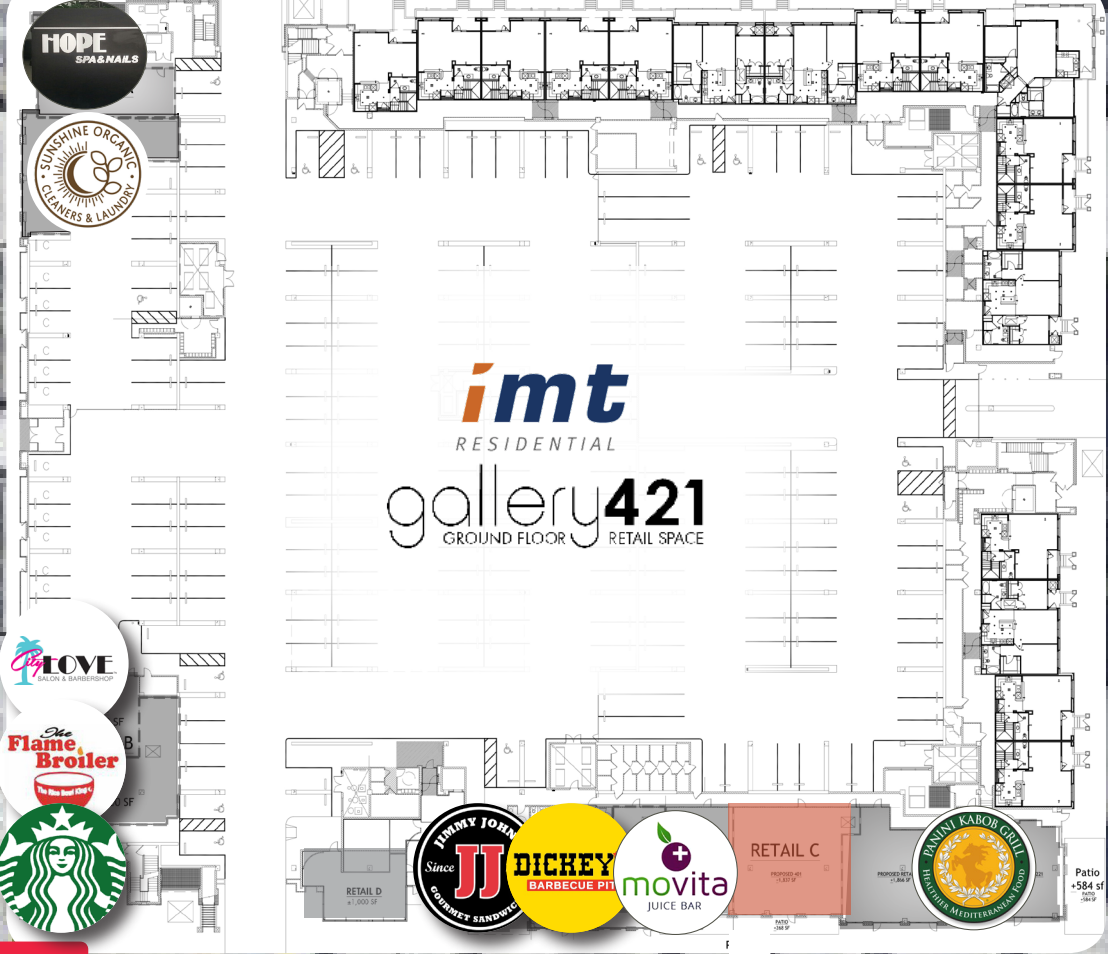
11,500



GOVERNOR GEORGE DEUKMEJIAN COURTHOUSE
275 MAGNOLIA AVENUE

MAGNOLIA AVENUE

