

# 1960 SANTA FE AVE

1960 SANTA FE AVE | LONG BEACH, CA 90810

OFFERING MEMORANDUM



★★★★★  
**39**  
YEARS  
OF EXCELLENCE  
Marcus & Millichap  
THE AZZI GROUP

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**1960 SANTA FE AVE**  
A RETAIL INVESTMENT OPPORTUNITY

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# 1960 SANTA FE AVE

A RETAIL INVESTMENT OPPORTUNITY

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# PROPERTY DESCRIPTION

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**1960 SANTA FE AVE**

LONG BEACH, CA 90810

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## PROPERTY DETAILS

The Azzi Group of Marcus & Millichap is pleased to present the opportunity to acquire 1960 Santa Fe Ave, a retail investment opportunity located in Long Beach, CA 90810.

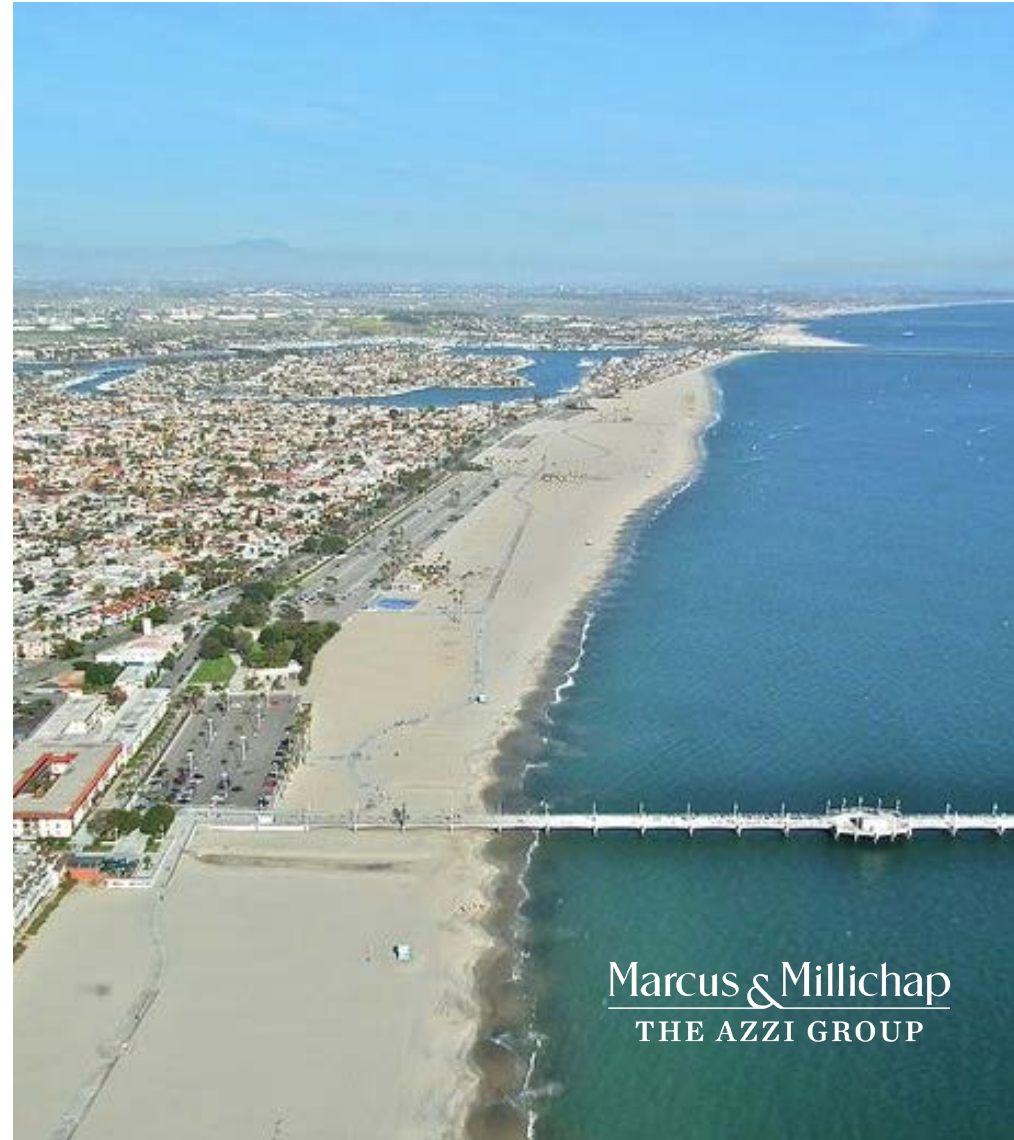
SUBJECT PROPERTY	
Property Address	1960 Santa Fe Ave
	Long Beach, CA 90810
Assessor's Parcel Number	7431-019-019
	7431-019-025
Zoning	LBCCA
Number of Units	1
Number of Buildings	1
Number of Stories	1
Year Built	1945 / 2021 Remodeled
Gross Square Feet	3,188 SF
Lot Size	9,287 SF



