

101 W. Pacific Coast Hwy

101 W. Pacific Coast Hwy., Long Beach CA 90806



OFFERING MEMORANDUM

**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

101 W. Pacific Coast Hwy

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**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

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01

Executive Summary

Investment Summary

Location Summary



OFFERING SUMMARY

ADDRESS **101 W. Pacific Coast Hwy.
Long Beach CA 90806**

COUNTY **Los Angeles**

FINANCIAL SUMMARY

OFFERING PRICE **\$2,100,000**

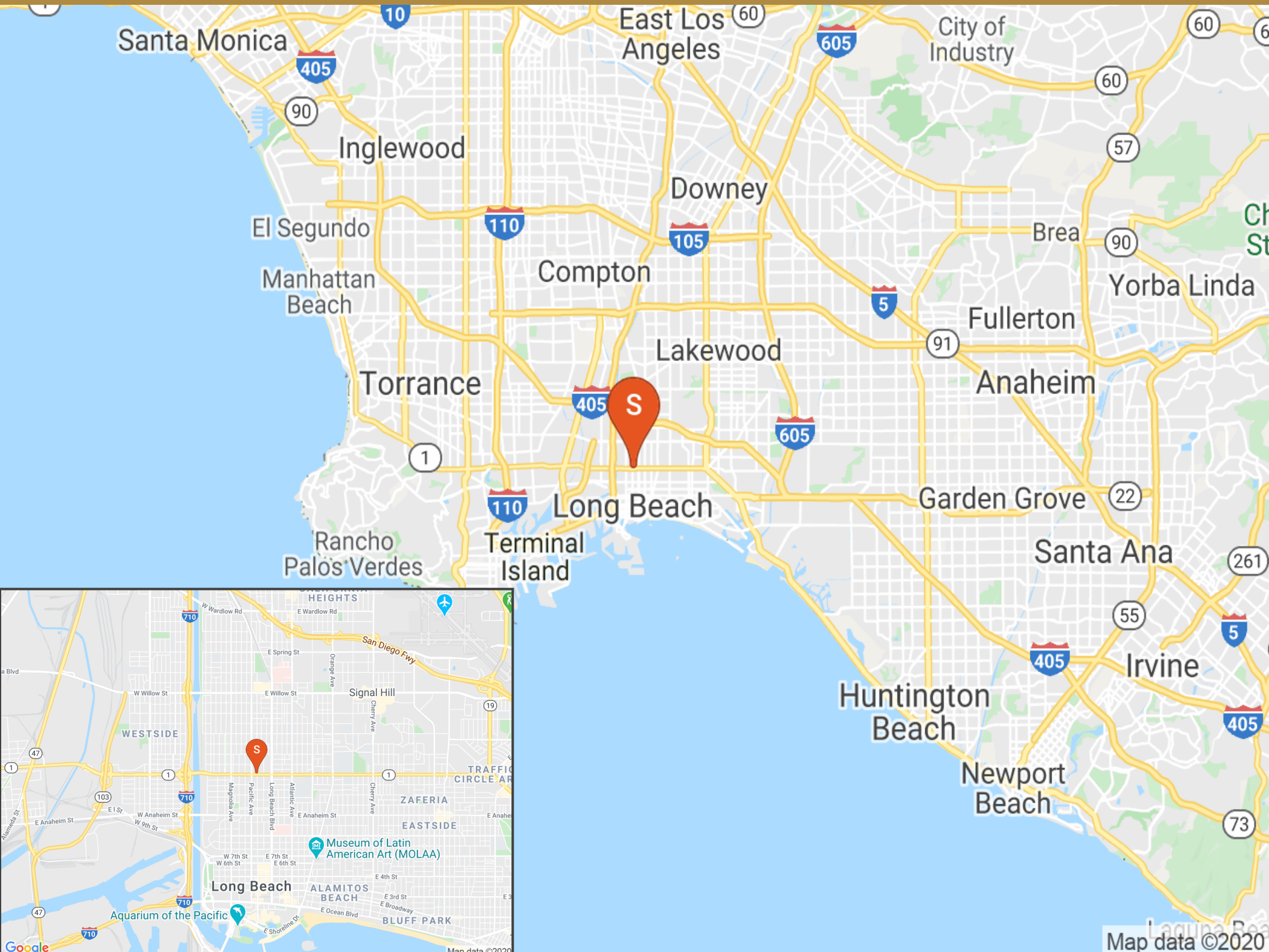
DEMOGRAPHICS

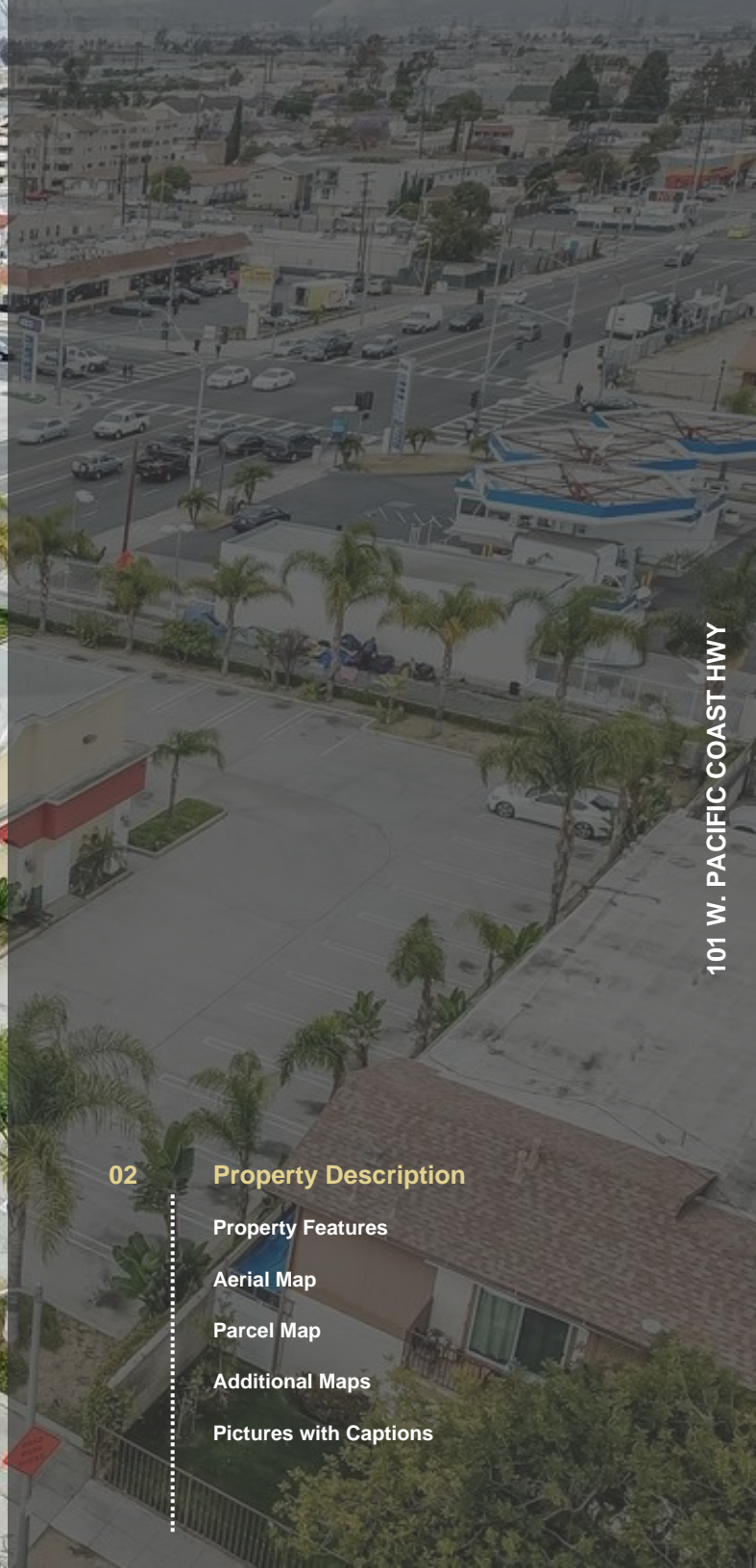
	1 MILE	3 MILE	5 MILE
2019 Population	68,770	269,254	512,022
2019 Median HH Income	\$38,957	\$53,536	\$60,857
2019 Average HH Income	\$54,525	\$74,584	\$85,609



Excellent site, car lot permit is in hands. Bounded by Pine Ave., Pacific Coast Hwy. & Solana Court. Also for lease at \$3,400 per month. Submit all offers to this office.