3RD STREET



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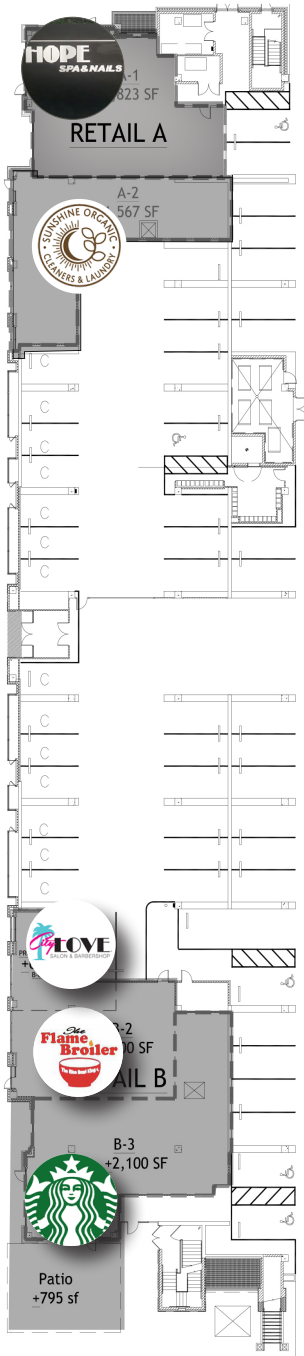
14,550

W. BROADWAY