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## INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease:** Zero landlord responsibilities – tenant responsible for taxes, insurance, and all maintenance.
- **5.5 years remaining on the current lease with two 5-year options. Rent increases to \$119,520 year 11–15 and \$132,660 years 16–20.**
- **Established, High-Traffic Retail Corridor:** Proven sales performance in a dense urban location surrounded by national retailers, schools, and housing.
- Effective January 2026, rent is scheduled to increase to \$106,800 annually, enhancing cash flow and investment yield.
- **On-Site Parking:** Includes 9 dedicated parking spaces for customer convenience.
- **High-Traffic Location:** Situated on a hard corner with excellent visibility and strong daily car counts along Santa Fe Ave.
- **Dense Demographics:** Over 300,000 residents within a 5-mile radius, driving consistent foot traffic.



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# LOCATION OVERVIEW

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***1960 SANTA FE AVE***

*LONG BEACH, CA 90810*

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# Long Beach

## MARKET OVERVIEW

### ONE OF LOS ANGELES' BEST NEIGHBORHOODS

Long Beach is a key economic and cultural hub within the greater Los Angeles metropolitan area, benefiting from its strategic coastal location, diverse economy, and robust infrastructure. The city's large and growing population, combined with a dynamic mix of residential, commercial, industrial, and port-related sectors, creates a highly active and resilient economic environment. Consumer spending is bolstered by a solid median household income and consistent demand for goods, services, and entertainment. Long Beach's retail and commercial landscape is well-positioned to benefit from regional economic growth, attracting national and local tenants seeking long-term stability and expansion opportunities.

- Long Beach's strategic coastal location and proximity to key transit corridors support robust economic activity and ongoing consumer demand.
- The city's blend of residential neighborhoods, commercial zones, and industrial/port infrastructure makes it a magnet for regional and national retailers.
- Long Beach has demonstrated consistent growth, with strong population trends and ongoing investments in infrastructure, transportation, and redevelopment initiatives (U.S. Census Bureau).



460K

TOTAL POPULATION



\$685K

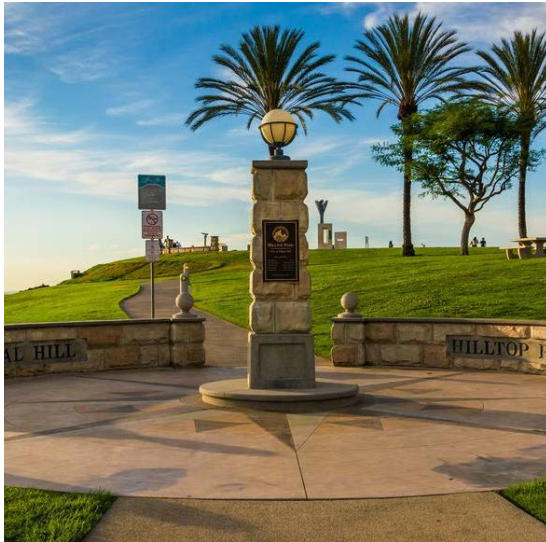
MEDIAN HOME PRICE



\$77K

AVERAGE HH INCOME

**1960 Santa Fe Avenue**, Long Beach, sits in a well-connected, high-traffic area surrounded by residential, commercial, and industrial zones, offering strong visibility and consistent demand from both locals and regional visitors.



