

2180 TEMPLE AVE

— LONG BEACH (SIGNAL HILL) · CA 90804 —



FOR LEASE OFFERING MEMORANDUM

Marcus & Millichap

2180 TEMPLE AVE

LONG BEACH (SIGNAL HILL) · CA

EXCLUSIVELY
LISTED BY

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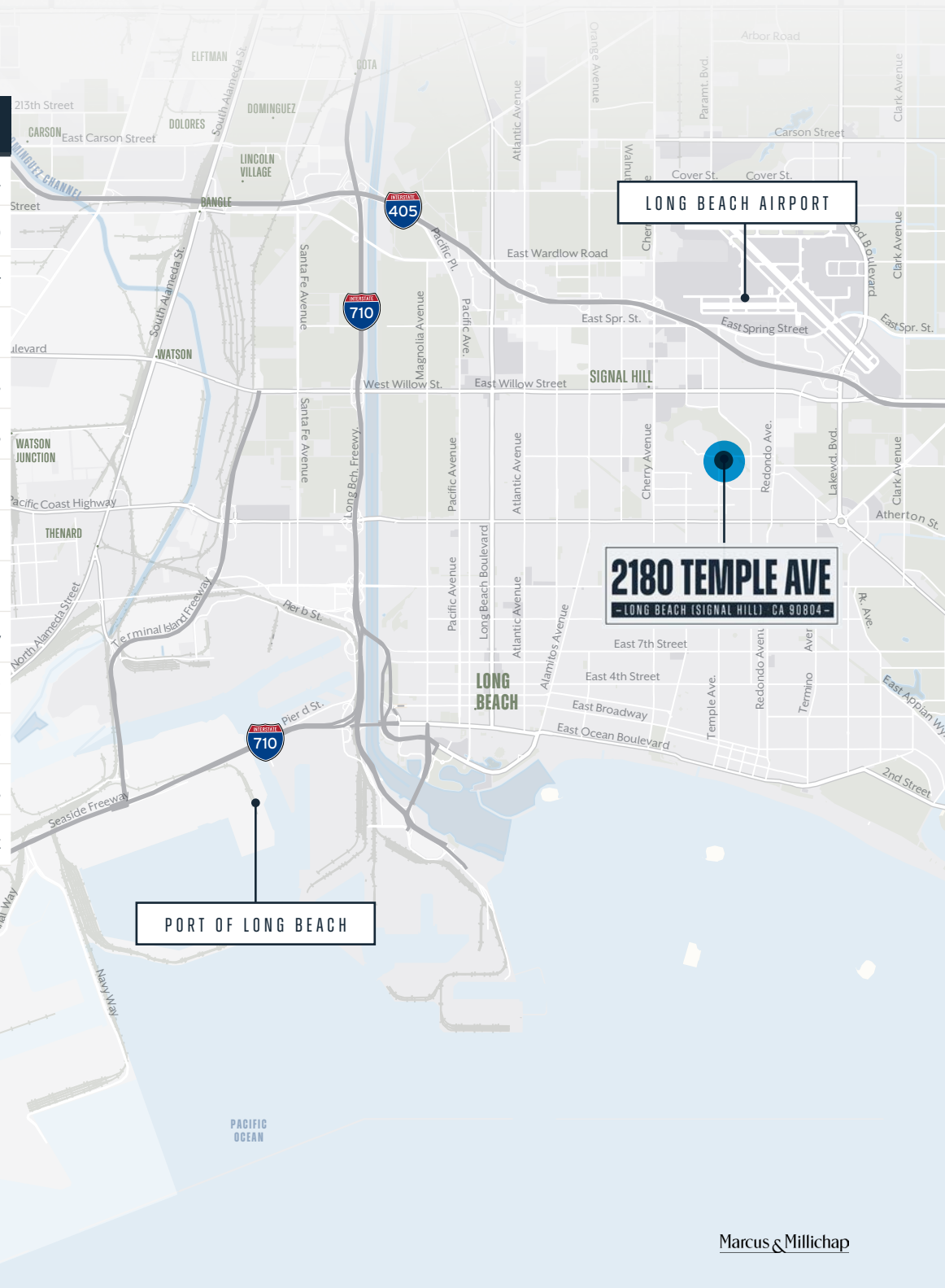
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WWW.IPAUSA.COM

