

701

PINE AVENUE



Sir Speedy

1000
BUSINESS
CARDS
49

MAIL BOXES
AVAILABLE

FOR SALE

6,650 SF TWO-STORY RETAIL/OFFICE PROPERTY



DISCLAIMER AND CONFIDENTIALITY

Coldwell Banker Commercial BLAIR WESTMAC (“Broker”), exclusive marketing representative of the ownership of 701 Atlantic Avenue in Long Beach (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an Offer to Purchase 701 Pine Avenue, Long Beach, California 90813 (the “Property”), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker, including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitute an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Broker. Each prospective purchaser shall also agree to and comply with the provisions of the Confidentiality Agreement executed by such prospective purchaser as a condition to the receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

701 PINE AVENUE



PRINTING
Full Color • Spot Color
Half Color • Short-Run
Turnaround Digital Color

COPIING
High Volume • Color
 sized • Black-and-White

MAILING SERVICES
elete Direct Mail Services
etting List Management
Fulfillment

DOCUMENT SERVICES
ocument Management
Personalized Printing
next Scanning & Archiving

GRAPHIC DESIGN
ign • Layout • Scanning
etting • Photo Retouching

FINISHING
sing • Collating • Folding
Binding • Die Cutting
mimulating • Embossing
Full Stamping

701



Downtown

Downtown Long Beach has a relatively compact geographic footprint located atop a bluff overlooking the Pacific Ocean. It is also home to the Port of Long Beach that provides 326,000 jobs regionally and along with the neighboring LA Port brings in 40% of all of the imports for the U.S.

In 2013, the city of Long Beach implemented a Downtown Plan. The plan provided for higher residential and mixed use density, relaxed parking requirements, height incentive areas, and adaptive re-use incentives. Today, three years after the Downtown Plan became a reality major changes have occurred. The city has a new county courthouse, the first P3 project for a Courthouse in the United States. Development and reuse of existing buildings are taking place on almost every major corridor within the downtown boundaries and recently the City announced its newest project, a new Civic Center and new Library. For further information, see the [City of Long Beach Downtown Plan](#).

City of Long Beach

As a Pacific Rim City, Long Beach has many influences economically and culturally. Long Beach has a population of 460,000 people within a 50 square mile radius. The Long Beach Blue line offers public transportation from Long Beach to downtown Los Angeles. The city is also home to Jet Blue airlines offering daily flights to New York, Seattle and other popular destinations. Long Beach offers higher education through its two junior college campuses and California State University Long Beach with over 37,000 students enrolled. Downtown is the heart of the city with all of its famous restaurants, and a growing population of residents who to live in a walkable and bike friendly area with shopping, entertainment, fine dining, and special events all within walking distance to quality housing.



PROPERTY INFORMATION

Address 701 Pine Avenue
Long Beach, California 90813

Asking Price \$2,500,000 (\$375.94/SF)

APN 7273-023-013

Building Size 6,650 SF

Lot Size 7,528 SF

Year Built 1931

Zoning LBPD30

No. of Floors Two (2)