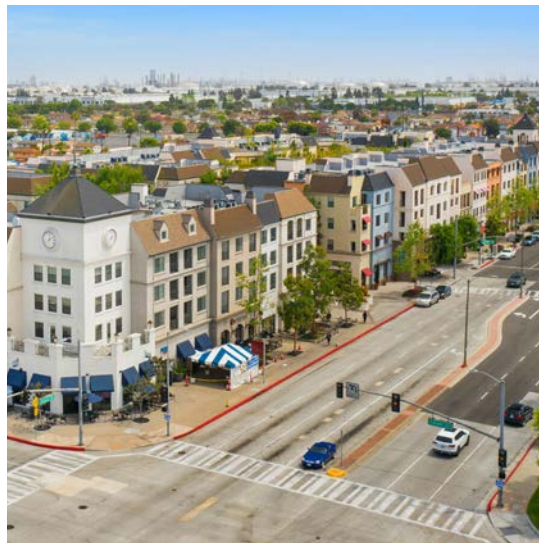
## CARSON

To the northwest of Long Beach, Carson is a dynamic city with a strong industrial backbone and a growing retail presence. The city is home to major distribution centers and logistics companies due to its proximity to the 405, 710, and 110 freeways, as well as the ports. Carson has seen recent redevelopment momentum, including entertainment and lifestyle centers, positioning it as a growing hub for both workers and families. The city's diversity and access to infrastructure continue to fuel demand.



## SIGNAL HILL

Located at the heart of Long Beach, Signal Hill is an independent city surrounded entirely by Long Beach proper. Known for its scenic hilltop views and rich oil history, Signal Hill offers a mix of residential communities and light industrial uses. The area has experienced new multifamily development and retail investment, making it a strong complement to Long Beach's economic engine. Its elevated geography and central location contribute to its desirability for both residents and businesses.



## LAKEWOOD

Bordering Long Beach to the northeast, Lakewood is a master-planned community known for its suburban layout and family-friendly atmosphere. The city offers stable housing markets, good public schools, and convenient access to Long Beach's commercial and industrial sectors. Lakewood's shopping centers and community events provide an attractive environment for local retailers and service providers. Its connectivity via the 91 and 605 freeways enhances accessibility for commuters and businesses alike.

## LOCATION HIGHLIGHTS



77

### VERY WALKABLE

Most errands can be accomplished on foot.



78

### BIKEABLE

Some bike infrastructure.