West of Long Beach Blvd.





02 Property Description

Property Features

Aerial Map

Parcel Map

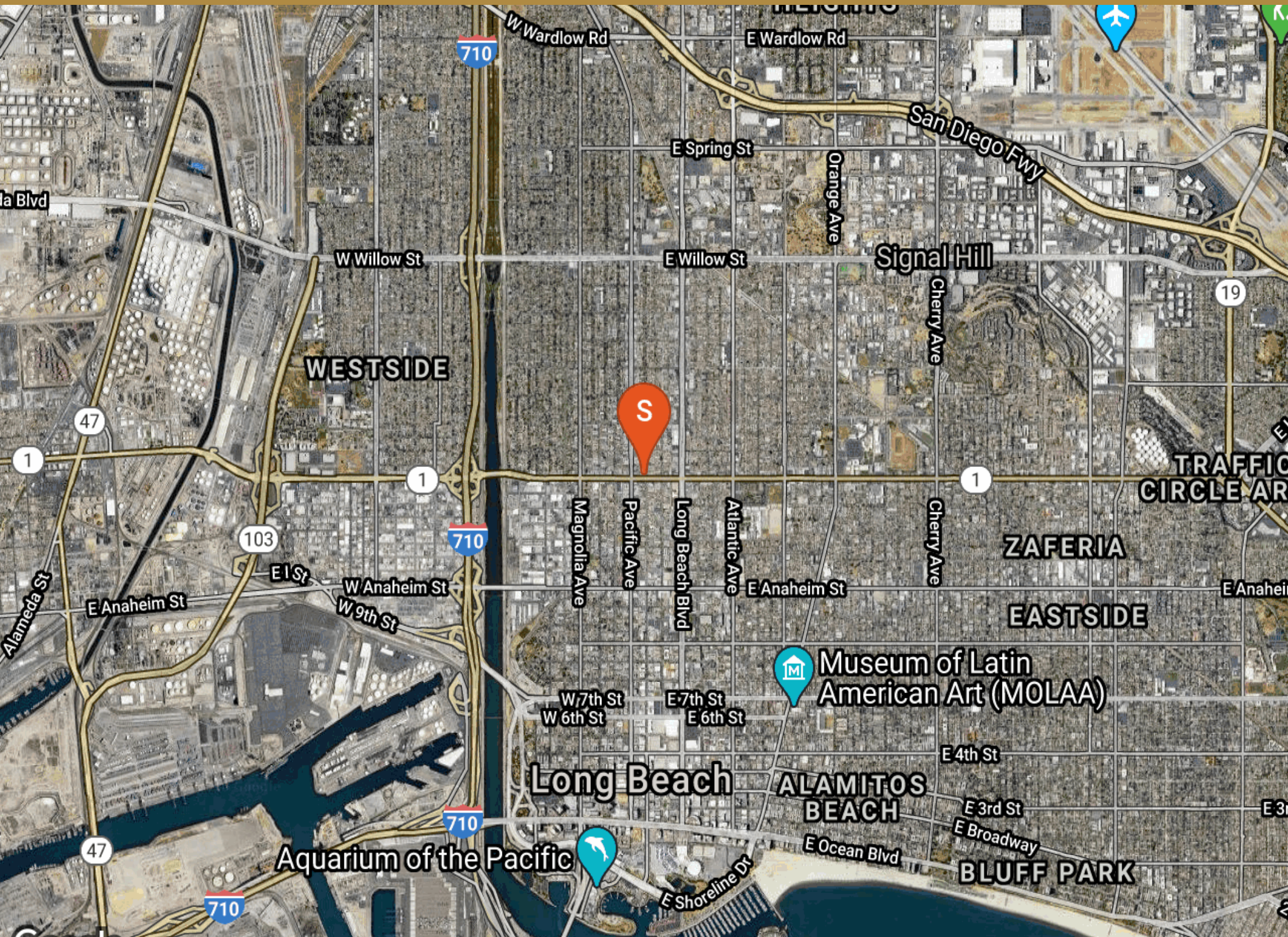
Additional Maps

Pictures with Captions

PROPERTY FEATURES

ZONING TYPE	COM
LOT DIMENSION	0.42 AC

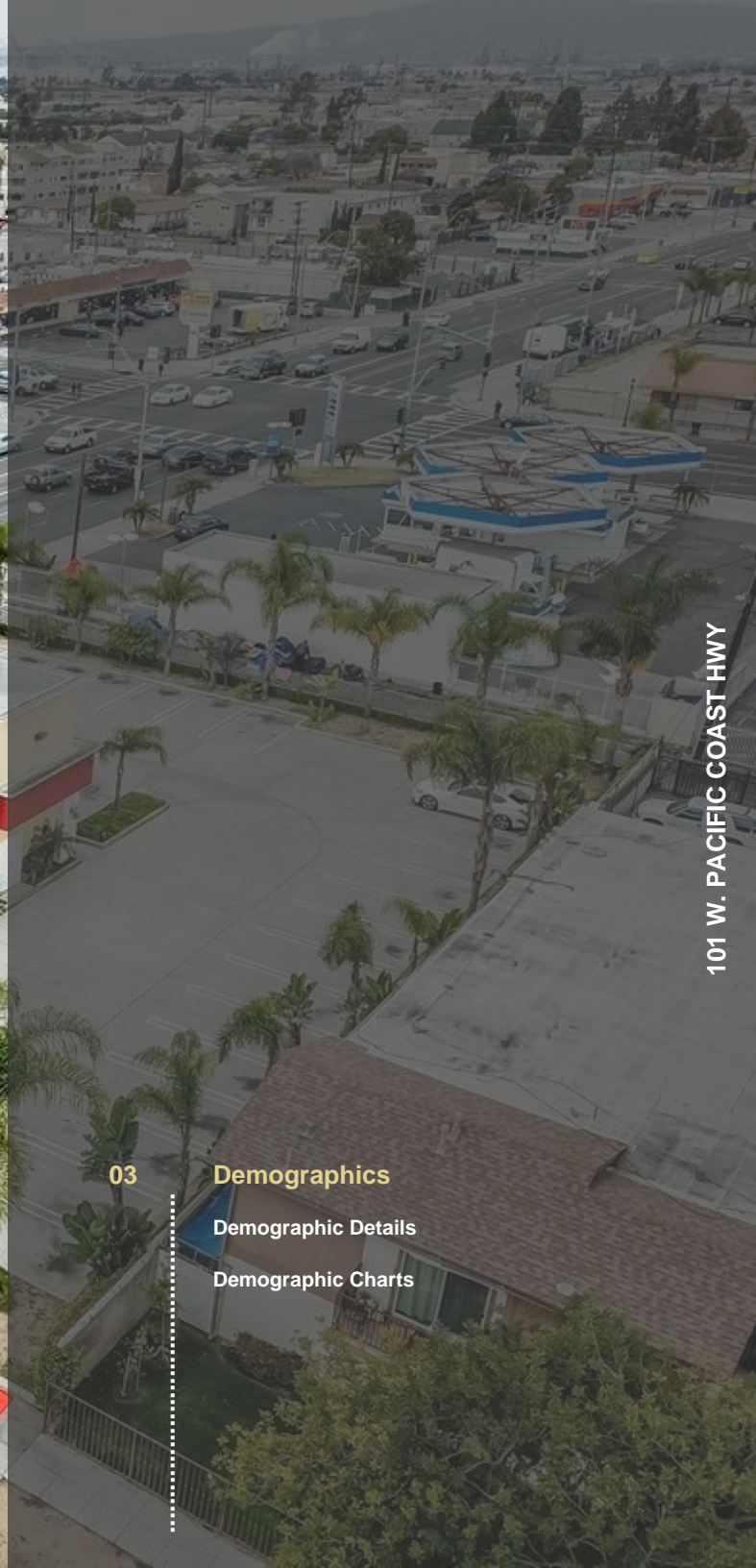












03 **Demographics**

- Demographic Details
- Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	67,223	260,944	491,032
2010 Population	65,831	258,211	494,400
2019 Population	68,770	269,254	512,022
2024 Population	69,939	274,820	520,044
2019 African American	10,454	36,992	58,384
2019 American Indian	582	2,161	3,871
2019 Asian	10,007	45,323	76,162
2019 Hispanic	42,796	126,836	241,216
2019 Other Race	23,963	66,282	119,690
2019 White	19,691	100,224	218,637
2019 Multiracial	3,388	15,721	29,578
2019-2024: Population: Growth Rate	1.70 %	2.05 %	1.55 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,408	12,912	19,466
