

Offering Memorandum

6432 North Long Beach Blvd

Long Beach, CA 90805

Colliers



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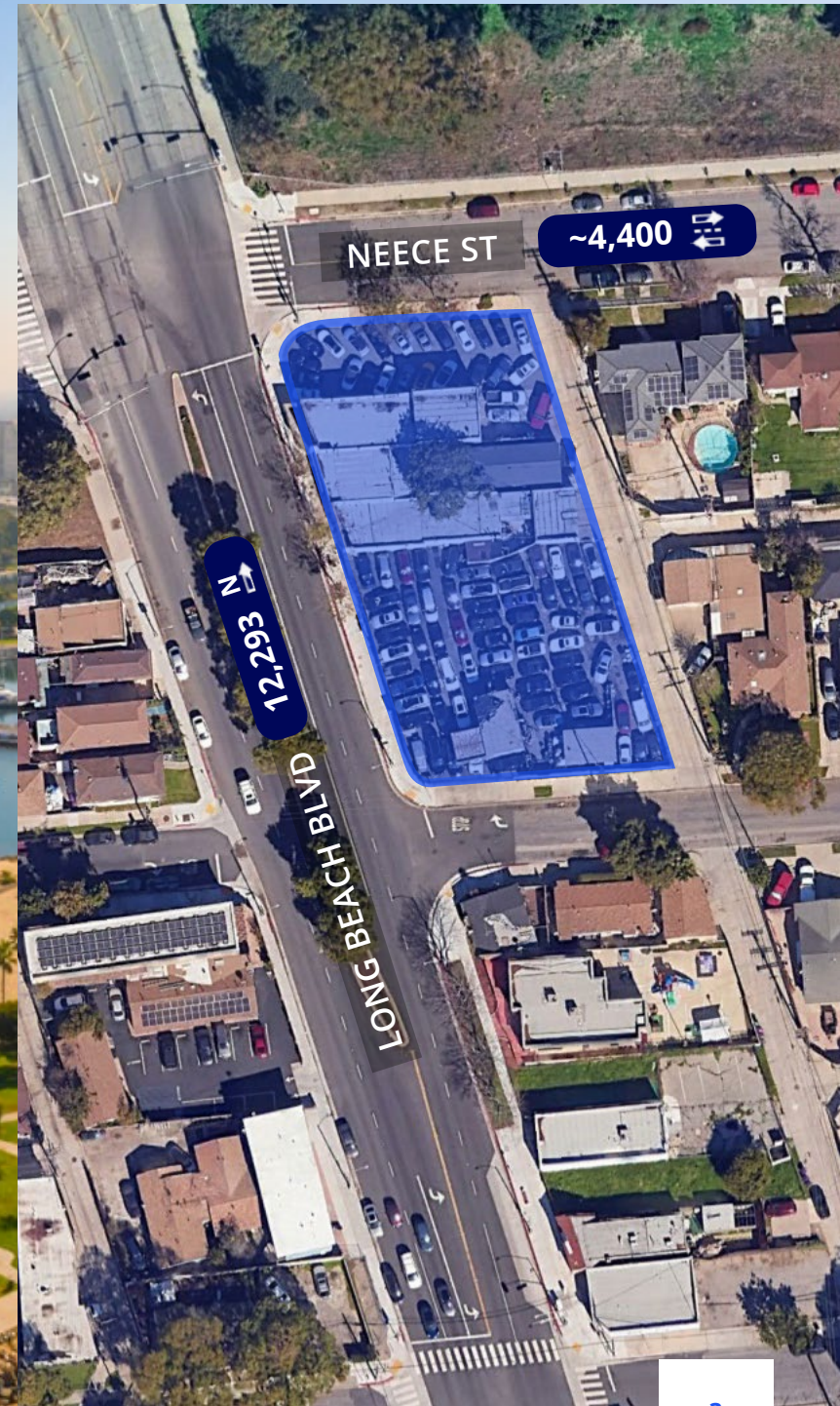
Executive Summary

Located along one of North Long Beach's primary commercial corridors, 6432 Long Beach Boulevard presents an opportunity to acquire a neighborhood retail property with strong frontage, excellent visibility, and value-add potential in a densely populated infill market. The asset sits on approximately 0.59 acres and contains approximately 5,215 square feet of improvements across multiple retail-oriented structures. The property is situated in a highly trafficked commercial corridor serving the surrounding residential neighborhoods and benefits from strong pedestrian and vehicle exposure.