CABRILLO JAGUAR STADIUM



LONG BEACH FARMER'S MARKET



PORT OF LONG BEACH

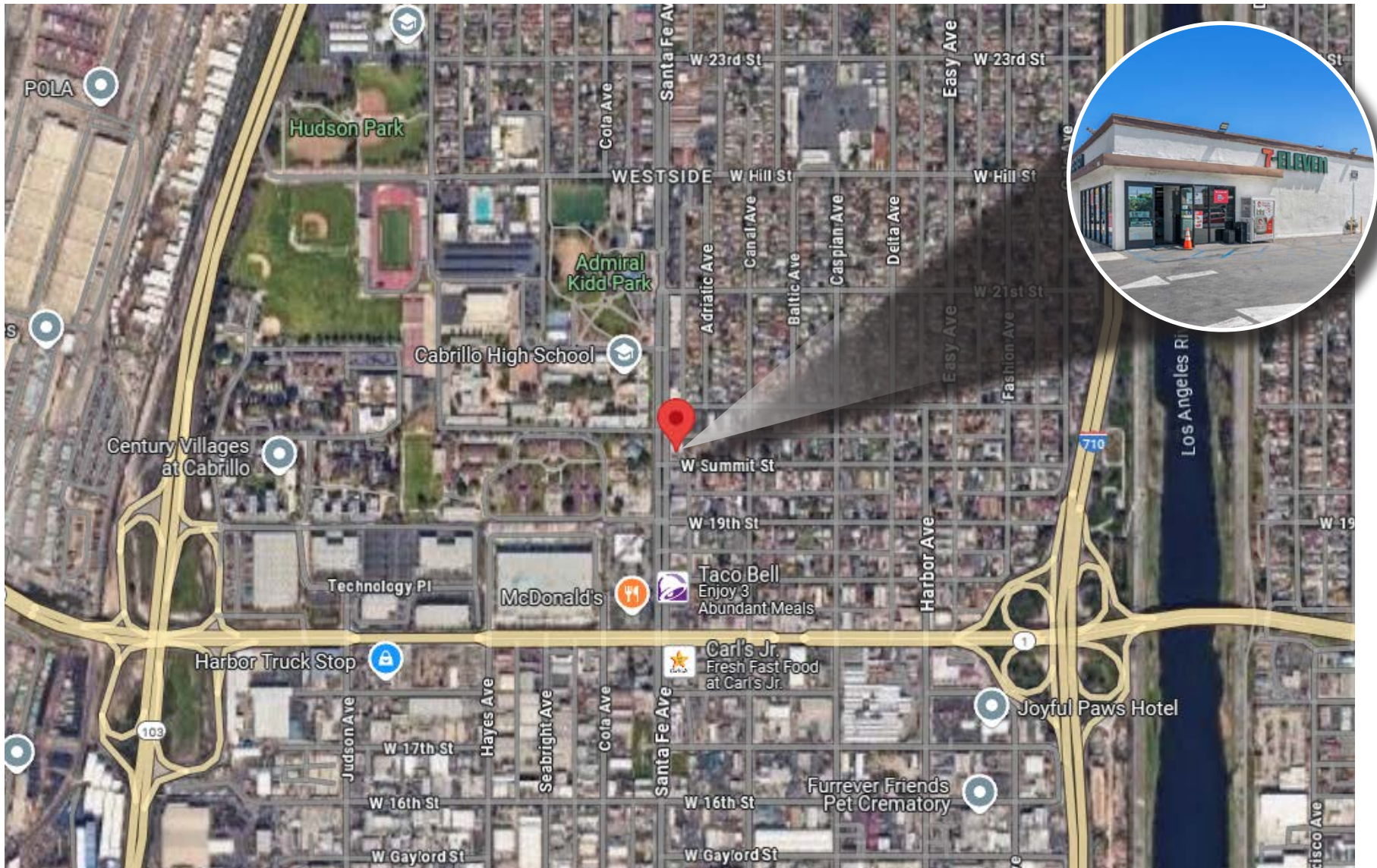


HARBOR PARK GOLF COURSE



LONG BEACH AIRPORT