CHESTNUT AVENUE

As of 5/9/17

BUILDING FLOOR PLANS

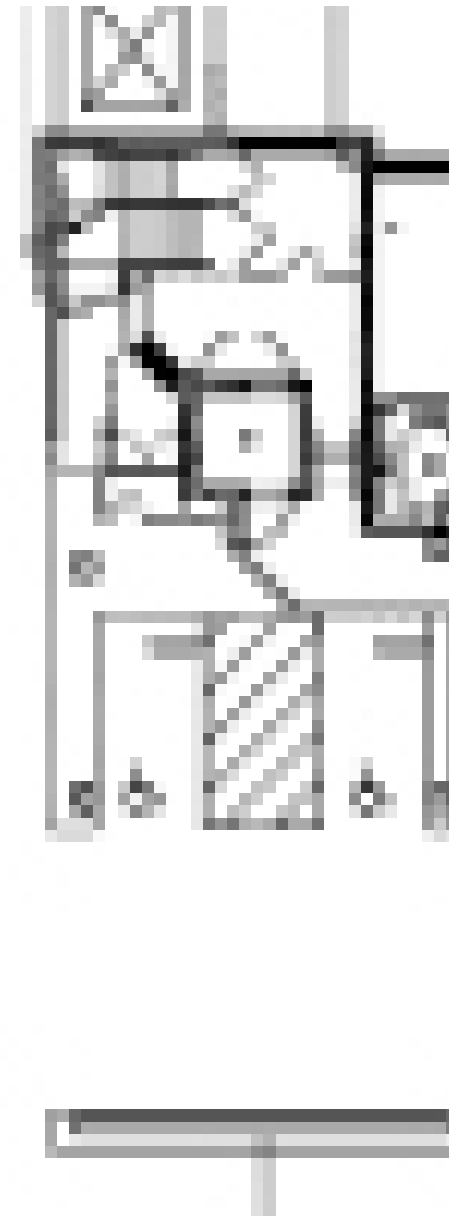
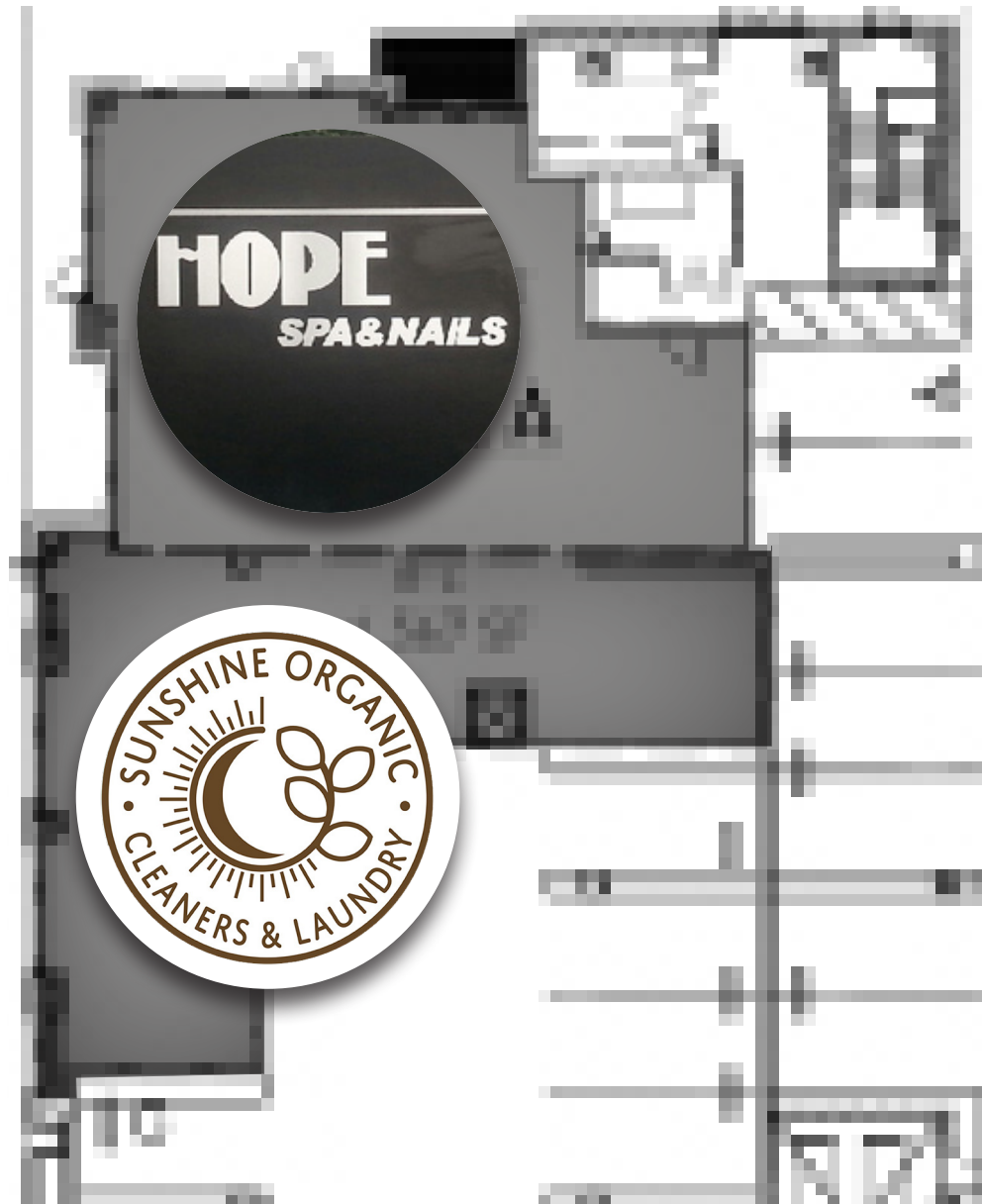


