

the  
**CLOCK**  
building



One-Story Creative Office Owner/User or Investment For Sale

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**4047 Long Beach Boulevard | Long Beach, California 90807**

# the CLOCK building

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## Property Highlights

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<b>Address</b>	4047 Long Beach Boulevard Long Beach, California 90807
<b>Building Size</b>	±4,997 Sq Ft Office Building
<b>Lot Size</b>	±12,956 Sq Ft Lot
<b>APN</b>	7139-014-009
<b>Zoning</b>	LBCCA
<b>Other Features</b>	<ul style="list-style-type: none"><li>• 1.33/1,000 SF Parking Ratio</li><li>• Walk Score: Very Walkable (82)</li><li>• Transit Score: Good Transit (53)</li><li>• Great Long Beach Location</li><li>• Close Proximity to Restaurants &amp; Retail Amenities in Bixby Knolls</li><li>• Minutes to 405 &amp; 710 Freeways</li></ul>

# Edward Killingsworth

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Killingsworth was an American architect (1917-2004), best known for his participation in the Arts & Architecture Case Study Program in the mid-1950s, who designed and built Case Study House #25, the “Frank House,” in Naples, Calif. Other signature projects include the Richard Opdahl House on Naples Island, Calif., as well as the Cambridge Office Building in Long Beach, Calif. Heading up the architecture firm of Killingsworth, Brady and Smith, they designed numerous commercial and civic buildings, as well as luxury hotels. The firm was also integral to the design of California State University, Long Beach.



Born in Taft, Calif., Killingsworth aspired to become an artist yet, ultimately, earned a degree in architecture from USC in 1940. Jules Brady (1908-1996), one of his firm’s partners, was born in Long Beach and also graduated from USC in 1940 with a degree in architecture. Waugh Smith (1917-2010), the other partner, was also a native Californian who received his architecture degree from U.C. Berkeley in 1940. Initially, all three partners worked for the Long Beach architecture firm Kenneth S. Wing. In 1953, they started their own firm Killingsworth, Brady & Smith.