## AERIAL MAP



# TAX MAP

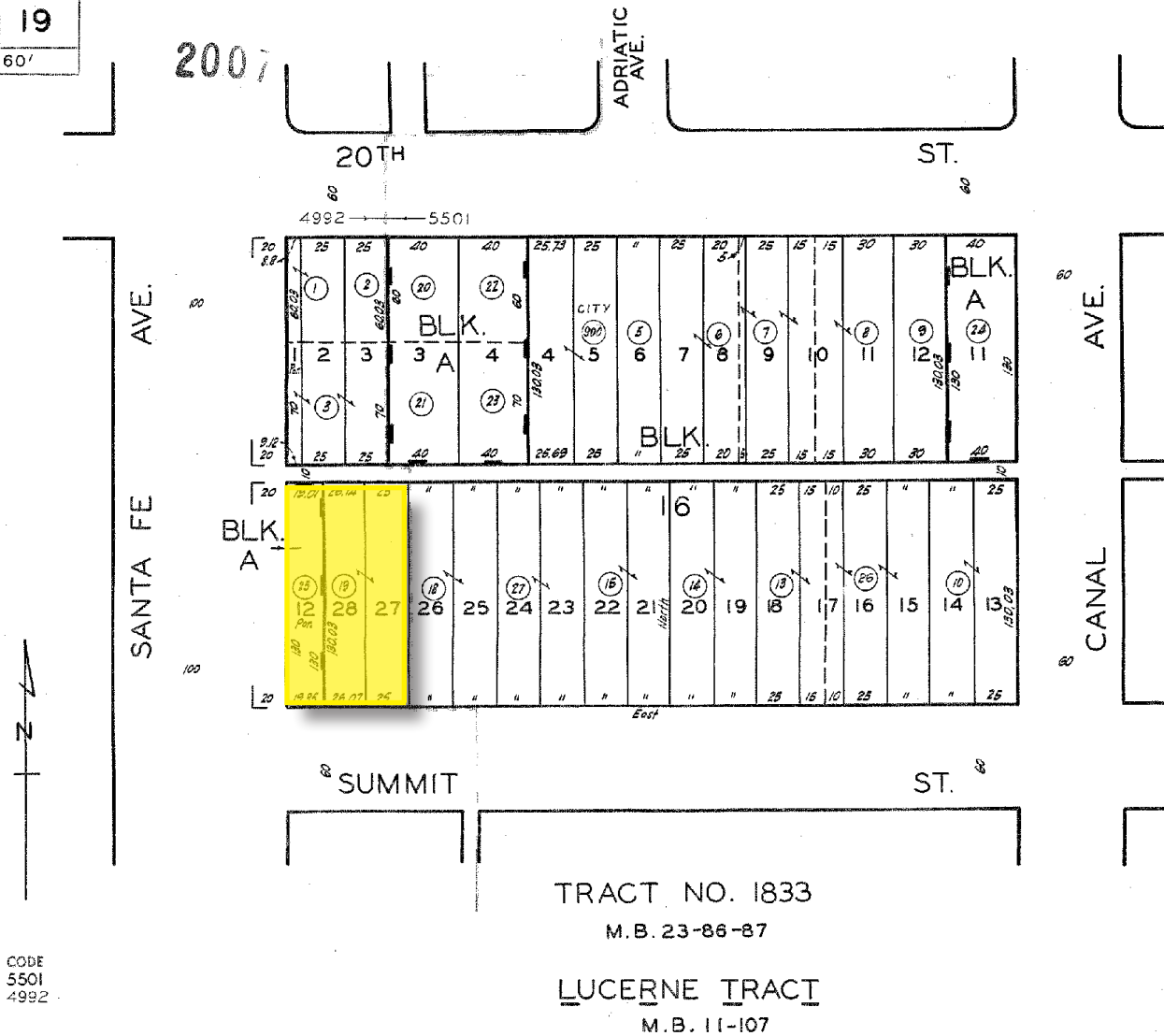
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APN: 7431-019-025

7431 | 19  
SCALE 1" = 60'