Offices Throughout the U.S. and Canada

OFFERING OVERVIEW

Address	2180 Temple Ave & 2880 Hill St, Long Beach, CA 90804
Available SF	3,962 - 32,780
Max Contiguous	28,461 SF
Land Area	±53,126 SF (1.22 Acres)
County	Los Angeles
Assessor's Parcel Number (APN)	7217-005-028
Number of Buildings	1
Year Built / Renovated	1960 / 1998 / 2021
Zoning	R-4-R (Moderate-Density Multiple Residential)
Construction Type	Masonry
Max Ceiling Height	18'2"
Max Clear Height	15'6"
Loading	9 Ground Level Doors
Power	200 Amp / 240 Volt



TEMPLE FOR LEASE HIGHLIGHTS



PREMIER INFILL LOCATION

Situated atop Signal Hill with excellent visibility and access to major transportation corridors including the 405 and 710 Freeways.



PROXIMITY TO MAJOR LOGISTICS HUBS

Minutes from the Long Beach Airport and the Ports of Los Angeles and Long Beach, ideal for distribution, logistics, and operational users.



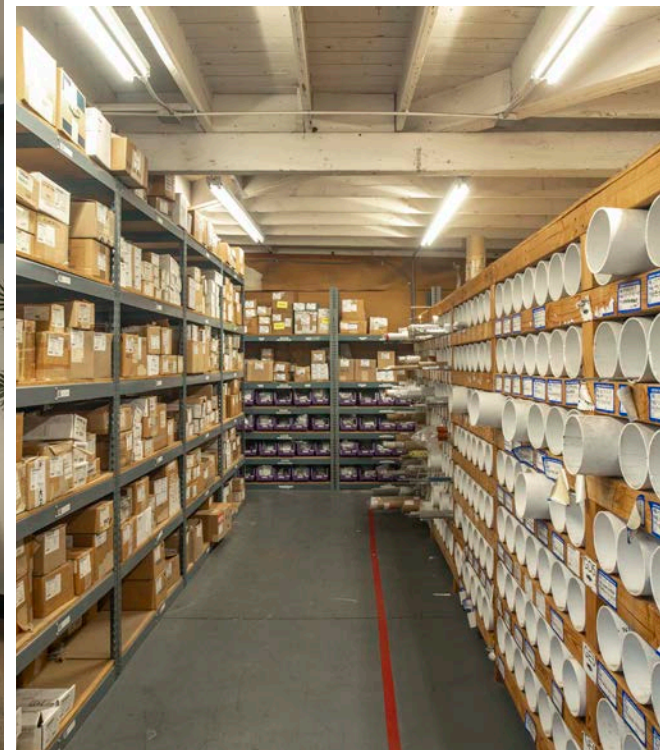
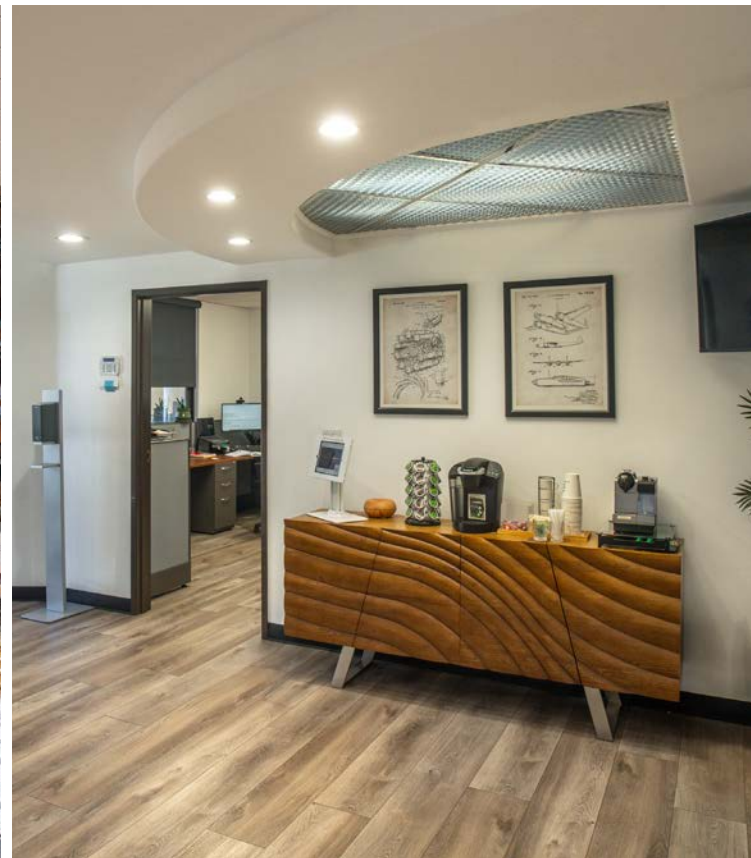
HIGH BARRIER-TO-ENTRY MARKET

Located in one of Southern California's most competitive industrial submarkets with limited new supply and strong long-term fundamentals.



