

OFFERING MEMORANDUM

# 6082 ATLANTIC AVE

LONG BEACH, CA 90805

A MULTI-TENANT RETAIL PROPERTY IN NORTH LONG BEACH | CORNER LOT | FEATURES FOUR RETAIL SPACES WITH PARKING AT THE REAR OF THE PROPERTY | OFFERED AT A LOW \$183 PSF AT THE ASKING PRICE





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**Marcus & Millichap**  
THE NEEMA GROUP

**6082 ATLANTIC AVE**  
LONG BEACH, CA 90805

EXCLUSIVELY LISTED BY

**NEEMA AHADIAN**

Senior Managing Director of Investments

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The Neema Group of Marcus & Millichap is pleased to present an investment opportunity at 6082 Atlantic Ave in North Long Beach, a multi-tenant retail property on a corner lot between E Harding St & South St.

The property features four retail spaces and is currently fully occupied by a nail salon, hair salon, bakery, and an office tenant; two tenants have 4 years remaining on their lease term with no options; two tenants have one five-year option at the end of their lease term.

The majority of the rents are below market, an ideal opportunity to reposition the building at the end of the lease terms to achieve market rents, or occupy a portion of the building as an owner-user.

The property is being offered at a low \$183 PSF at the asking price.

Well-kept building totaling 6,000 SF on a 9,341 SF lot; eight parking spaces at the rear of the property.

Highly visible location for retail with over 23,000 cars per day on Atlantic Ave; just south of Jordan High School and easy access to both the 710 & 91 Freeways.