11-9-64  
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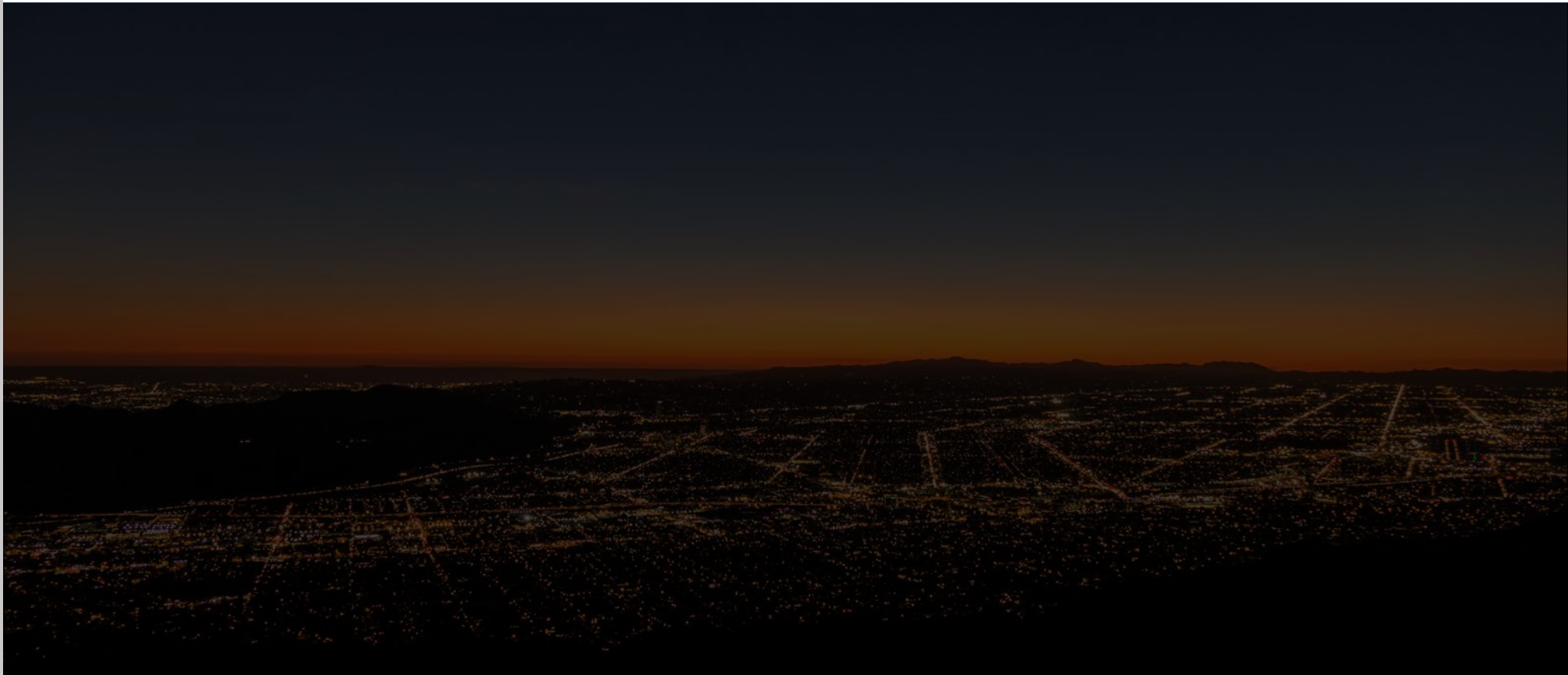
REVISI



