

OFFICE/RETAIL FOR LEASE

129-131 WEST 5TH STREET | LONG BEACH, CA 90802



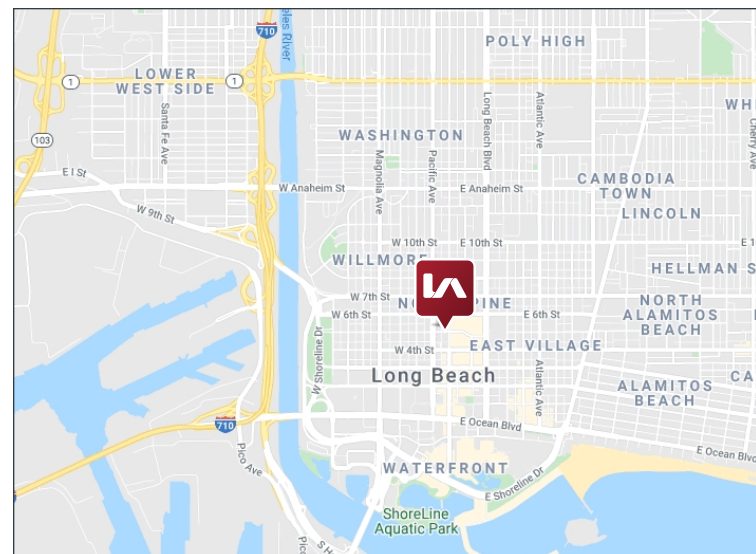
PROPERTY FEATURES

SIZE: ±5,000 SF Office / Retail Space

RATE: \$1.50 / SF Modified Gross

TERM: 3-5 Years

- Fully Improved and Remodeled
- ±5,000 SF Ground Level Space
- Bonus Basement Space
- Glass Frontage on 5th Street
- Convenient Parking With 2 Hours Free
- Great Transportation Amenities
- Located on Pine Avenue and Pacific Avenue



[CLICK HERE TO VIEW 3D MATTERPORT TOUR](#)

FOR MORE INFORMATION, PLEASE CONTACT:

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LOCATION INFORMATION

- ±4,000 new residential units of upscale apartments and condominiums recently completed, under construction or planned
- ±1,000,000 SF of new retail and entertainment space recently completed, under construction, or planned within immediate area
- ±4,000,000 SF of existing office space within immediate area
- Accessible by four major freeways



- Orange:**
 - SHARKY'S WOODFIRED GRILL
 - EXTREME PIZZA
 - ISLANDS RESTAURANT
 - CALIFORNIA PIZZA KITCHEN
 - AULD DUBLINER PUB
 - LAUGH FACTORY
 - CINEMARK THEATERS
- Purple:**
 - THE SKY ROOM
 - TERRACE THEATER
- Teal:**
 - SEVILLA
 - KING'S FISH HOUSE
 - GEORGE'S GREEK CAFE
 - BROADWAY'S PIZZA & GRILL
 - HARVELLE'S BLUES CLUB
 - THE FEDERAL
- Dark Blue:**
 - CONGREGATION ALE HOUSE
 - BEACHWOOD BBQ
 - STARBUCKS
 - GAUCHO GRILL
 - CHASE BANK
- Yellow:**
 - CAMDEN HARBOR VIEW
- Pink:**
 - MILANA'S NEW YORK PIZZA
 - MITAKI
 - FRESH KABOBS
 - CHURRIÑO GOURMET DESSERT
 - THE THICKSHAKE FACTORY
 - THE CRAB SHACK EXPRESS
 - PORTUGUESE BEND DISTILLING
 - AMMATOLI MEDITERRANEAN BITES

