

OWNER/USER OR INVESTMENT FOR SALE

5351-5355 LONG BEACH BOULEVARD | LONG BEACH, CA 90805

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



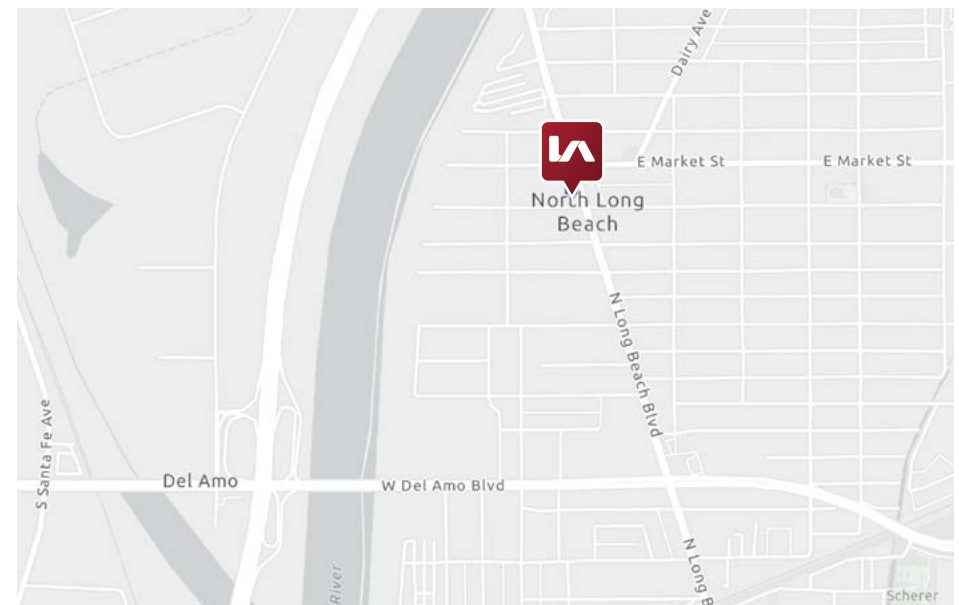
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PROPERTY OVERVIEW

ADDRESS:	5351-5355 Long Beach Boulevard Long Beach, CA 90805
SIZE:	± 12,200 Rentable Square Feet Building on ± 6,408 Square Feet Lot
PRICE:	\$1,995,000 (\$163.52 / SF)
NOI:	\$93,844
YR1 NOI (PROFORMA)	\$145,856
LEASE TERMS:	Call For Details
APN:	7132-008-033
YEAR BUILT:	1928
PARKING:	Street Parking
ZONING:	CCA, Long Beach



- Rare opportunity to purchase a historic Renaissance Revival masonry/concrete block building along a revitalized part of Long Beach Blvd. in North Long Beach
- Well-preserved brick building built in 1928; former Masonic Hall
- Fully-leased to three retail tenants on the ground floor and a month-to-month church on the second floor

For More Information, Please Contact:

Your Local Market Experts



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Property Size 12,200
Lot Size TBD
of Units 5
Zoning MU&CS*

Rent Roll

TENANT	UNIT	SIZE (RSF)	RATE - CURRENT	MONTHLY RENT - CURRENT	ANNUALIZED RENT - CURRENT	LEASE EXP	ANNUAL INC.	OPTION	MONTHLY RENT YR 1 PROFORMA	ANNUALIZED YR 1 PROFORMA	
Church	19 W Plymouth	6,368	\$ 0.74	\$ 4,700	\$ 56,400.00	EXPIRED (MTM)	-	-	\$ 7,005	\$ 84,057.60	
Vacant	17 W Plymouth	1,100	\$ -	\$ -	\$ -	-	-	-	\$ 1,650.00	\$ 19,800	
Green Diamond Liquor Store	5351 LB Blvd	2,000	\$ 1.50	\$ 3,000	\$ 36,000.00	5/31/2026	5.0%	5 year FMV	\$ 3,000.00	\$ 36,000.00	
Rubios Jr Market	5353 LB Blvd	1,050	\$ 1.31	\$ 1,372	\$ 16,464.00	3/31/2024	5.0%	n/a	\$ 1,372.00	\$ 16,464.00	
Tocia Martinez De Raya	5355 LB Blvd	1,675	\$ 0.81	\$ 1,356	\$ 16,272.00	5/13/2022	5.0%	n/a	\$ 2,512.50	\$ 30,150.00	
			12,193	\$ 0.86	\$ 10,428	\$ 125,136				\$ 15,539	\$ 186,471.60