\$15,000-\$24,999	2,795	10,042	16,033
\$25,000-\$34,999	2,461	8,844	14,657
\$35,000-\$49,999	2,774	11,944	20,778
\$50,000-\$74,999	3,442	17,405	30,680
\$75,000-\$99,999	1,622	11,596	22,358
\$100,000-\$149,999	1,728	11,855	26,513
\$150,000-\$199,999	628	5,150	12,012
\$200,000 or greater	318	4,674	11,804
Median HH Income	\$38,957	\$53,536	\$60,857
Average HH Income	\$54,525	\$74,584	\$85,609

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	19,795	95,052	177,055
2010 Total Households	18,476	91,112	169,975
2019 Total Households	19,176	94,431	174,314
2024 Total Households	19,427	96,309	176,518
2019 Average Household Size	3.51	2.80	2.89
2000 Owner Occupied Housing	3,318	24,776	67,893
2000 Renter Occupied Housing	14,959	64,727	100,572
2019 Owner Occupied Housing	3,315	26,088	68,528
2019 Renter Occupied Housing	15,861	68,343	105,786
2019 Vacant Housing	1,547	8,515	12,742
2019 Total Housing	20,723	102,946	187,056
2024 Owner Occupied Housing	3,450	26,826	69,960
2024 Renter Occupied Housing	15,976	69,483	106,558
2024 Vacant Housing	1,551	8,538	12,959
2024 Total Housing	20,978	104,847	189,477
2019-2024: Households: Growth Rate	1.30 %	1.95 %	1.25 %



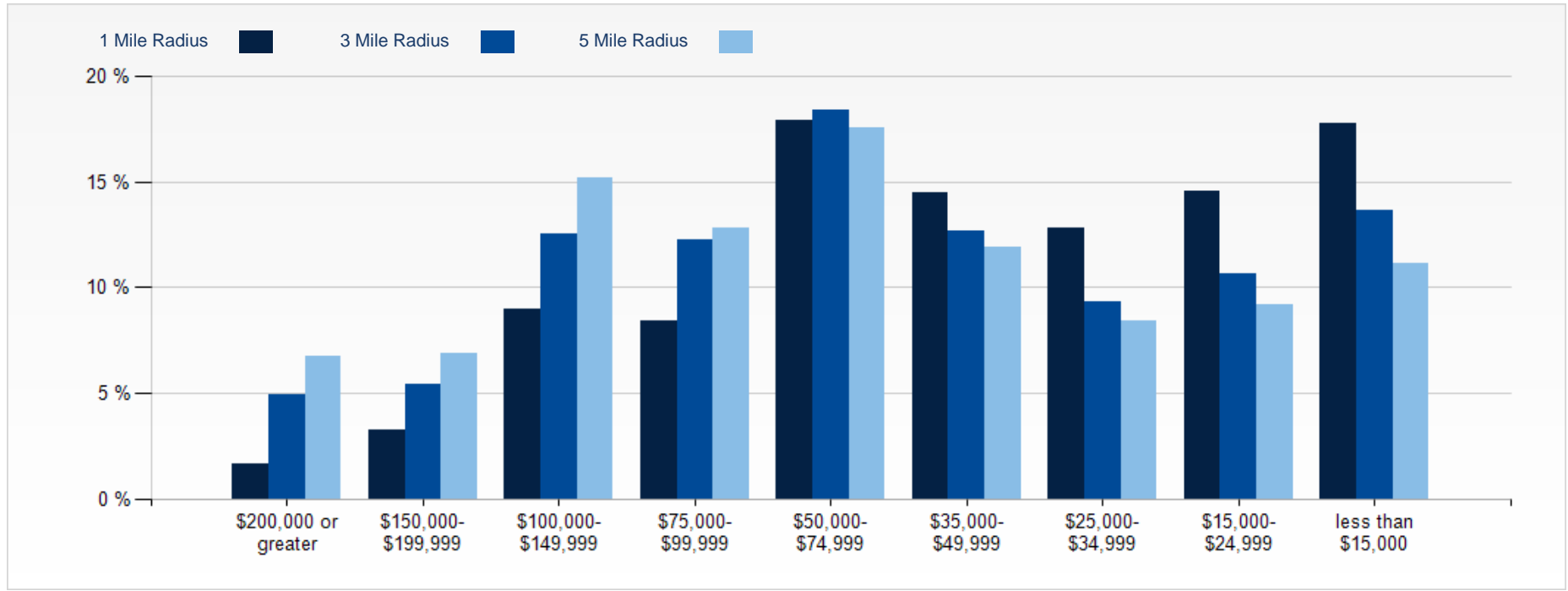
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	5,398	22,993	41,213
2019 Population Age 35-39	4,611	19,979	36,171
2019 Population Age 40-44	4,007	17,155	31,629
2019 Population Age 45-49	4,009	17,116	32,287
2019 Population Age 50-54	3,712	16,073	31,136
2019 Population Age 55-59	3,308	15,058	29,972
2019 Population Age 60-64	2,751	12,857	26,410
2019 Population Age 65-69	2,023	10,040	21,366
2019 Population Age 70-74	1,412	7,378	15,982
2019 Population Age 75-79	876	4,734	10,358
2019 Population Age 80-84	503	2,922	6,362
2019 Population Age 85+	434	3,298	7,125
2019 Population Age 18+	48,781	206,342	393,558
2019 Median Age	29	33	34