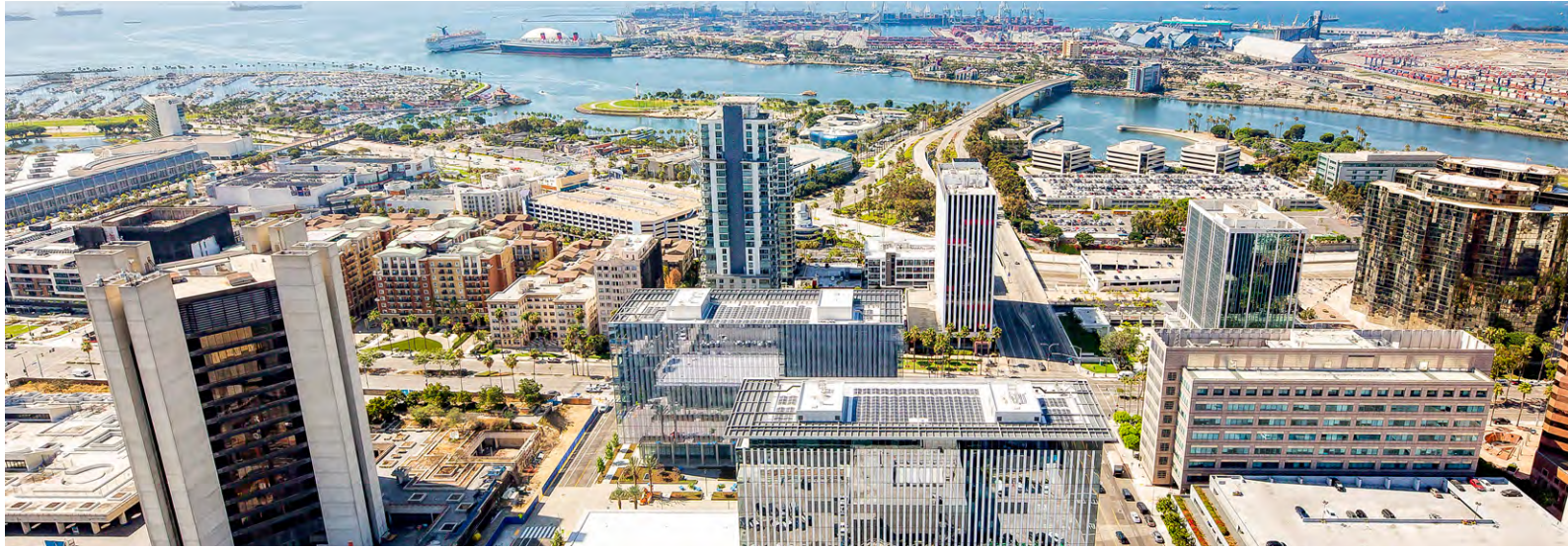
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ABOUT LONG BEACH

Long Beach is the 7th most populous city in California with over 470,000 residents. Spanning over 51 square miles with 11 miles of coastline, it is the second largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 30 minute drive of Downtown Los Angeles and Orange County business centers.

The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and noted arts and cultural resources. Long Beach has been named by USA Today as the **most diverse city in the United States** - one of the City's strongest assets.

LBUSD now educates 81,000 students in 84 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the third largest in California and employs more than 8,000 people, making it the largest employer in Long Beach.

The Port of Long Beach is one of the world's busiest seaports, a hub for one-third of all the trade moving through West Coast ports. Port related trade supports more than 30,000 Long Beach jobs and more than 300,000 jobs throughout Southern California. Trade valued annually at more than \$140 billion moves through Long Beach, making it the second busiest seaport in the United States.



470,000 Estimated Population



84 Public Schools With Over
81,000 Students



2nd Busiest Seaport in
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REGIONAL MAP & DRIVE TIMES



Metro

If you've encountered any of the heavy construction along Pacific Ave and Long Beach Blvd, you've already seen the early workings of the 8-month, \$350 million upheaval of the Metro Blue Line. As one of the most used light rails in the US with an average ridership of 70,000 per day, the Blue Line will continue to be a dependable straight shot between DTLB and DTLA, but it will boast some major improvements. When it reopens, expect a faster, safer, and more reliable ride. The overall commute time between terminuses is expected to decrease by 10 minutes.

Freeways

The freeway system in Southern California may seem chaotic, but the web of interchanges ties together the sprawling Greater LA and OC areas. The 710 freeway feeds straight into Downtown Long Beach through multiple points of entry, providing easy access directly to East Los Angeles, the Ports of Long Beach and Los Angeles, and the 405 connector to OC and West Los Angeles.