STRATEGIC "SPACE BEACH" LOCATION

Near Long Beach's rapidly emerging aerospace and defense hub, driving increased demand from high-growth, innovation-driven users.



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RETAIL | ENTERTAINMENT

- 1 Queen Mary
- 2 Aquarium of the Pacific
- 3 Shoreline Village
- 4 The Pike Outlets
- 5 Long Beach Convention Center
- 6 Long Beach Exchange

SELECT HOSPITALITY

- 1 Hampton Inn/Homewood Suites
- 2 Staybridge Suites
- 3 Long Beach Marriott
- 4 Westin Long Beach
- 5 Hilton Long Beach

COFFEE | SANDWICH HOUSES

- 1 Subway
- 2 My Le Sandwich
- 3 Curley's Cafe
- 4 Dale's Diner
- 5 Denny's
- 6 Golden Star Family Restaurant
- 7 Hof's Hut
- 8 OJ's Subs
- 9 Jimmy John's
- 10 Starbucks
- 11 Paninis
- 12 Krispy Kreme
- 13 Grounds Bakery Cafe
- 14 Togo's

CONTINENTAL | AMERICAN

- 1 Lakewood Country Club Restaurant

FINE DINING RESTAURANTS

- 1 Sir Winston's
- 2 Phil Trani's

MEXICAN

- 1 El Torito
- 2 Panchos Mexican Restaurant
- 3 Baja Sonora

PIZZA/ITALIAN

- 1 Eccos Pizza
- 2 Little Casesars Pizza
- 3 Me-N-Ed's Pizza
- 4 Pizza Hut
- 5 Round Table Pizza

CHINESE | THAI

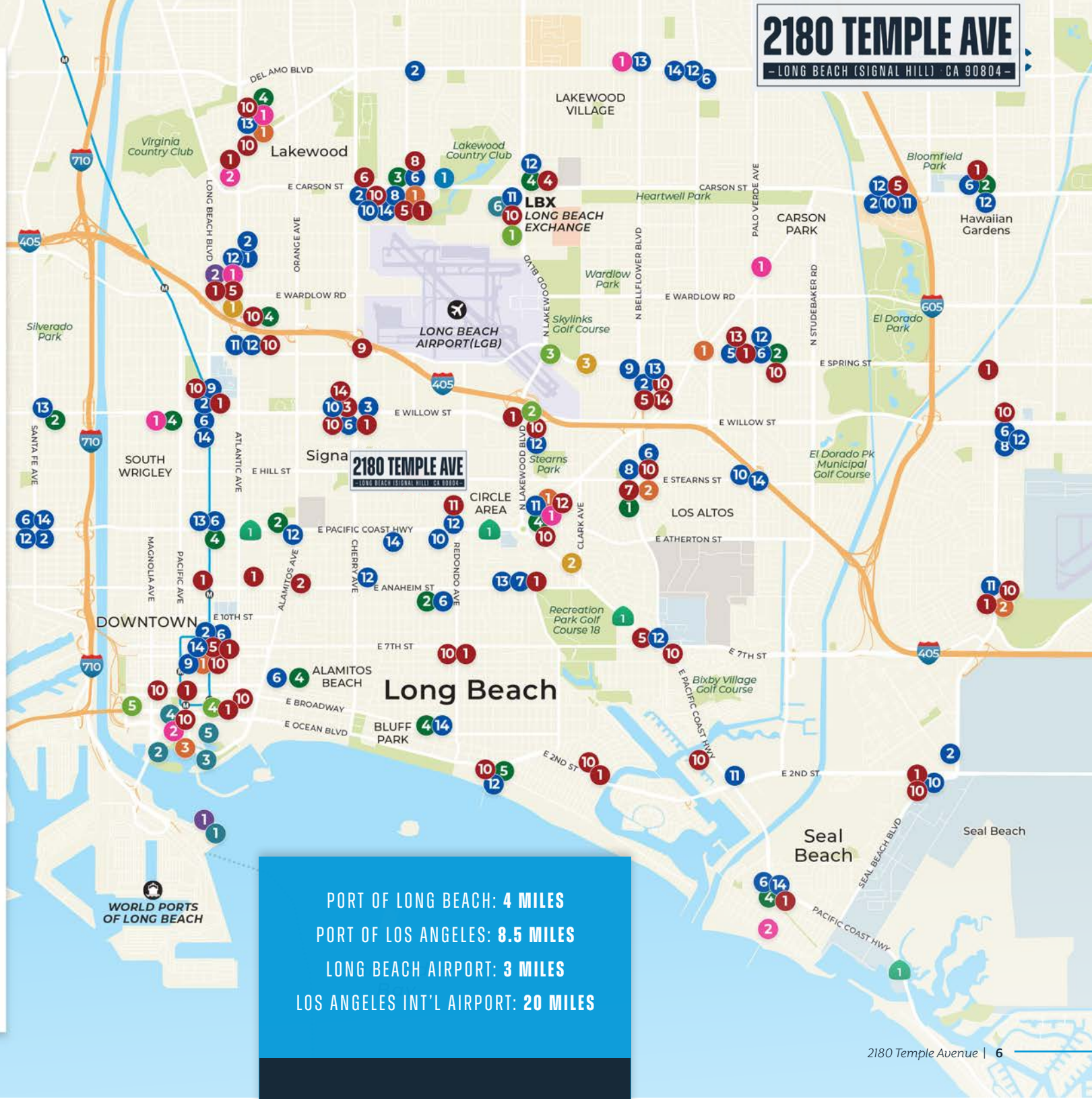
- 1 Panda Express
- 2 Pick Up Stix
- 3 P.F. Chang's