FOR PREV. ASSMT. SEE: 182-18 & 40

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

LOCATION OVERVIEW



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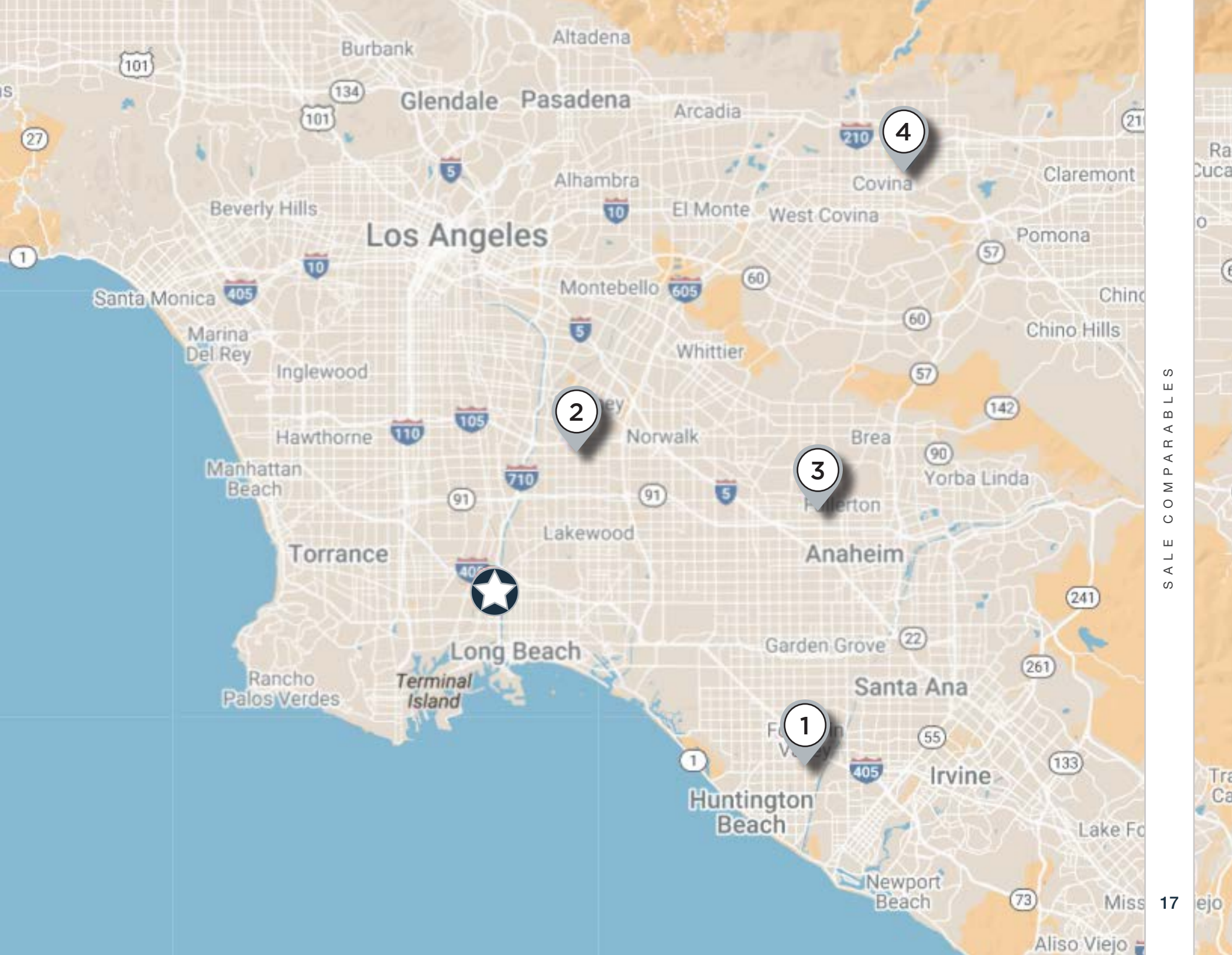
# SALE COMPARABLES

**1960 SANTA FE AVE**  
LONG BEACH, CA 90810

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## SALE COMPARABLES – SUMMARY