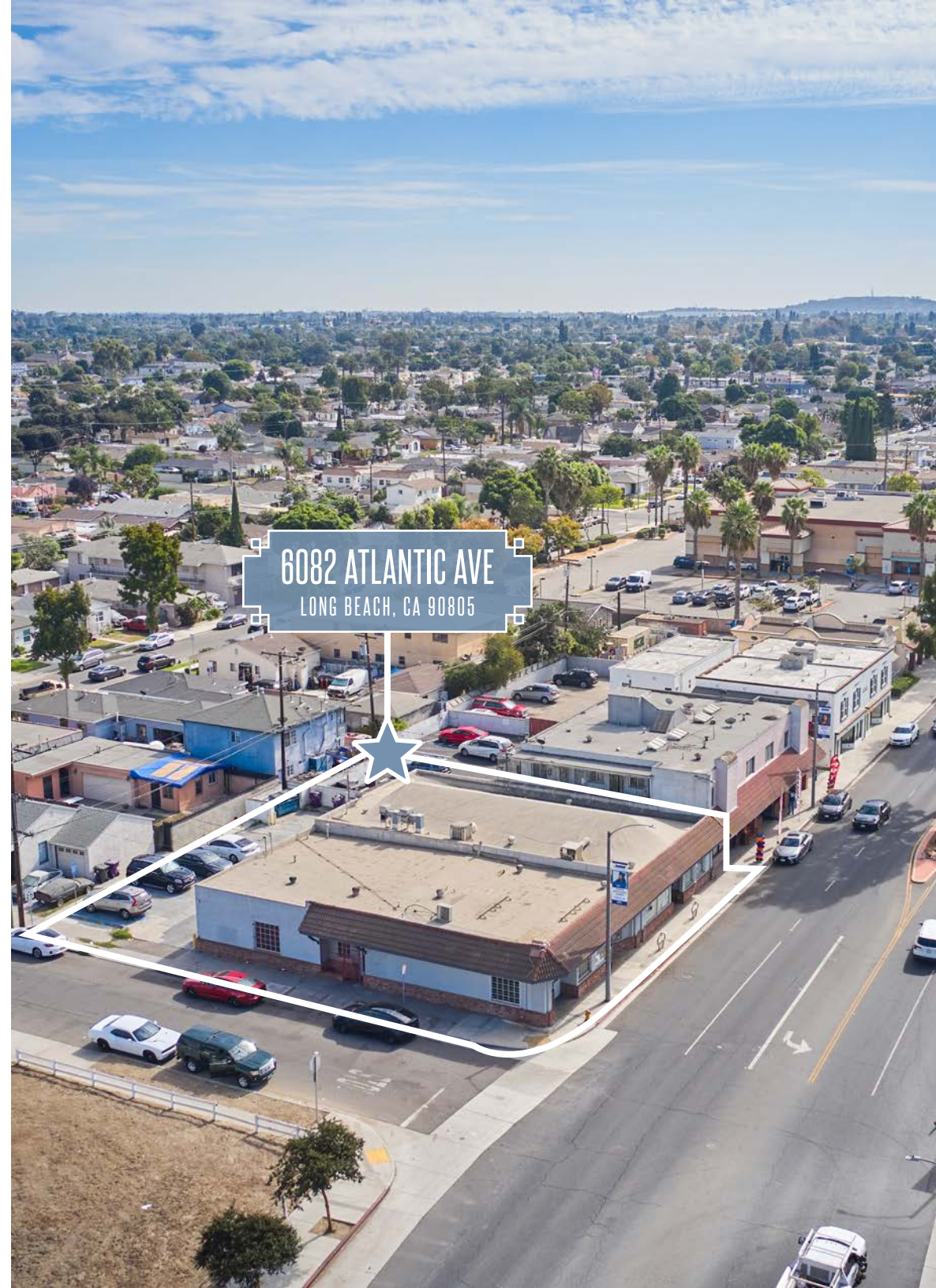
# PROPERTY SUMMARY

## PROPERTY INFORMATION

ADDRESS:	6082 Atlantic Ave Long Beach, CA 90805
NUMBER OF UNITS:	4 Retail Spaces
APPROX. GROSS SF:	6,000
APPROX. LOT SIZE:	9,341 SF
YEAR BUILT:	1935
PARCEL NUMBER:	7124-016-041
PROPERTY TYPE:	Retail

## PRICING INFORMATION

SALE PRICE:	\$1,100,000
PRICE PER SF:	\$183.33
CURRENT CAP RATE:	4.81%
MARKET CAP RATE:	6.35%



# INVESTMENT HIGHLIGHTS

## §

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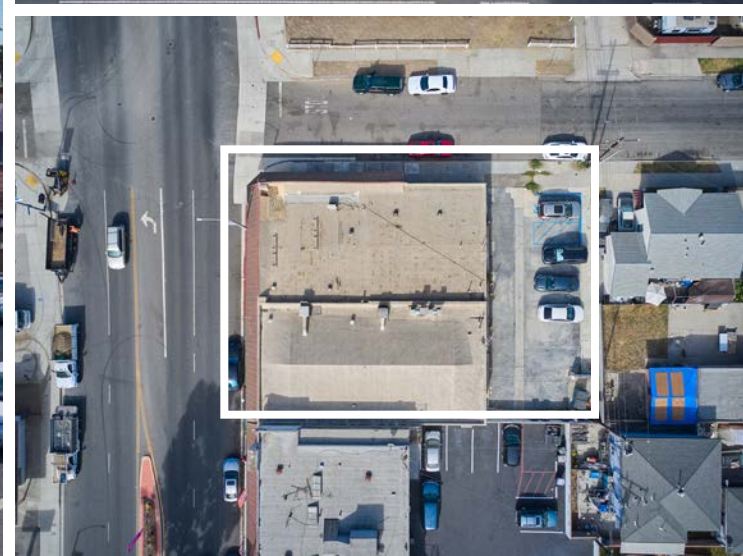
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# City of LONG BEACH

Long Beach is the 36th most populous city in the United States and the 7th most populous in California. It is located on the Pacific Coast of the United States, within the Greater Los Angeles area of Southern California. As of 2010, its population was 462,257. Long Beach is the second largest city in the Los Angeles metropolitan area and the third largest in Southern California behind Los Angeles and San Diego.

The Port of Long Beach is the second busiest container port in the United States and is among the world's largest shipping ports. The city also maintains a progressively declining oil industry with minor wells located both directly beneath the city as well as offshore. Manufacturing sectors include those in aircraft, automotive parts, electronic equipment, audiovisual equipment, petrochemicals, precision metals and home furnishings.