Airport

Long Beach Airport has served over 3.8 million passengers last year. The airport features nonstop service to 17 destinations on American, Delta, Hawaiian, JetBlue and Southwest Airlines. The airport is in the process of undergoing its \$65 million Phase II Terminal Area Improvement Project, expected to be completed by 2021.

Source: DLBA Economic Profile 2019

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PSYCHOGRAPHICS AND STATISTICS

A community's demographic provide us valuable information for spotting not only who our neighbors are, but also the reality of their lifestyles and needs. The demographics of DTLB enable investors to recognize trends and common backgrounds which they can refer to as they plan future developments with a confidence in who they're providing for. DTLB has experienced dramatic growth in the Downtown core over recent years, and the table below highlights the demographic trends of the population within Downtown and Downtown core.

	DOWNTOWN	DOWNTOWN CORE	
POPULATION	33,129	10,164	
AVG HOUSEHOLD INCOME	\$59,299	\$80,225	
HOUSEHOLD BY INCOME	\$35k-\$49,999	13%	9%
	\$50k-\$74,999	16%	16%
	\$75k-\$99,999	11%	14%
	\$100k-\$149,999	11%	17%
	\$150k or more	8%	14%
POPULATION BY AGE	Under 19	23%	13%
	20-24	7%	5%
	25-34	22%	25%
	35-44	15%	19%
	45-54	15%	16%
	55-64	10%	12%
	65+	8%	10%
EDUCATIONAL ATTAINMENT (AGE 25+)	High School Diploma or Less	43%	19%
	Some College or Associate's Degree	26%	27%
	Bachelor's Degree or Higher	31%	52%

- 30% of Millennials Have Household Income of \$80,000
- 52% of Population With Bachelor's Degree or Higher
- Downtown workers on average earn 31.1% more than workers citywide with an average of \$67,800
- Downtown's largest industries clusters are Transport/Warehouse, Professional Services, and Other Services, on average Downtown workers in these industries earn \$100,013, \$87,550, and \$55,414, respectively

Source: 2019 American Community Survey, MotionLoft Pedestrian Sensors Maintained by the DLBA

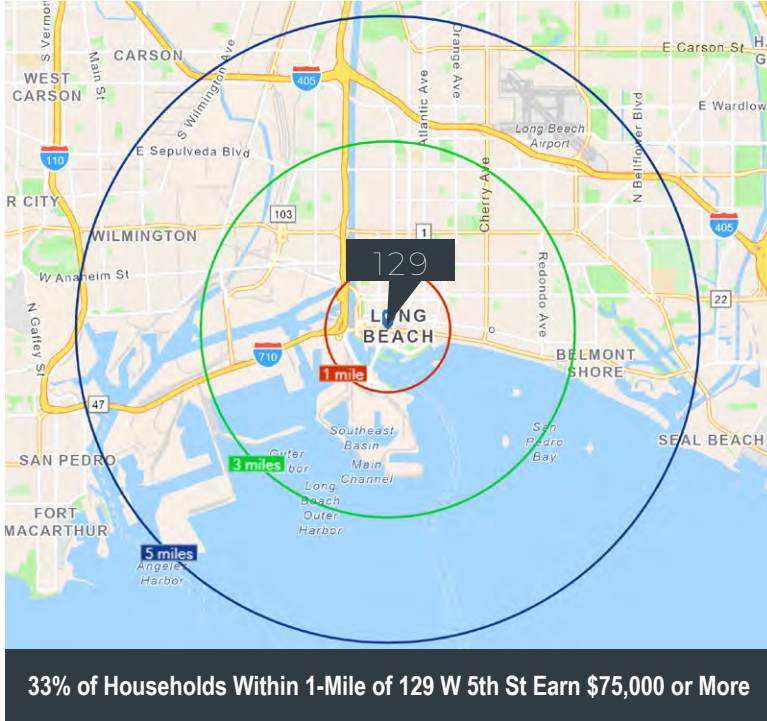
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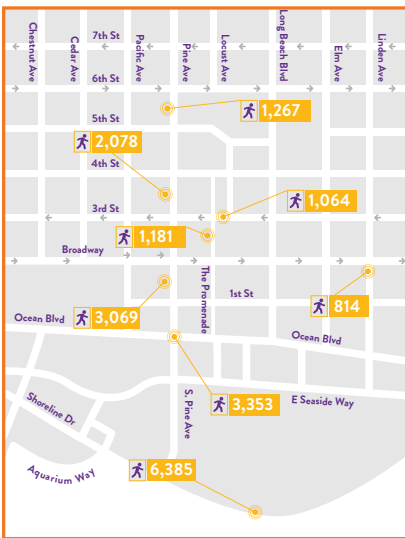
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2019 SUMMARY			
POPULATION	40,475	222,783	395,423
GROWTH 2010-2019	15.82%	4.71%	3.42%
GROWTH 2019-2024	3.14%	1.44%	1.21%
HOUSEHOLDS	18,410	79,311	138,647
AVG HH SIZE	2.14	2.76	2.79
MEDIAN AGE	35.3	32.6	33.7
AVG HH INCOME	\$71,773	\$70,114	\$84,377
EMPLOYMENT (WHITE COLLAR)	62%	57%	60%
EMPLOYMENT (BLUE COLLAR)	18%	22%	21%
EMPLOYMENT (SERVICES)	20%	22%	19%