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,540	\$54,333	\$58,184
Average Household Income 25-34	\$58,369	\$71,796	\$77,236
Median Household Income 35-44	\$41,585	\$58,351	\$68,157
Average Household Income 35-44	\$59,802	\$81,603	\$91,492
Median Household Income 45-54	\$48,075	\$63,274	\$76,645
Average Household Income 45-54	\$62,383	\$88,637	\$103,051
Median Household Income 55-64	\$39,156	\$56,159	\$67,840
Average Household Income 55-64	\$52,939	\$77,838	\$94,084
Median Household Income 65-74	\$27,323	\$45,076	\$55,600
Average Household Income 65-74	\$40,669	\$64,633	\$79,986
Average Household Income 75+	\$32,059	\$48,955	\$57,656

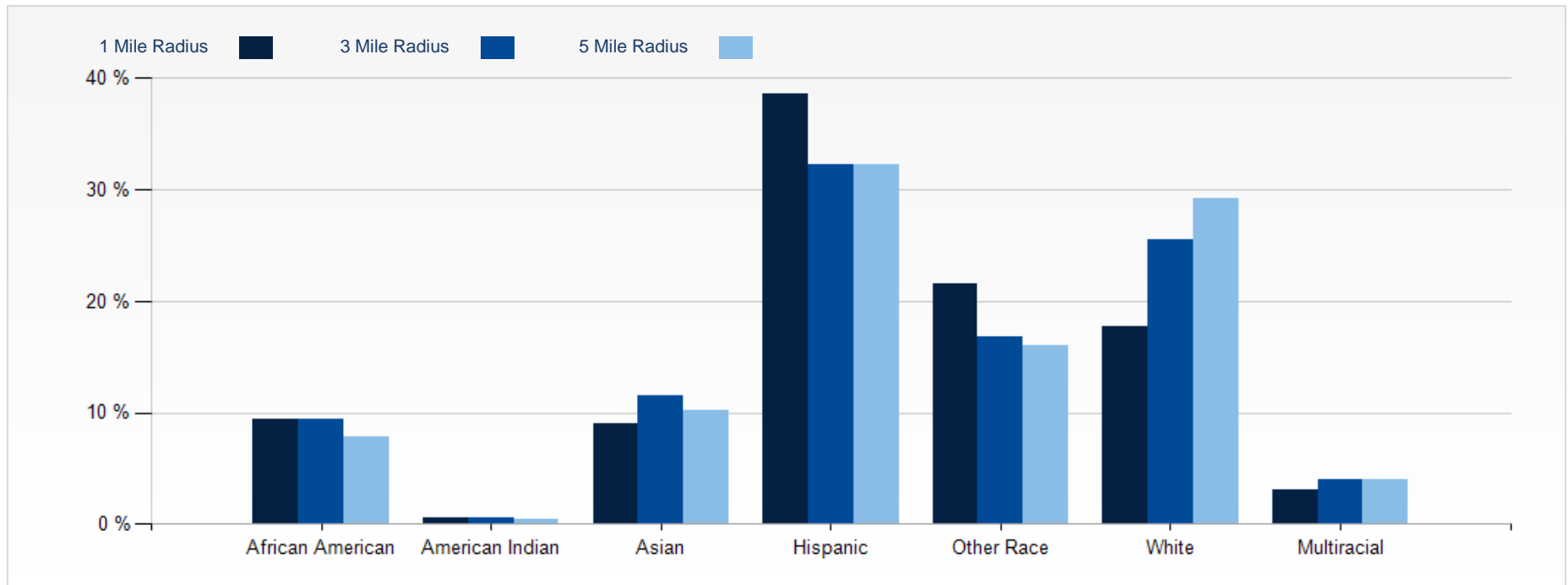
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	6,395	25,354	44,802
2024 Population Age 35-39	4,993	20,877	38,698
2024 Population Age 40-44	4,370	18,684	34,627
2024 Population Age 45-49	3,824	16,311	30,545
2024 Population Age 50-54	3,758	15,960	30,748
2024 Population Age 55-59	3,297	14,758	29,033
2024 Population Age 60-64	2,941	13,699	27,575
2024 Population Age 65-69	2,249	10,979	23,127
2024 Population Age 70-74	1,615	8,460	18,180
2024 Population Age 75-79	1,112	6,073	13,211
2024 Population Age 80-84	604	3,645	7,935
2024 Population Age 85+	453	3,498	7,403
2024 Population Age 18+	50,246	212,778	404,226
2024 Median Age	31	34	35