FAST FOOD

- 1 Arby's Roast Beef
- 2 Carl's Jr.
- 3 Golden Eagle Charbroiled Hamburgers
- 4 Green Burrito
- 5 John's Hamburgers
- 6 McDonald's
- 7 Tommy's World Famous Hamburgers
- 8 Wendy's
- 9 Burger King
- 10 Del Taco
- 11 In 'N Out Burgers
- 12 Jack in the Box
- 13 Kentucky Fried Chicken
- 14 Taco Bell

ICE CREAM

- 1 Baskin Robbins Ice Cream
- 2 Cold Stone Creamery



PORT OF LONG BEACH: 4 MILES
 PORT OF LOS ANGELES: 8.5 MILES
 LONG BEACH AIRPORT: 3 MILES
 LOS ANGELES INT'L AIRPORT: 20 MILES

AVAILABLE UNITS

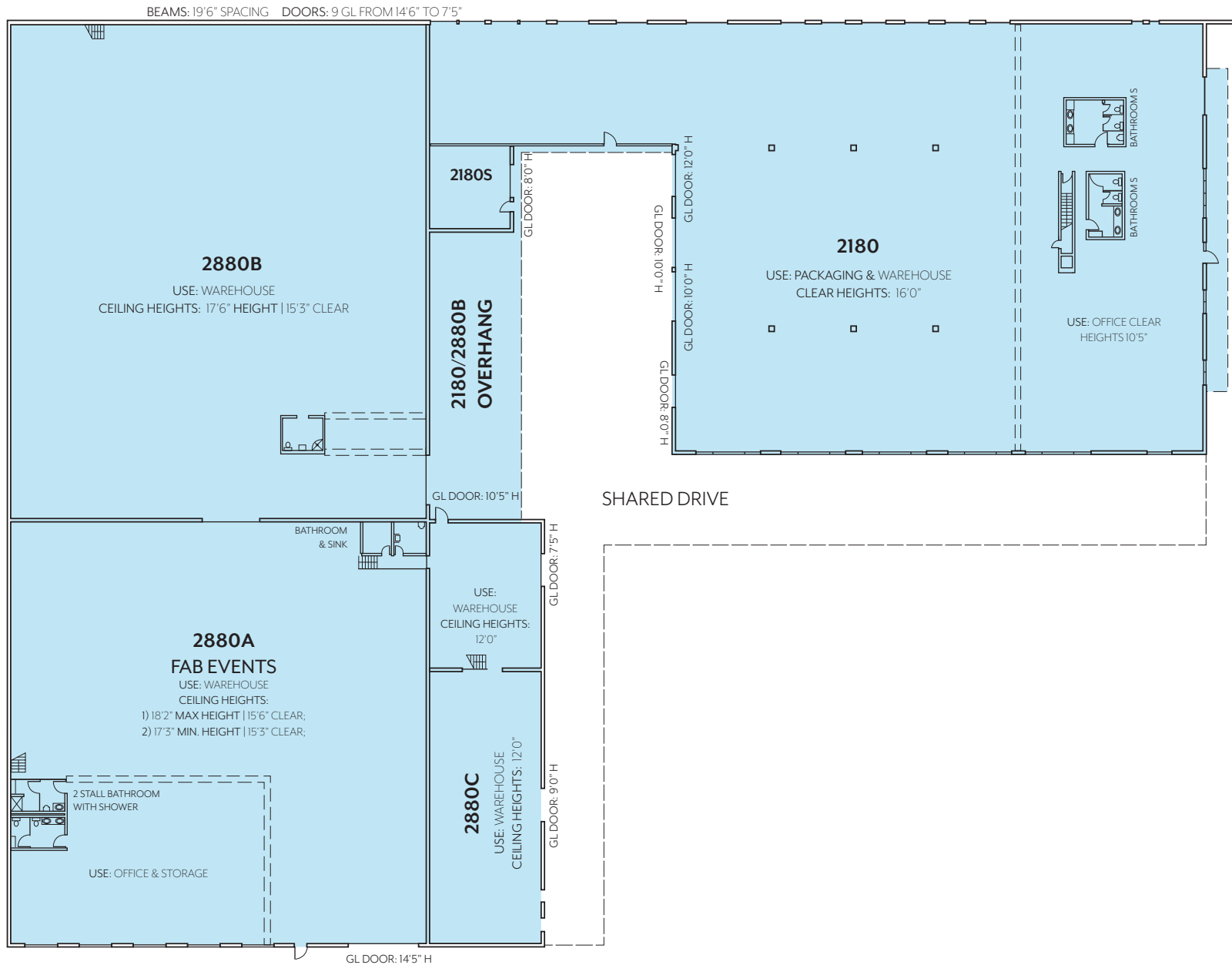
SUITE	SIZE	ASKING RATE	DESCRIPTION
2180	17,677 SF	Withheld	Fully renovated offices 16' Clear Height 3 GL Doors
2880B	15,103 SF	Withheld	1 GL Door 15'3" Clear Height
2880C	3,962 SF	Withheld	2 GL Doors 12' Clear Height



 **Clarendon**
Specialty Fasteners Inc.



SITE PLAN - FIRST FLOOR



SITE PLAN - MEZZ / SECOND FLOOR



AREA OVERVIEW

Port of Los Angeles | Port of Long Beach

The sister ports of Long Beach and Los Angeles are the two busiest ports in North America, handling 35% of container traffic nationally, positioning it as the primary gateway for international trade between the U.S. and Asia. The Port is currently undergoing a 