-  Leased
-  1,200 SF
-  2,100 SF
+795 SF Patio
-  1,235 SF
+392 SF Patio
-  1,506 SF
-  1,567 SF
-  1,823 SF
-  1,266 SF
-  608 SF
-  3,237 SF
+584 SF Patio
-  Vacant
- Retail - C**
1,837 SF

As of 2.5.19

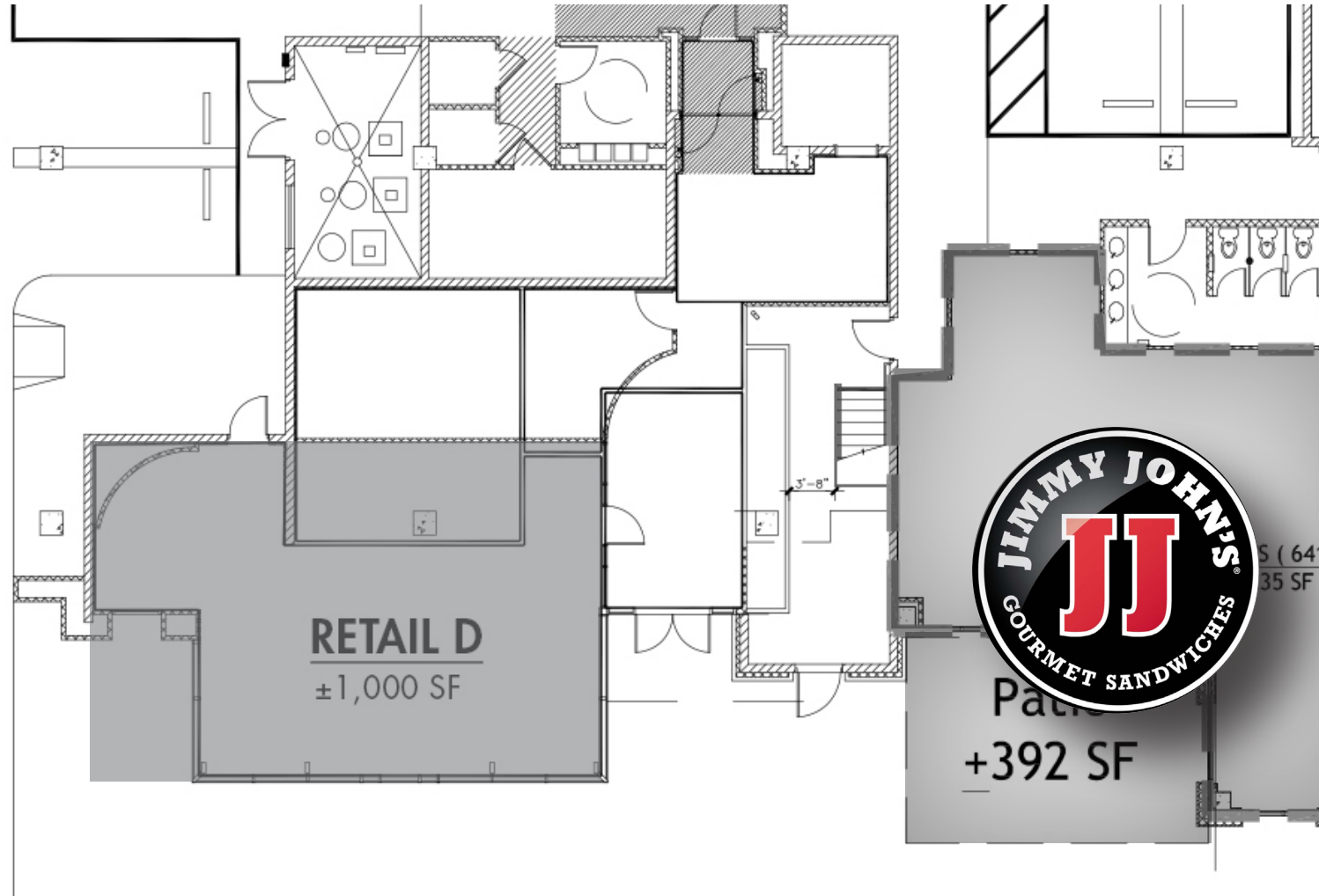
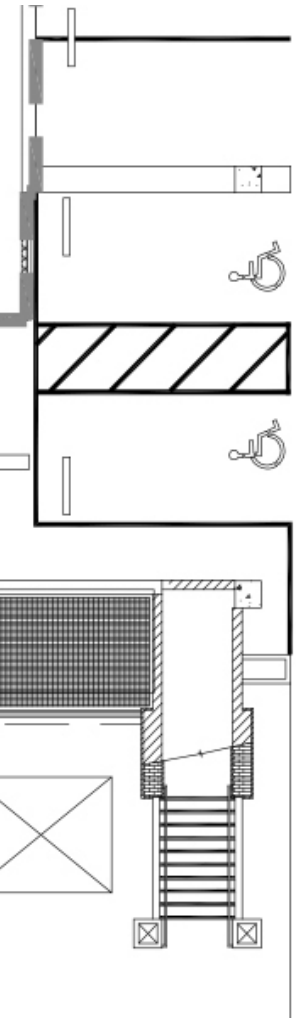
BUILDING FLOOR PLAN - RETAIL A