The property is positioned within the North Long Beach submarket, an established trade area characterized by dense residential housing, workforce demographics, and convenient access to major transportation routes connecting Long Beach, Compton, Paramount, and the greater Los Angeles region. Population within a three-mile radius exceeds 240,000 residents, providing a substantial consumer base for neighborhood-serving retail uses. Median household income within the surrounding trade area approaches \$64,000 annually.

Property records indicate the site consists of approximately 0.59 acres with multiple improvements and frontage along Long Beach Boulevard, a major north-south thoroughfare. The property's walkability and transit accessibility further enhance its appeal to local service-oriented and convenience retail tenants.

From an investment perspective, the asset offers investors the opportunity to capitalize on continued retail demand within an infill Southern California market where new development remains constrained by land availability and entitlement challenges. The property's sizable parcel, prominent location, and neighborhood retail positioning create potential for lease-up, tenant repositioning, rent growth, or future redevelopment consideration, subject to local zoning requirements.





Investment Summary

Property Overview

Metric	Value
List Price	\$2,495,000
APN	7305-004-033
Cap Rate	N/A
Lot Size	25,766 SF (0.59 Acres)
Parking Details	2.11/1,000 SF
Price Per Square Foot	\$478.42
Property Size	5,215 SF
Year Built	1947
Zoning	CCR



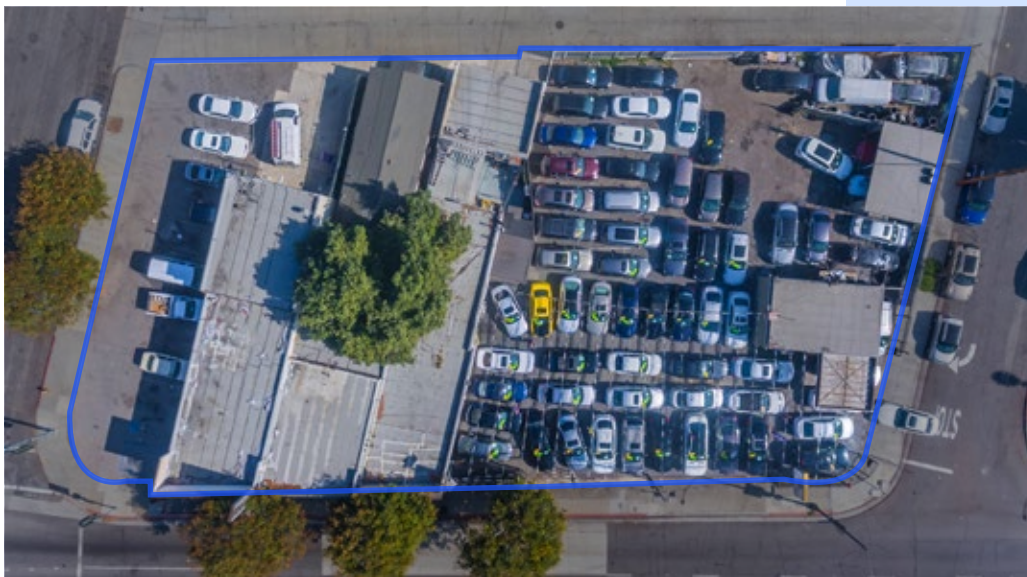
Property Details

PROPERTY ADDRESS 6432 NORTH LONG BEACH BOULEVARD

APN	7305-004-033
Building Size	5,215 SF
Land Size	0.59 acres (25,766 SF)
Year Built	1947
Parking	11 spaces implied; 2.11 spaces per 1,000 SF
Property Type	Retail / Owner-User / Redevelopment
Traffic Count	Long Beach Blvd / I-91 corridor exposure: 270,000+ CPD



Aerial Photos



Investment Highlights

Highlights

FREEWAY-ADJACENT INFILL CORNER WITH REGIONAL VISIBILITY.

The property is located immediately adjacent to the I-91 on/off ramps at a signalized intersection on Long Beach Boulevard, providing direct exposure to one of Southern California's busiest transportation corridors. Reported traffic exposure of more than 270,000 vehicles per day supports signage value, customer access, and long-term commercial relevance.

LAND-RICH SITE WITH MULTIPLE EXECUTION STRATEGIES.