# LOCAL ECONOMY

The economic base has changed over the years. Oil extraction created a boom and this was a Navy town for many years before the base closed. The aerospace industry played an important role. Douglas Aircraft Company (later McDonnell Douglas and now part of Boeing) had plants at the Long Beach Airport where they built aircraft for World War II, and later built DC-8s, DC-9s, DC-10s, and MD-11s. Boeing built the Boeing 717 until 2006 and the C-17 Globemaster III strategic airlifter plant is scheduled to close. Even after greatly reducing the number of local employees in recent years, Boeing is still the largest private employer in the city. Polar Air Cargo, an international cargo airline, was formerly based in Long Beach. TABC, Inc., a part of Toyota, makes a variety of car parts, including steering columns and catalytic converters, in Long Beach.



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TOURISM



REAL ESTATE



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ENERGY



HEALTHCARE



TECHNOLOGY



# PORT OF LOS ANGELES

LAND AREA	4,300 Acres
ANNUAL CARGO	178 million metric revenue tons (FY 2019)
ANNUAL VOLUME	9.3 million twenty-foot equivalent units (TEU) (CY 2019)
VALUE OF CARGO	US\$276 billion (CY 2019)
PASSENGER TRAFFIC	650,010 passengers (CY 2019)
ANNUAL REVENUE	US\$506 million (FY 2019)
WEBSITE	<a href="https://www.portoflosangeles.org/">https://www.portoflosangeles.org/</a>

The Port of Los Angeles, also called America's Port, is a seaport managed by the Los Angeles Harbor Department that occupies 7,500 acres (3,000 ha) of land and water along 43 mi (69 km) of waterfront and adjoins the separate Port of Long Beach. The port is located in San Pedro Bay in the San Pedro and Wilmington neighborhoods of Los Angeles. The Port of Los Angeles supports employment for 529,000 people throughout the five-county region and 1.6 million worldwide. The cargo coming into the port represents approximately 20% of all cargo coming into the United States. The Port's Channel Depth is 53 feet (16 m). The port has 25 cargo terminals, 82 container cranes, 8 container terminals, and 113 miles (182 km) of on-dock rail. The port's top imports were furniture, automobile parts, apparel, footwear, electronics. In 2019, the port's top exports were wastepaper, pet and animal feed, scrap metal and soybeans. In 2019, the Port's top trading partners were China/Hong Kong, Japan, Vietnam, South Korea, and Taiwan.









# RENT ROLL

UNIT	TENANT	ACTUAL RENT	PRO FORMA RENT	LEASE EXPIRATION	NOTES
1	Nail Salon	\$1,865	\$2,400	10/31/2026	5-Year Option for \$2,052 per Month
2	Hair Salon	\$2,065	\$2,400	9/30/2028	
3	Bakery	\$2,082	\$2,400	9/30/2028	
4	Office	\$1,825	\$2,400	4/1/2029	5-Year Option for \$2,008 per Month
TOTAL		\$7,837	\$9,600		



# FINANCIAL ANALYSIS



ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
<b>Scheduled Gross Income:</b>	<b>\$94,044</b>		<b>\$115,200</b>	
Less Vacancy Rate Reserve:	\$(4,702)	5.0%	\$(8,064)	7.0%
Gross Operating Income:	\$89,342		\$107,136	
<b>Less Expenses:</b>	<b>\$(36,392)</b>	<b>38.7%</b>	<b>\$(37,282)</b>	<b>32.4%</b>
<b>Net Operating Income:</b>	<b>\$52,950</b>		<b>\$69,854</b>	
Reserves:	\$(4,800)		\$(4,800)	
Less Debt Service:	\$(40,637)		\$(40,637)	
<b>Pre-Tax Cash Flow:</b>	<b>\$7,512</b>	<b>1.4%</b>	<b>\$24,417</b>	<b>4.4%</b>
<b>Plus Principal Reduction:</b>	<b>\$6,657</b>		<b>\$6,657</b>	
<b>Total Return Before Taxes:</b>	<b>\$14,169</b>	<b>2.6%</b>	<b>\$31,073</b>	<b>5.6%</b>