Leased



BUILDING FLOOR PLAN - RETAIL D

■ Leased



BUILDING FLOOR PLAN - RETAIL B

Leased



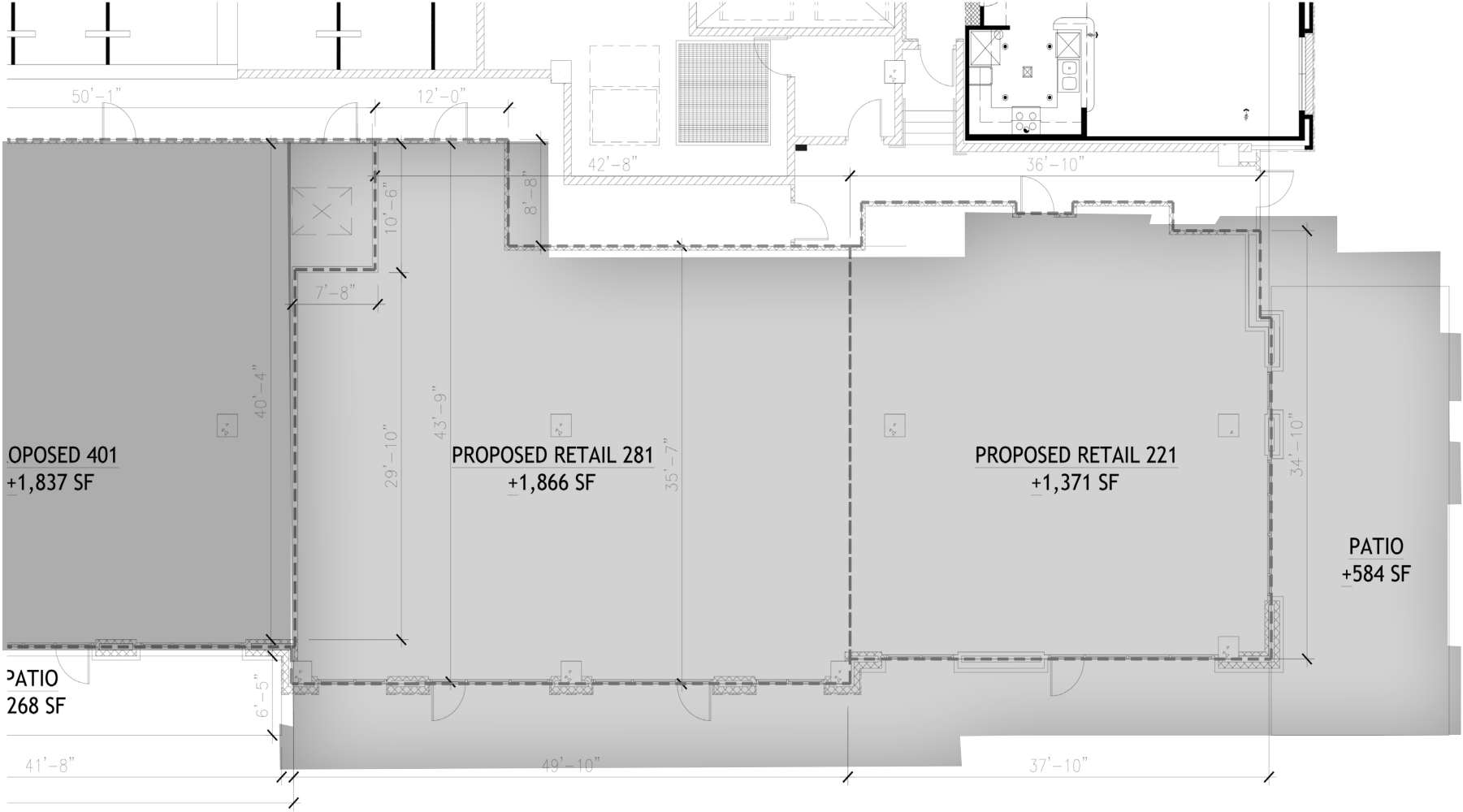
BUILDING FLOOR PLAN - RETAIL C

Leased Vacant



BUILDING FLOOR PLAN - RETAIL C

Leased



DOWNTOWN LONG BEACH RETAIL LOCATIONS



imt gallery 421
RESIDENTIAL APARTMENT COMMUNITY

The Flame Broiler
Starbucks
DICKKEYS BARBECUE PIT

Subway
Courthouse

Hilton
World Trade Center

The Pike Outlets Long Beach

H&M	CINEMARK	Nike Factory Store	GLADSTONE'S	chili's
F21	CONVERSE	PT. CALENSO'S	OUTBACK	GAP



RITE AID
City Place Long Beach Shopping Center
Burger King
ROSS DRESS FOR LESS
SUBWAY
GameStop
GNC
SUPERIOR GROCERS
CHASE
Dignity Health St. Mary Medical Center
cricket
Carls Jr.
McDonald's
Wendy's
Baskin-Robbins
Starbucks

Magnolia Avenue

Chestnut Avenue

Cedar Avenue

Pacific Avenue

Pine Avenue

3rd Street

Broadway Ave.

1st Street

Atlantic Avenue

WESTIN
HOTELS & RESORTS

Ocean Blvd.

Long Beach Convention Center

The Aquarium of the Pacific

Shoreline Village



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