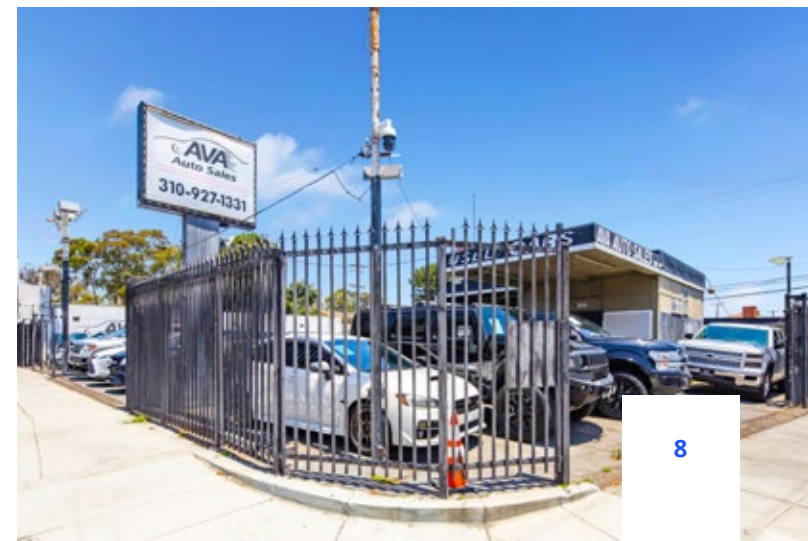
The offering combines a 5,215-square-foot building with approximately 25,766 square feet of land, producing a low FAR of about 0.20. That land-to-building ratio provides flexibility for renovation, expansion, reconfiguration of parking or circulation, and evaluation of future redevelopment scenarios.

VACANT DELIVERY CREATES IMMEDIATE CONTROL.

With no in-place tenant obligations, a buyer can move directly into entitlement planning, owner-user occupancy, or physical repositioning without lease assumptions or buyout costs. This reduces execution friction relative to occupied urban infill assets where existing tenancy can delay a business plan.

CCR ZONING BROADENS BUYER DEMAND AND EXIT OPTIONALITY.

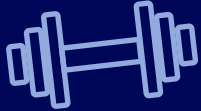
The site's zoning supports a range of commercial uses cited in the marketing materials, including automotive, medical, service retail, showroom, contractor, distribution, church, and educational uses. That functional flexibility broadens the prospective buyer pool and can help preserve liquidity across market cycles.





Property Overview

Market Positioning



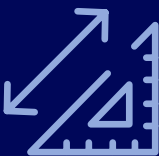
STRENGTHS

Signalized freeway-adjacent corner, 108 feet of frontage, excess land, immediate vacancy, flexible CCR zoning, strong regional visibility.



OPPORTUNITIES

Reposition for owner-user occupancy, renovate existing structure, intensify site use, or pursue covered-land redevelopment strategy.



POSITIONING

A low-coverage infill asset offering immediate control and flexible execution, positioned for buyers seeking both near-term use and long-term value creation.

Property Photos

The complete available photo set is presented below. These images depict the physical improvements, frontage, parking areas, and commercial corridor presence of the property; visible business signage or displayed vehicles should be understood as prior marketing imagery of the real estate rather than evidence of current occupancy.





Location Overview

Location Advantages



PRIME CORNER LOCATION



- Signalized corner at 6432 Long Beach Blvd
- Directly adjacent to I-91 ramps

Ideal for:

- Retail | Medical | Automotive | Service | Showroom uses
- Strong visibility, signage exposure, and customer capture



REGIONAL DESTINATIONS & ACCESS



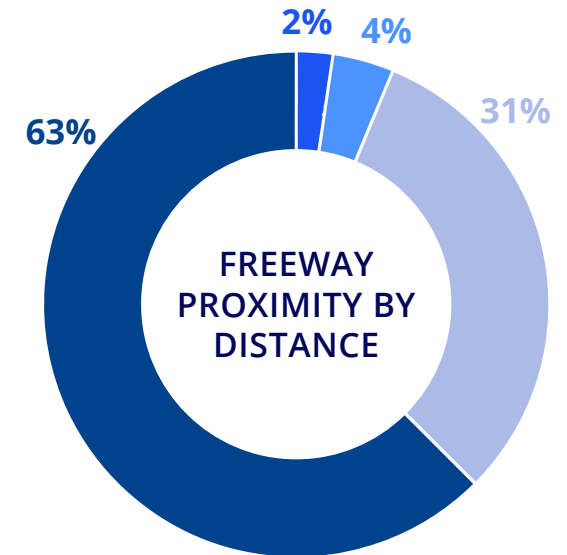
- Long Beach Airport: 4.8 miles (~5 min)
- Downtown Long Beach: 6 miles (~10 min)
- Queen Mary Waterfront: 6 miles (~10 min)
- Aquarium & Pike Outlets: 7 miles (~12 min)