AERIAL MAP

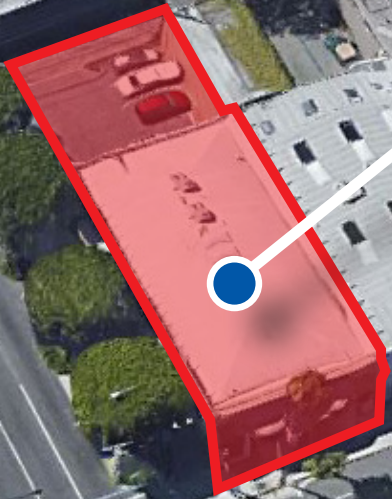
Pacific Avenue



8th Street

701 PINE AVENUE
LONG BEACH, CA 90813

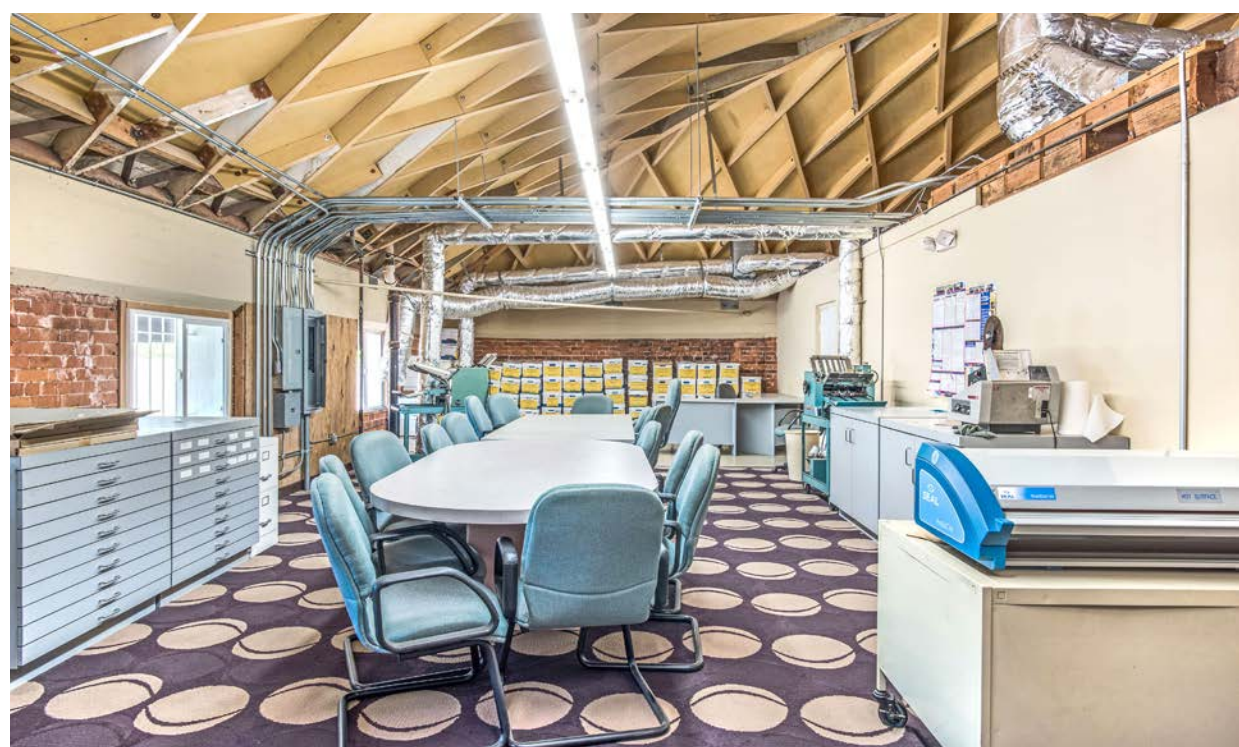
7th Street



Pine Avenue



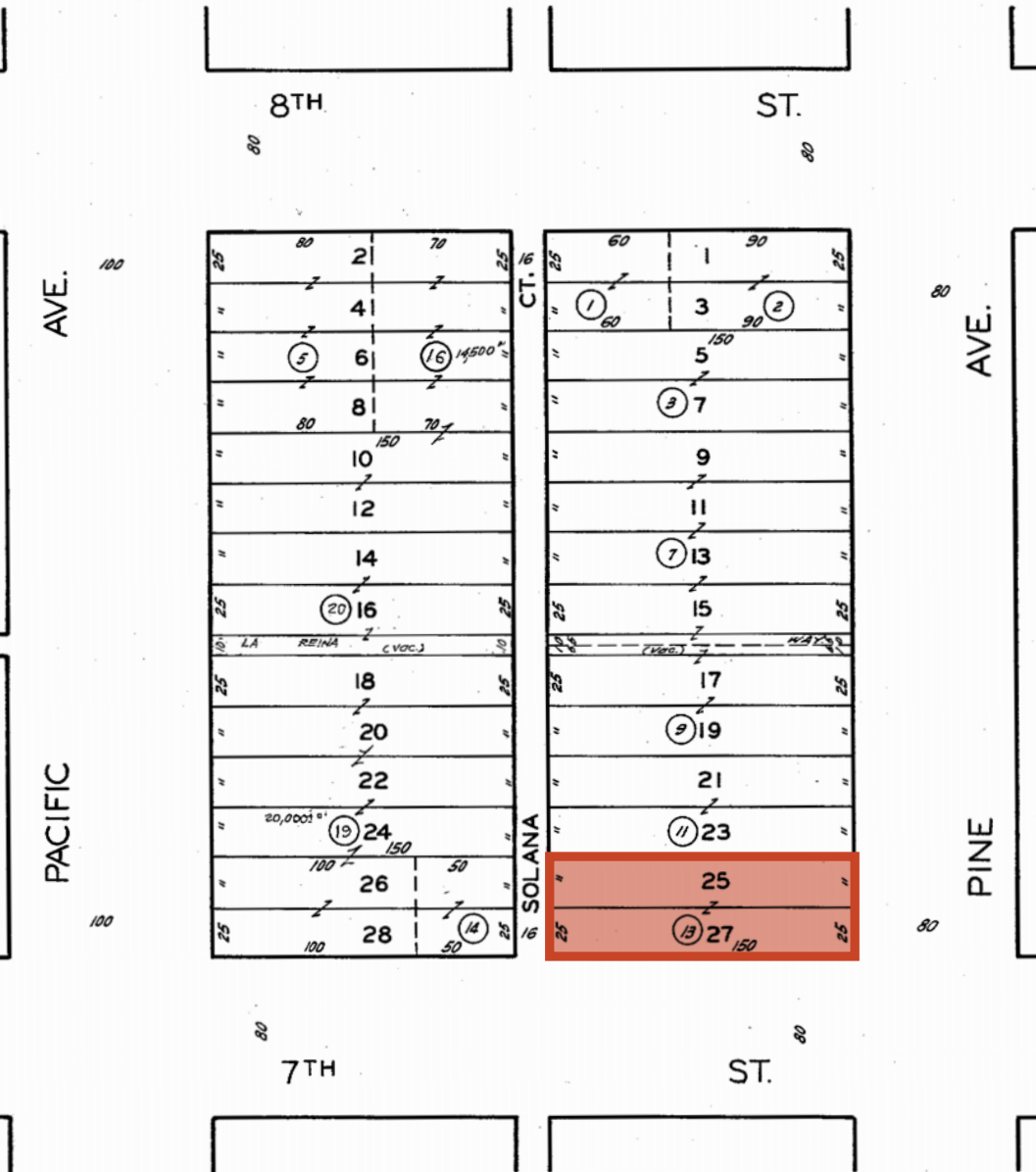
INTERIOR PHOTOS



ADDITIONAL PHOTOS



PARCEL MAP



LOCAL MAP



Long Beach Blvd Retail Corridor



The Pike Outlet Marketplace



Subject Property

6th Street

Anaheim Station



6th Street Station



City Place shopping Center



6th Street & Long Beach Blvd. Retail



Recent Local Developments

1. Meta Housing Senior Arts Colony
 - 200 Residential Units
 - Completed
2. Security Pacific Building, Adaptive Reuse
 - 118 Residential Units
 - Approved Development
3. The Current Tower (Phase I)
 - 223 Res. Units & 31,750 SF Retail
 - Completed
4. Edison Lofts, Adaptive Reuse
 - 150 Res. Units & Ground Retail
 - Completed
5. 110 W. Ocean Building, Adaptive Reuse
 - Residential Adaptive Reuse
 - In Development
6. 245 W. Broadway
 - 222 Res. Units & Ground Floor Retail
 - Under Construction
7. 6th Street Lofts
 - 30 Loft Style Res. Units
 - Under Construction
8. Newberry Lofts, Adaptive Reuse
 - 28 Residential Loft/Units
 - Completed



1081 Long Beach Blvd.

ZONING LBPD-30
DOWNTOWN DEVELOPMENT PROJECTS

BLUE LINE

701 Pine Avenue is within walking distance to the 5th Street Metro Station located along Long Beach Boulevard between 5th & 6th Streets. The Blue Line offers convenient transportation from Long Beach to Downtown Los Angeles. It has a daily average ridership of 88,000 commuters.



NORTH PLATFORM
6TH STREET RETAIL CORNER



701 PINE AVENUE

LONG BEACH, CA 90802

FOR MORE INFORMATION:

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