10-year, \$4.5 Billion capital improvement program to upgrade terminals and modernize infrastructure. The ports support 1 in 8 jobs in the city of Long Beach and continues to drive warehouse demand. Container activity continues to increase with port expansions and improvements, generating \$5 billion/year in U.S. customs revenues, \$4.9 billion/year in state, local and federal taxes, and nearly \$14.5 billion in annual trade-related wages.

UNDERGOING
A 10-YEAR
\$4.5B CAPITAL
IMPROVEMENT
PROGRAM

LONG BEACH
PORT SUPPORTS
1 IN 8 JOBS

\$5B PER YEAR IN
CUSTOMS REVENUE
\$14.5B IN
ANNUAL TRADE-
RELATED WAGES



PORT OF LONG BEACH



SIGNAL HILL

Long Beach | Signal Hill Demographics

	3-MILE	5-MILE	10-MILE
Population	291,094	518,104	1,806,404
Average Household Income	\$94,212	\$101,409	\$100,665
Median Home Value	\$712,089	\$695,537	\$650,256

PORT OF LONG BEACH
AND PORT OF LOS ANGELES

DOWNTOWN
LONG BEACH

INTERSTATE 710

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**LONG BEACH/SIGNAL HILL
INDUSTRIAL MARKET - AT A GLANCE**

Number of Properties	1,473
Total GLA	27,400,000 SF
Vacancy Rate	4.80%
Market Asking Rent (\$ PSF/Mo.)	\$1.68



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