NEARBY AMENITIES & DEMAND DRIVERS



- Golden Burger – 0.07 mi
- Bus Stop (LB/Artesia) – 0.19 mi
- Jordan High School – 0.24 mi
- Aquatic Therapy Center – 0.46 mi
- Fresenius Kidney Care – 0.42 mi
- Compton College – 0.68 mi



- I-710 (0.3 mi)
- 91 Freeway (0.5 mi)
- I-405 (4 mi)
- I-110 (8 mi)

Market Positioning

Located in North Long Beach, the property offers immediate vacancy, strong freeway visibility, and redevelopment potential. Situated on a 25,766 SF lot with a 5,215 SF building, its low FAR (~0.20) provides excess land for flexible use. CCR zoning supports owner-user occupancy, repositioning, or future development.

FLEXIBILITY & DEVELOPMENT POTENTIAL

Low density allows for:

- Parking reconfiguration
- Outdoor storage/display
- Building expansion or redevelopment

Immediate vacancy enables quick occupancy or repositioning

LOCATION & VISIBILITY ADVANTAGE

- Freeway-adjacent positioning with strong exposure
- Superior to interior neighborhood retail locations
- Less congestion than central Long Beach corridors

REGIONAL ACCESS & CONNECTIVITY

Downtown Long Beach: ~6 miles (10 min)

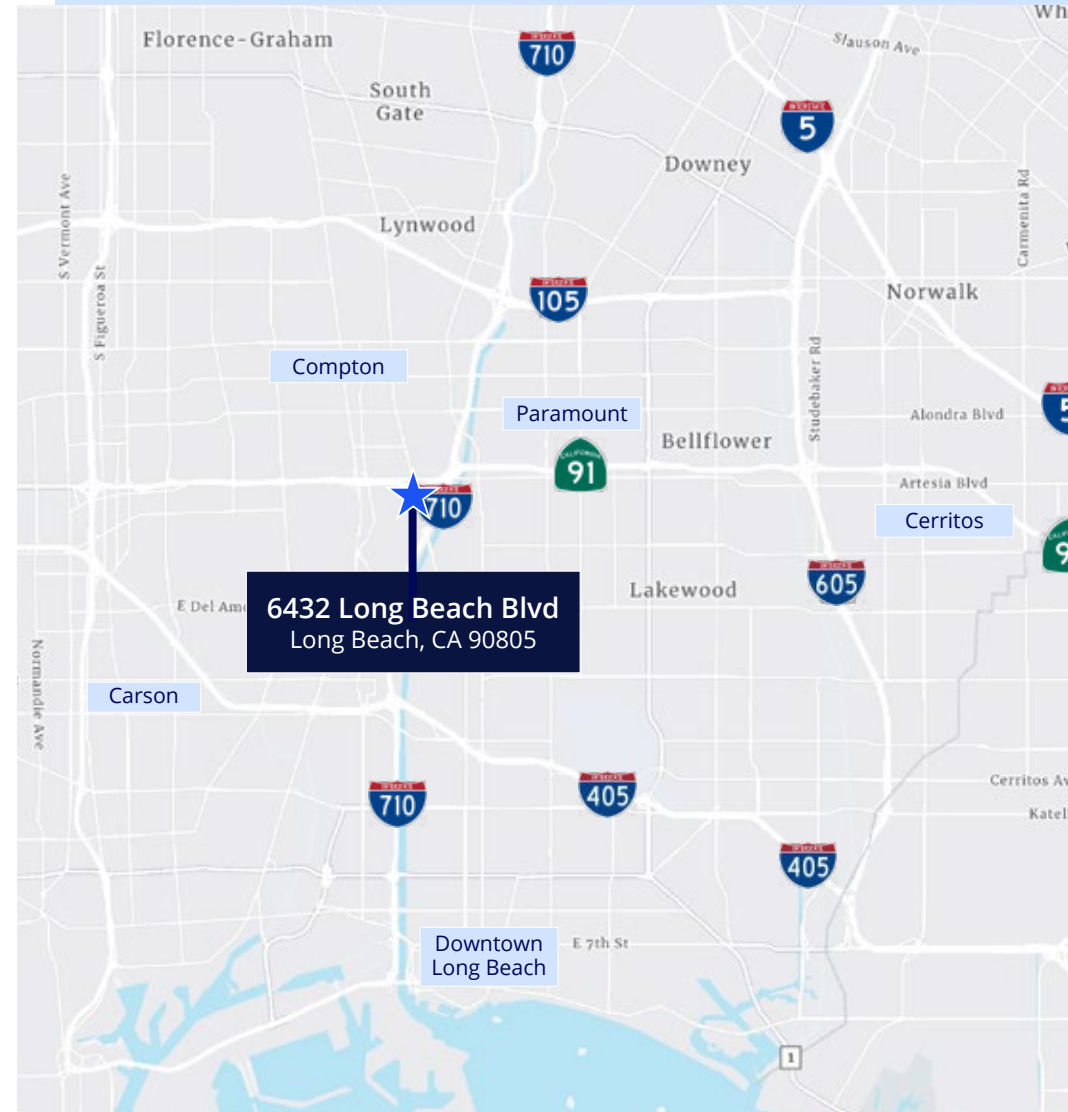
Direct access to:

- Compton
- Carson
- Paramount
- Lakewood
- Cerritos

Connectivity via 91 & 710 freeways

MARKET POSITIONING

- SoCal retail vacancy: ~5.7%
- LA retail vacancy: ~5.4%
- Strong rental benchmarks in a tight supply environment





Economic Indicators

The subject property is supported by a strong set of economic fundamentals, including dense population, a large workforce base, and ongoing public and private investment across North Long Beach. Together, these factors drive consistent consumer demand, business activity, and long-term growth potential, reinforcing the area's viability for retail, service, and employment-oriented uses.

POPULATION & WORKFORCE DENSITY



Daytime Population (2025): Employees (2025):

- 1 mile: 24,622
- 3 miles: 245,956
- 5 miles: 660,981
- 1 mile: 12,827
- 3 miles: 122,477
- 5 miles: 314,753

DEVELOPMENT & INVESTMENT ACTIVITY



- UPLAN Phase II rezoning along Long Beach Blvd
- 304,000 SF warehouse project (≈2.8 miles away)

JOB GROWTH & ECONOMIC EXPANSION



- 1,000+ high-paying jobs expected (Grow Long Beach)
- Ford R&D facility (250,000 SF planned)

CONSUMER DEMAND TRENDS



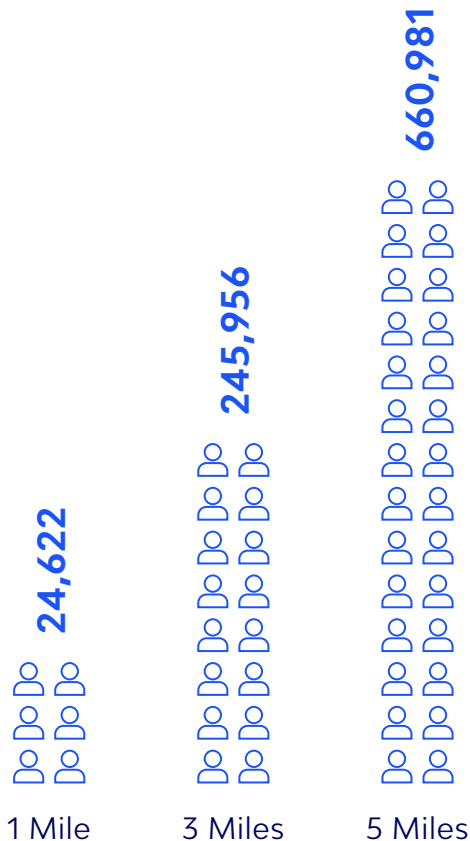
- 74% of visitors live within 7 miles
- Identified gaps in:
 - Healthcare & personal services
 - Restaurants
 - Grocery
 - Banking