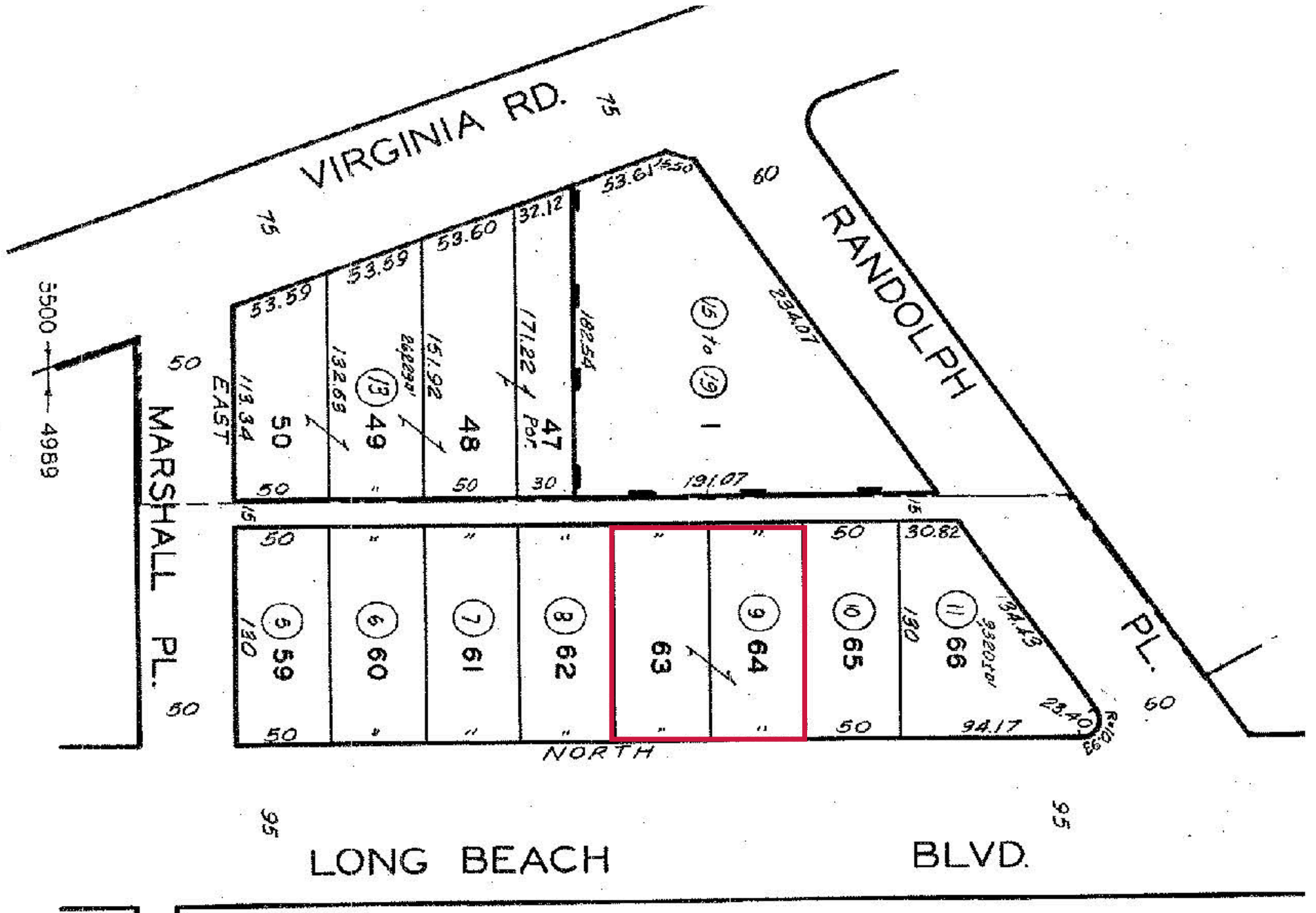
*Excerpt from Case Study: Clock, Waestman, Clock Law Offices - July 2018*

Site of the building occupied by a long-established conservative law firm is a 100x130- foot business lot on a noisy major boulevard. White concrete stepping stones lead through a garden to a reception room with glass walls which are partially sheltered by tall decorative screens at the front of the structure. Six offices for the attorneys extend along the south and west overlooking a 12-foot wide quiet terrace. Projecting walls separate the offices, each having access to the garden through sliding glass doors. The secretarial pool is developed with individual cubicles to give each employee privacy when seated and a view into another sheltered area. Coffee and lunch room, as well as lounge, take advantage of this same garden view. The library too has an intimate court which it shares with the rear entrance.

In selecting the project as one of the finest five in a competition sponsored by the Southern California Chapter, AIA, the jury commented: “The small lot is almost completely enclosed, and as a consistent theme, every interior spaces has its own individually designed court outlook....The quality and dignity of the structure upgrades the whole neighborhood. Every detail had obviously been designed with loving care, yet with great maturity and restraint.”

*Excerpt from Pacific Architect and Builder Magazine - March 1958*

# Parcel Map





# 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  
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2nd Busiest  
Seaport in the  
United States