ESTIMATED ANNUALIZED EXPENSES	CURRENT RENTS	MARKET RENTS
Taxes Rate: 1.24%	\$13,640	\$13,640
Insurance*	\$6,242	\$6,242
Utilities*	\$5,321	\$5,321
Pest Control*	\$801	\$801
Management: 5.0%	\$4,467	\$5,357
Repairs & Maintenance	\$2,000	\$2,000
Direct Assessment*	\$3,921	\$3,921
<b>Total Expenses:</b>	<b>\$36,392</b>	<b>\$37,282</b>
Per Net Sq. Ft.:	\$6.07	\$6.21

SCHEDULED INCOME		CURRENT RENTS		MARKET RENTS	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
4	Retail	\$1.31	\$7,837	\$1.60	\$9,600
<b>Total Scheduled Rent:</b>			<b>\$7,837</b>		<b>\$9,600</b>
<b>Monthly Scheduled Gross Income:</b>			<b>\$7,837</b>		<b>\$9,600</b>
<b>Annual Scheduled Gross Income:</b>			<b>\$94,044</b>		<b>\$115,200</b>

## SUMMARY

<b>Price:</b>	<b>\$1,100,000</b>
<b>Down Payment: 50%</b>	<b>\$550,000</b>
Current CAP:	4.81%
Market CAP:	6.35%
Approx. Age:	1935
Approx. Lot Size:	9,341
Approx. Gross SF:	6,000
Cost per Net GSF:	\$183.33

## NEW POTENTIAL FINANCING

New First Loan:	\$550,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	\$3,386.44
DCR:	1.30

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy.

Note: \*Actual Expenses



# SALE COMPARABLES



**6082 ATLANTIC AVE**  
LONG BEACH, CA 90805

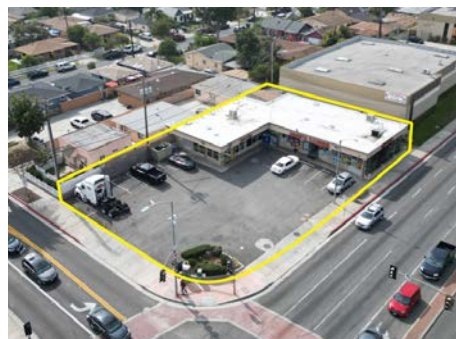
SALE PRICE \$1,100,000

YEAR BUILT 1935

PRICE PER SF \$183

ACTUAL CAP RATE 4.81%

SALE DATE N/A



14307 Orange Ave  
Paramount, CA 90723

SALE PRICE \$1,100,000

YEAR BUILT 1972

PRICE PER SF \$266

ACTUAL CAP RATE N/A

SALE DATE 6/10/2024



4154-4158 Norse Way  
Long Beach, CA 90808

SALE PRICE \$1,050,000

YEAR BUILT 1936

PRICE PER SF \$367

ACTUAL CAP RATE 5.20%

SALE DATE 4/18/2024



16525-16531 Bellflower Blvd  
Bellflower, CA 90706

SALE PRICE \$1,100,000

YEAR BUILT 1946

PRICE PER SF \$220

ACTUAL CAP RATE N/A

SALE DATE 12/29/2023



# SALE COMPARABLES

6082 ATLANTIC AVE  
LONG BEACH, CA 90805



8011 Golden Ave  
South Gate, CA 90280

SALE PRICE \$800,000

YEAR BUILT 1940

PRICE PER SF \$240

ACTUAL CAP RATE 7.03%

SALE DATE 9/7/2023



6170 Long Beach Blvd  
Long Beach, CA 90805

SALE PRICE \$1,175,000

YEAR BUILT 1932

PRICE PER SF \$188

ACTUAL CAP RATE N/A

SALE DATE 4/28/2023



12151 Paramount Blvd  
Downey, CA 90242

SALE PRICE \$1,300,000

YEAR BUILT 1951

PRICE PER SF \$287

ACTUAL CAP RATE 4.00%

SALE DATE 4/4/2023



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