Demographics

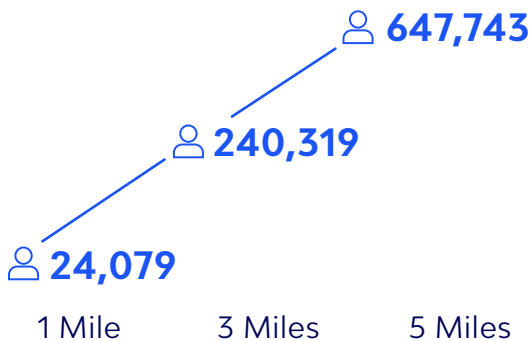
The property is ideally located less than one block from the Interstate 91 interchange, providing direct access to Los Angeles, Orange County, the Inland Empire, and the Ports of Long Beach and Los Angeles. Positioned along the high-traffic Long Beach Boulevard corridor, it benefits from excellent visibility and a dense surrounding residential base that supports a steady customer and workforce pool. Centrally located within Southern California, the site offers convenient access to Downtown Long

Beach and nearby cities including Compton, Carson, Lakewood, Paramount, and Cerritos. The location is further strengthened by proximity to Interstates 91, 710, and 405, as well as major employment hubs such as the Ports, Long Beach Airport, and regional logistics centers. Ongoing redevelopment and a strong mix of national and local retailers continue to drive consistent consumer activity in the area.

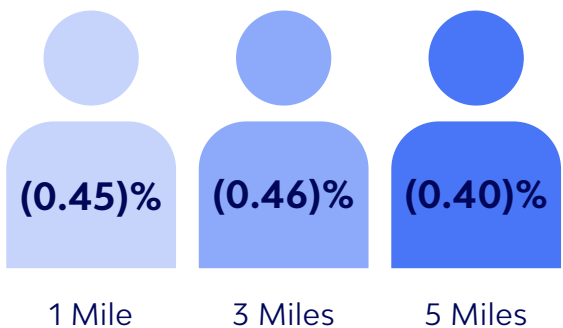
Daytime Population 2025



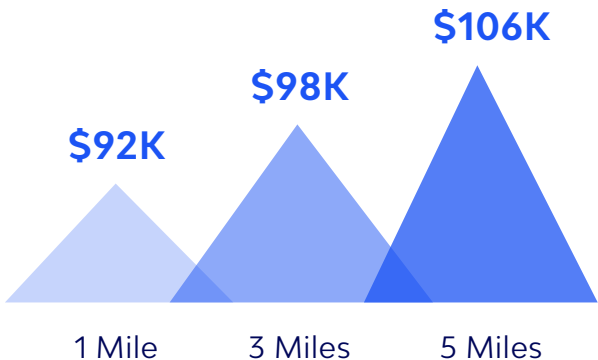
Population Forecast 2030



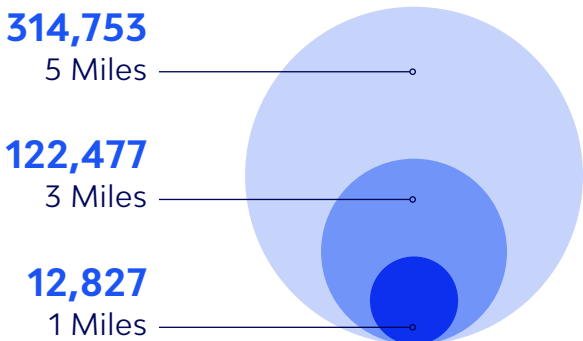
Population Growth 2025-2030



Average HH Income 2025



Estimated Employees 2025



Local Access

The site map positions 6432 Long Beach Boulevard on a signalized corner immediately adjacent to the Interstate 91 interchange in North Long Beach, with parcel visibility along Long Beach Boulevard and direct orientation to the surrounding residential and commercial grid. The property's placement near the Long Beach Boulevard and Artesia corridor gives it a clear identity within one of the area's primary north-south commercial routes.