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,274	\$64,963	\$69,787
Average Household Income 25-34	\$68,316	\$87,057	\$92,392
Median Household Income 35-44	\$50,453	\$72,568	\$82,483
Average Household Income 35-44	\$71,891	\$97,886	\$109,350
Median Household Income 45-54	\$55,088	\$76,725	\$90,265
Average Household Income 45-54	\$74,436	\$106,663	\$121,757
Median Household Income 55-64	\$48,411	\$65,405	\$79,668
Average Household Income 55-64	\$63,785	\$93,731	\$110,966
Median Household Income 65-74	\$33,208	\$53,711	\$64,453
Average Household Income 65-74	\$49,460	\$78,889	\$95,943
Average Household Income 75+	\$40,978	\$62,130	\$71,412

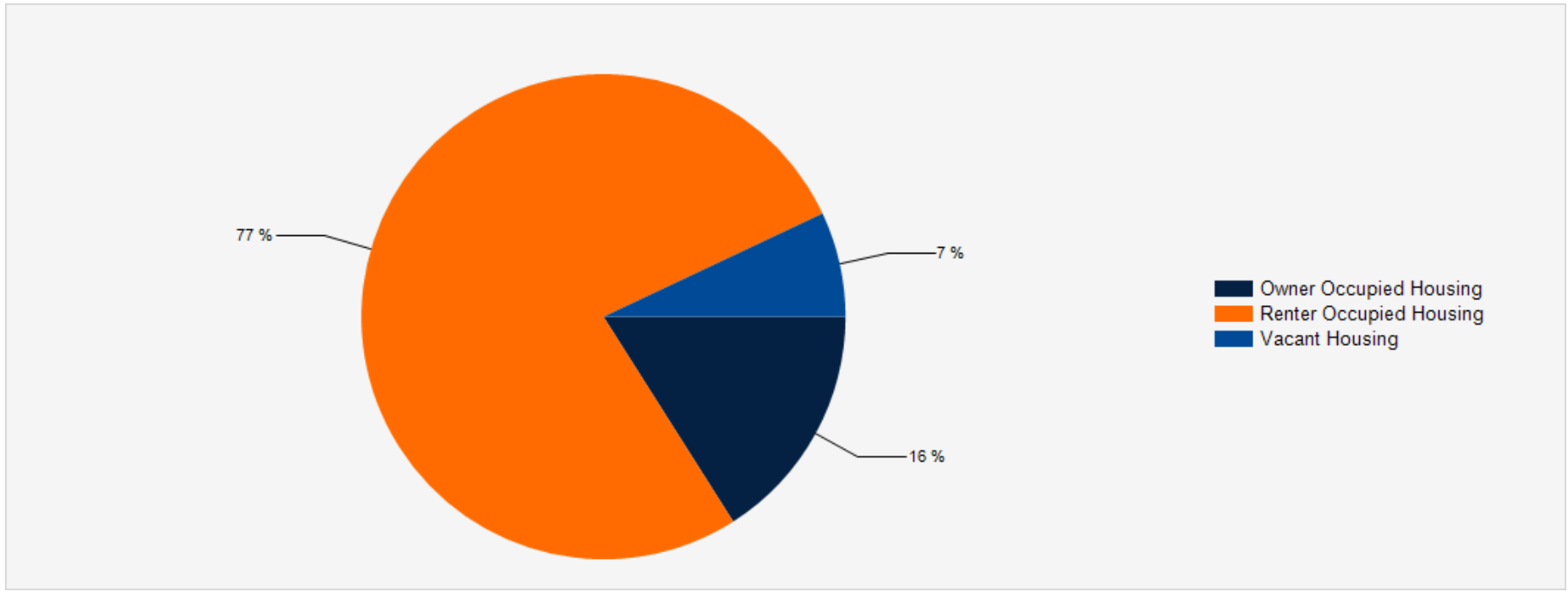
2019 Household Income



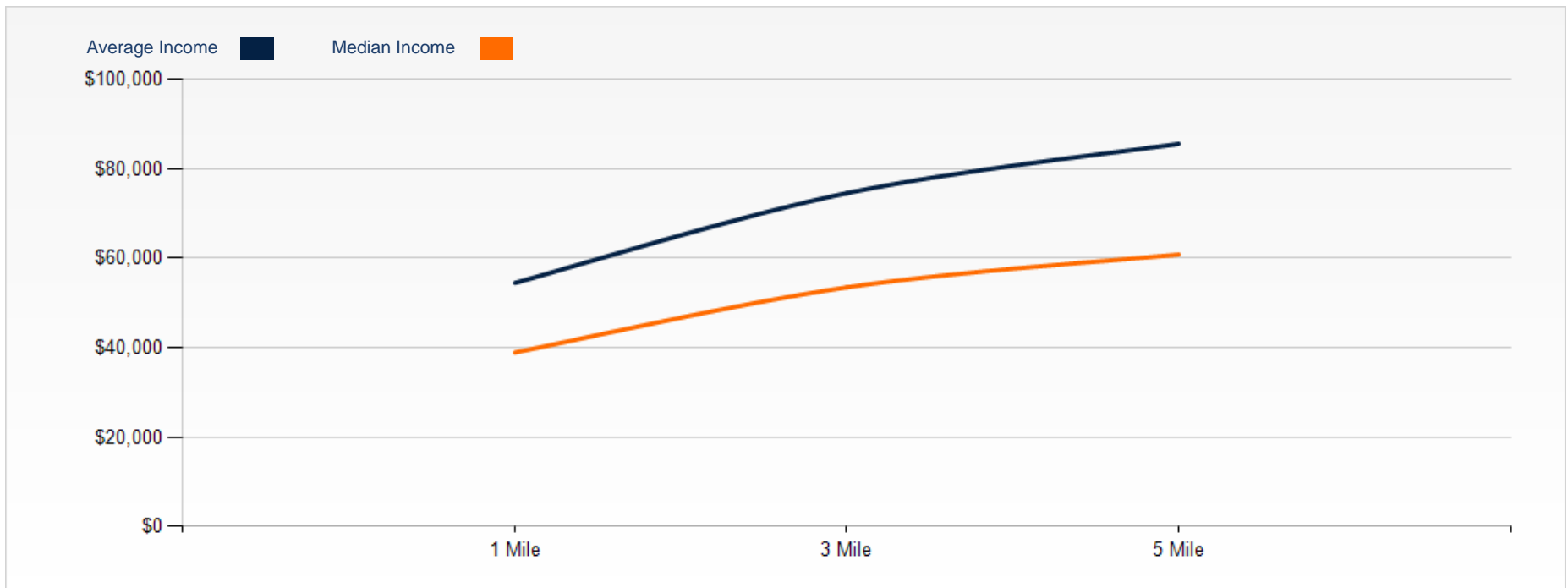
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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