# 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.

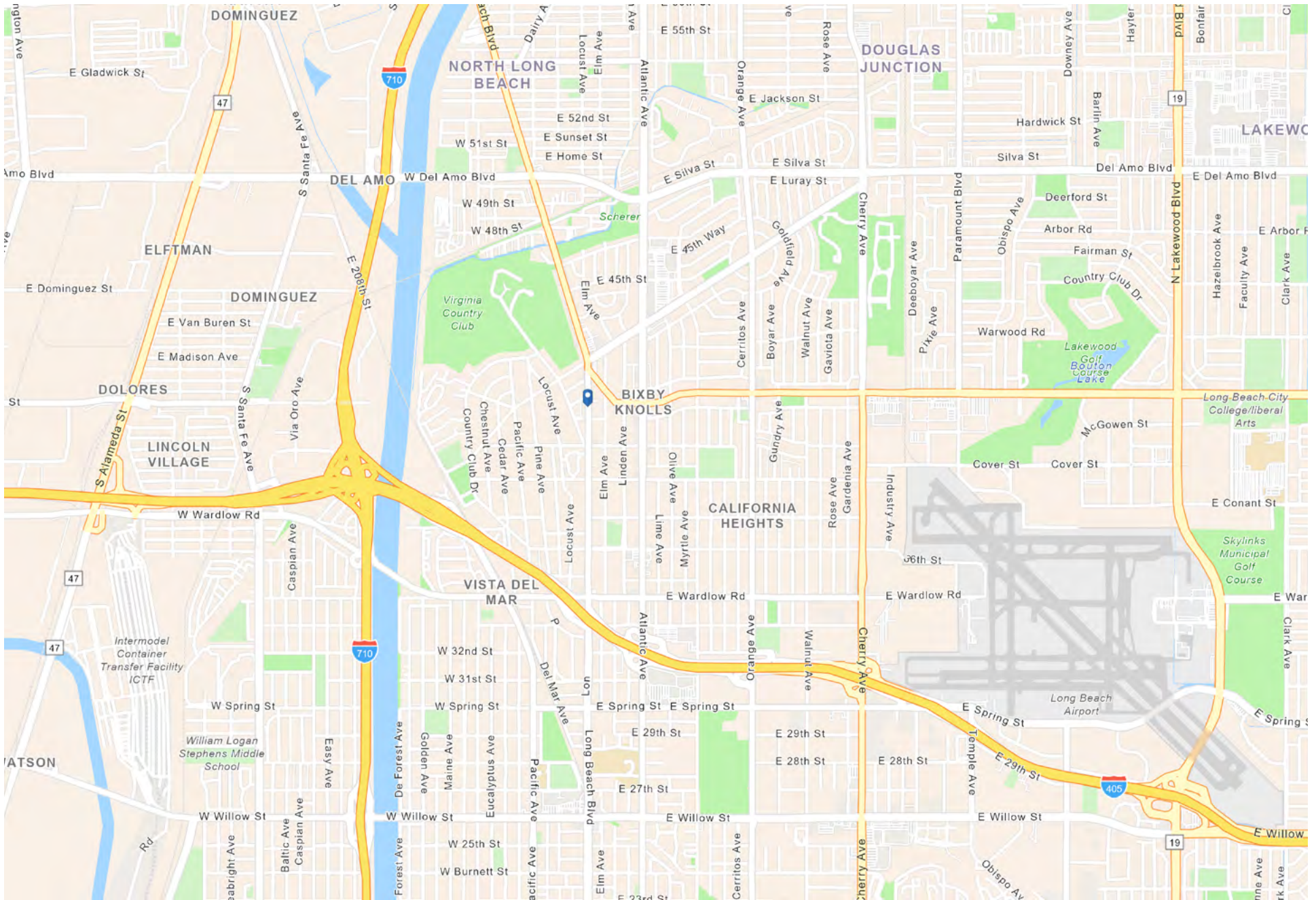
## Airport

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

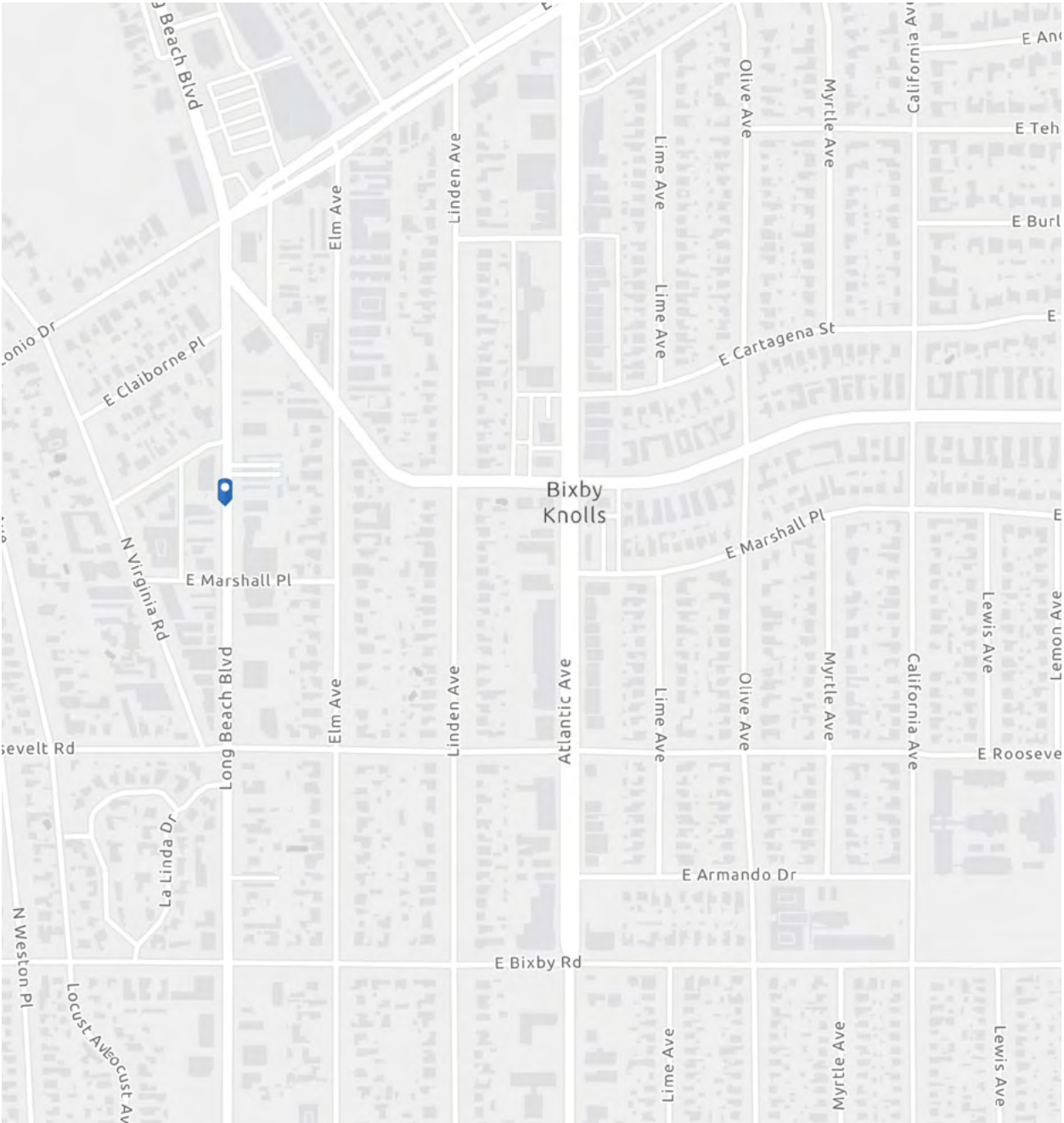


# Neighborhood Map





# Amenities



# Demographics

	1 Mile	3 Miles	5 Miles
<b>2019 Estimated Population</b>	23,492	209,707	675,941
<b>2024 Projected Population</b>	24,051	211,171	682,818
<b>Average Age</b>	41.90	36.40	36.10
<b>2019 Estimated Households</b>	9,543	64,305	215,258
<b>2019 Average Household Size</b>	2.40	3.20	3.00
<b>2019 Average Household Income</b>	\$102,632	\$79,586	\$77,223
<b>2019 Median Household Income</b>	\$74,942	\$60,867	\$58,717
<b>2019 Median Home Value</b>	\$678,099	#445,371	\$454,773
<b>2019 Owner Occupied</b>	5,279	31,615	96,546
<b>2019 Renter Occupied</b>	4,264	32,690	118,713



# Property Photos



# Property Photos



# Aerial