AN AVERAGE OF 11,722 DAILY PEDESTRIANS WERE RECORDED WALKING THROUGHOUT DOWNTOWN LONG BEACH IN Q3 OF 2019. PEAK FOOT TRAFFIC OCCURRED ON SATURDAYS BETWEEN 8PM AND 11 PM. DURING THIS TIME, THERE WAS AN AVERAGE 1,400 PEDESTRIANS PER HOUR ENJOYING DOWNTOWN'S THRIVING NIGHTLIFE SCENE.

AVERAGE DAILY PEDESTRIAN COUNT

(Source: DTLBA Pedestrian counts)



PEDESTRIAN COUNTS ARE REPRESENTATIVE OF AVERAGE DAILY DATA COLLECTED FOR Q3 JULY 1, 2019, THROUGH SEPTEMBER 30, 2019

PEDESTRIAN TRAFFIC COUNT

Since 2016, the DLBA has operated a system of automated pedestrian sensors throughout Downtown. The data gathered from these sensors helps to provide analytical support to existing businesses, as well as prospective tenants conducting a site selection analysis. In Q3 Downtown Long Beach had a recorded total of 926,084 pedestrians. This metric was 6% higher when compared to Q2, due in part to the large influx of summer tourist, festival-goers, and convention attendees.

PEDESTRIAN COUNT Source: DTLBA Pedestrian counts

Q3 Avg Daily Pedestrians	11,722
Peak Traffic Day	SATURDAY
Peak Traffic Time	8:00 - 11:00 PM
Peak Traffic Number	1,400 Pedestrians/HR
Q3 Total Pedestrians	978,902
Q3 Total Pedestrian % change to Q2	6%
% Change Q3 2018 vs Q3 2019	-5%
Peak Month	July (423,920 peds)