Airports

5 min 4.8 Miles Long Beach Airport (LGB)	25 min 20 Miles Los Angeles International Airport (LAX)	32 min 28 Miles John Wayne Airport (SNA)
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Major Employment & Lifestyle Hubs

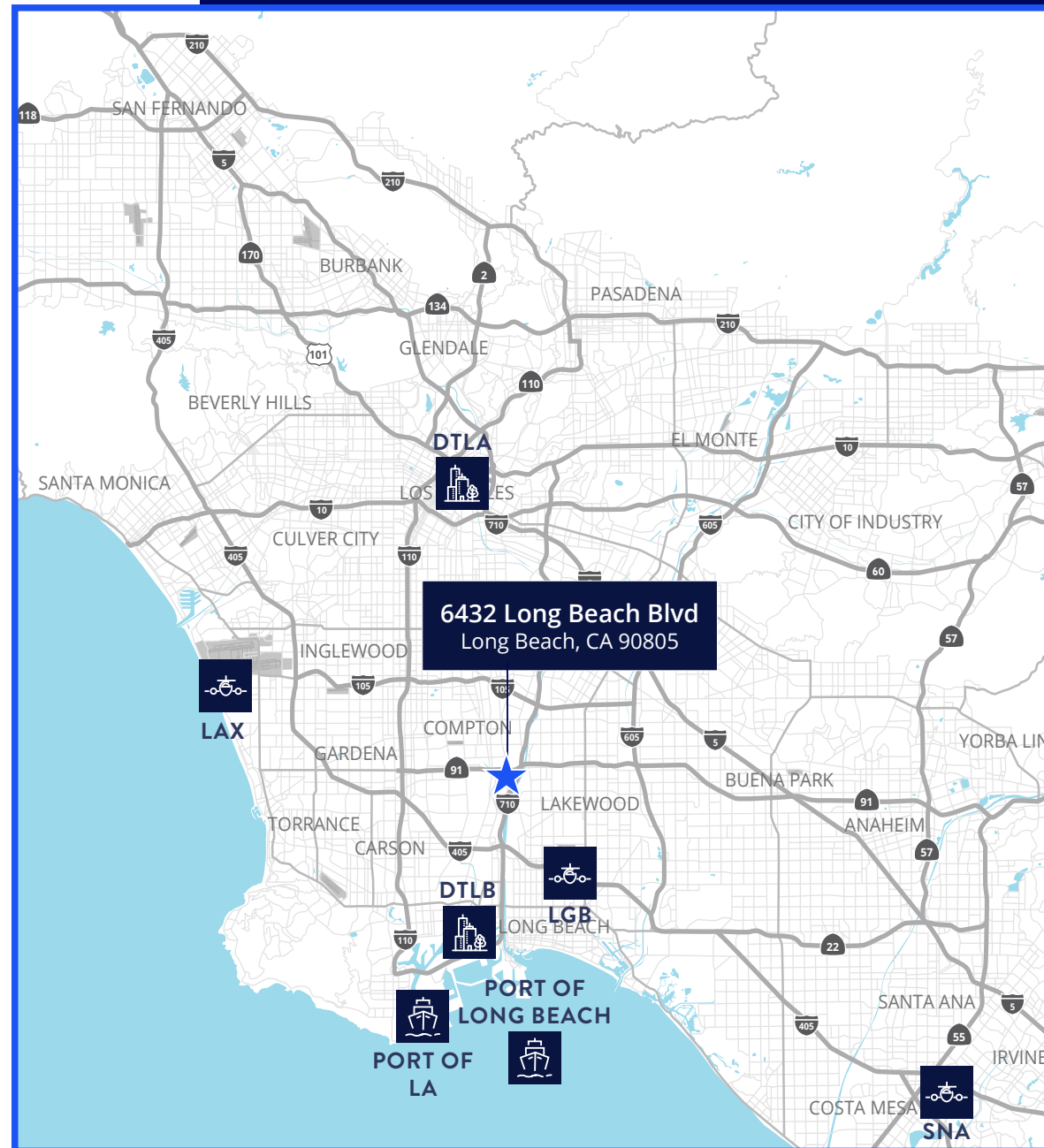
10 min 6 Miles Downtown Long Beach	25-30 min 22 Miles Downtown Los Angeles	35-40 min 20 Miles Orange County	30 min 23 Miles Playa Vista
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Key Attractions

10 min 6 Miles Queen Mary & Waterfront	12 min 7 Miles Aquarium of the Pacific	12 min 7 Miles The Pike Outlets
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Freeway Access

2 min 0.3 Miles I-710	2 min 0.5 Miles 91 Freeway	8 min 4 Miles I-405	11 min 8 Miles 110 Freeway
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Convenient Access





Offering Memorandum

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