Cash Flow Analysis

INCOME	CURRENT	YR 1
Potential Rental Income	\$ 125,136	\$ 186,472
Rent Loss	\$ (9,324)	\$ (9,324)
TOTAL OPERATING INCOME	\$ 125,136	\$ 177,148

OPERATING EXPENSES	CURRENT	YR 1
Property Taxes	\$ 25,000	\$ 25,000
Property Insurance	\$ 2,891	\$ 2,891
Water and Sewer	\$ 3,401	\$ 3,401
TOTAL OPERATING EXPENSES	\$ 31,292	\$ 31,292

NET OPERATING INCOME	CURRENT	YR 1
NET OPERATING INCOME	\$ 93,844	\$ 145,856

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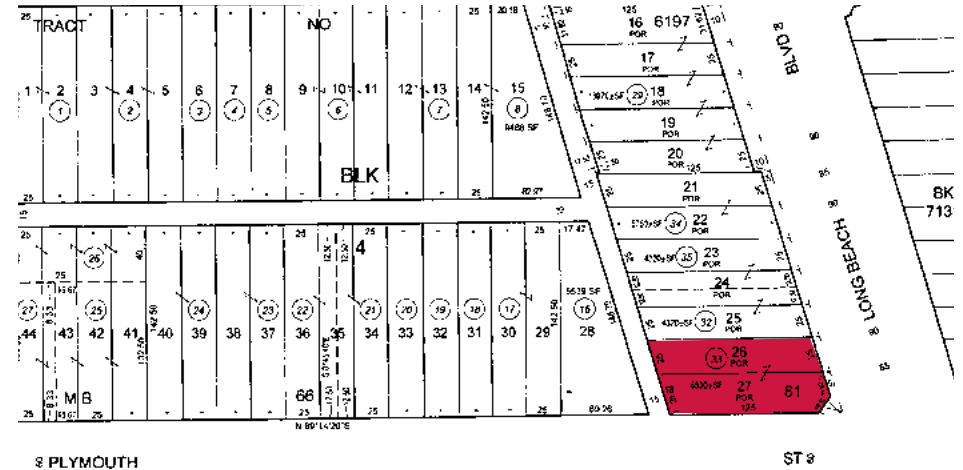
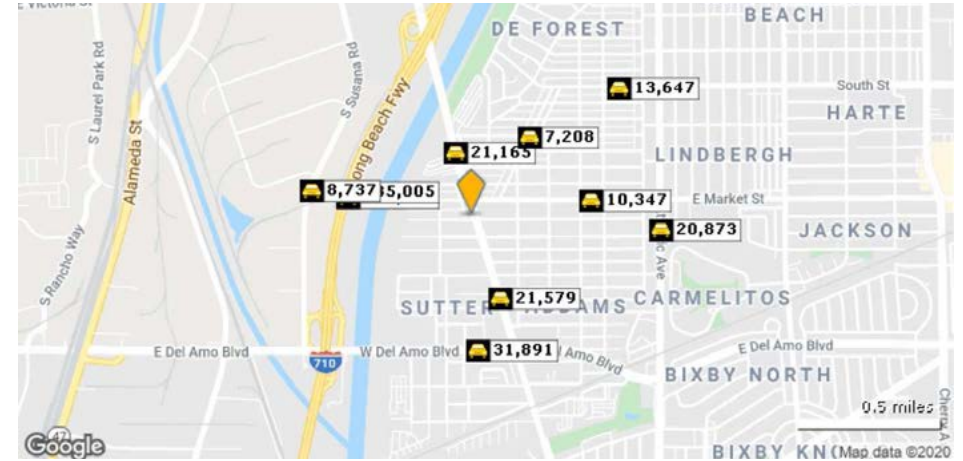
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Projection	34,490	211,892	673,193
2019 Estimate	34,075	211,048	667,296
Median Age	31.20	34.20	33.60
Average Age	33.70	36.00	35.60
Average HH size	3.50	3.30	3.40
2019 Avg HH Income	\$59,479	\$78,598	\$75,095
2019 Med HH Income	\$43,929	\$61,742	\$57,779
2019 Total Households	9,548	62,094	187,781
Median Year Built	1958	1958	1960



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