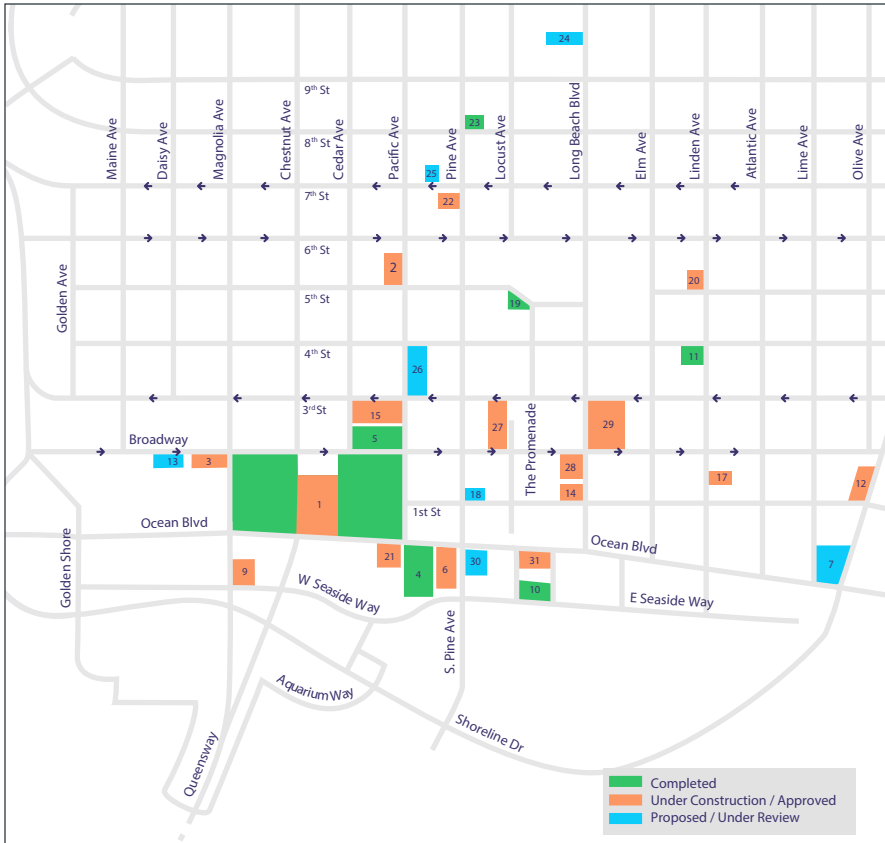


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DOWNTOWN DEVELOPMENT BOOM



The Downtown Plan

Since 2012, the Downtown Plan has served as a comprehensive document that collects major projects in one place to showcase current progress and encourage further development of residences, office and retail spaces, restaurants, hotels, and jobs. The Downtown Plan Year-in-Review for 2019 was released in early 2019 and featured the most significant projects both completed and currently under construction. By incentivizing investors and developers, the Plan helps foster a more connected,

DEVELOPMENT PROGRESS UNDER DOWNTOWN PLAN	RESIDENTIAL (UNITS)	OFFICE (SQ FT)	RETAIL / COMMERCIAL (SQ FT)	HOTEL (ROOMS)
	Expected Growth 2012-2035	5,000	1,500,000	480,000
Under Construction / Approved	1,787	578,927	52,852	34
Pending	1,276	0	31,680	0
Percent Under Construction	61%	39%	18%	4%

Source: City of Long Beach, "Downtown Plan Update 2018"

- | | | | |
|-------------------------------------|---|---|------------------------------------|
| 1. Jefferson Ocean (580 units) | 10. The Crest (112 Units) | 20. 437 E 5th St (18 Units) | 30. Pine & Ocean Hotel (427 Rooms) |
| 2. 507 Pacific Ave (134 Units) | 11. The Linden (49 Units) | 21. Ocean View Tower (106 Units) | 31. The Breakers Hotel (185 Rooms) |
| 3. Broadway/Magnolia (141 Units) | 12. The Alamitos (136 Units) | 22. Pacific-Pine Project (271 Units) | |
| 4. OceanAire (216 Units) | 13. Westside Gateway (756 Units) | 23. 810 Pine Ave (78 Units) | |
| 5. AMLI Park Broadway (222 Units) | 14. Long Beach Blvd Boutique Hotel | 24. 923 / 927 Long Beach Blvd (100 Units) | |
| 6. Ocean Center Building (74 Units) | 15. The Pacific (163 Units) | 25. Pacific Lofts (36 Units) | |
| 7. Shoreline Gateway (315 Units) | 16. 825 E 7th Street (19 Units) | 26. 3rd & Pacific (345 units) | |
| 8. 320 Alamitos (77 Units) | 17. Residences at Linden (82 Units) | 27. Inkwel (189 Units) | |
| 9. Serenade Modern Flats (95 Units) | 18. Security Pacific National Bank Building (118 Rooms) | 28. Aster (218 Units) | |
| | 19. The Place at The Streets (20 Units) | 29. Broadway Block (375 Units) | |

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