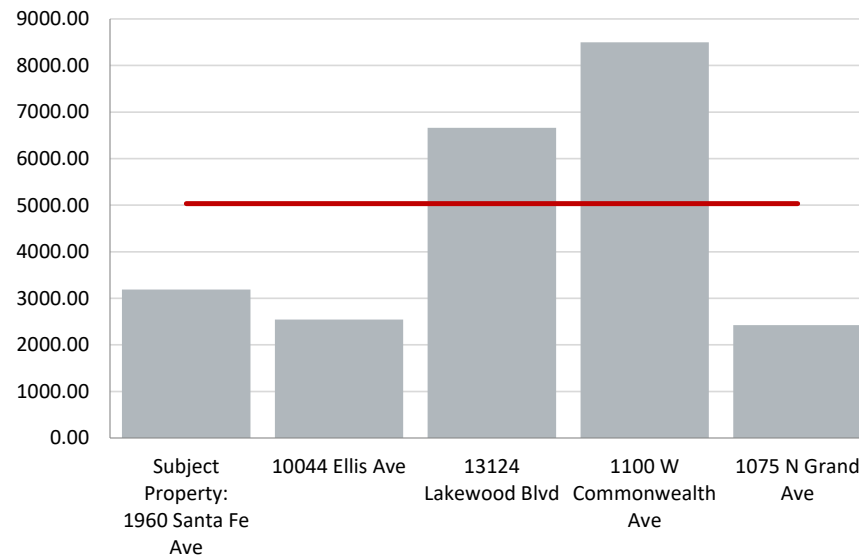
		PROPERTY ADDRESS	SALE PRICE	YEAR BUILT	RENTABLE SF	PRICE/SF	ZONING
		<b>Subject Property:</b> <b>1960 Santa Fe Ave</b> <b>Long Beach, CA 90810</b>	<b>\$1,675,000</b>	<b>1945/2021</b>	<b>3,188</b>	<b>\$525.41</b>	<b>LBCCA</b>
1		10044 Ellis Ave Fountain Valley, CA 92708	\$2,300,000	1968	2,544	\$904.09	C1
2		13124 Lakewood Blvd Bellflower, CA 90706	\$6,915,454	2024	6,660	\$1,038.36	BFCG
3		1100 W Commonwealth Ave Alhambra, CA 91803	\$3,453,000	1986	8,500	\$406.24	CPD
4		1075 N Grand Ave Covina, CA 91724	\$1,306,179	1956	2,424	\$422.71	CVC2-C4
				<b>AVG</b>	<b>5,032</b>	<b>\$692.85</b>	



# SALE COMPARABLES

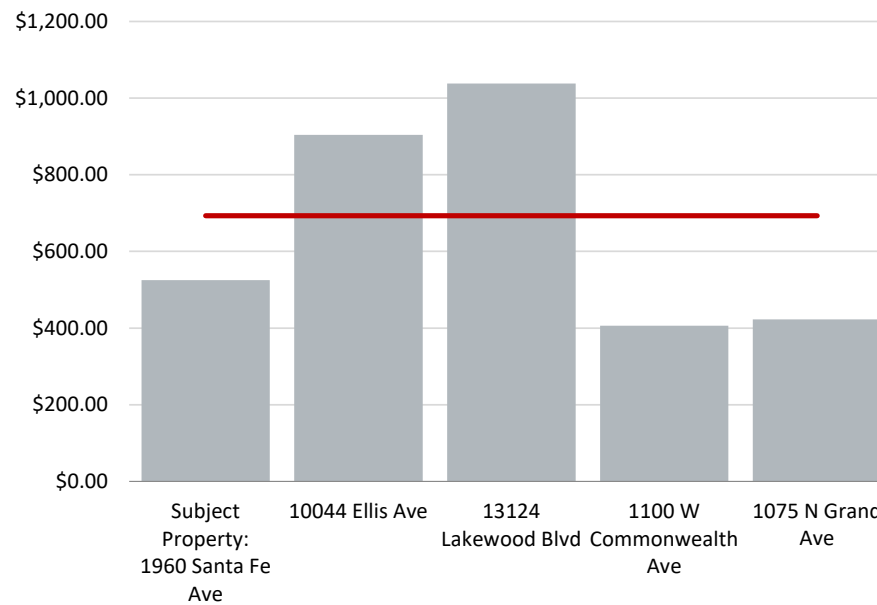
AVERAGE RENTABLE SQUARE FEET

AVG. 5,032



AVERAGE PRICE PER SQUARE FOOT

AVG. \$692.85







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An aerial photograph of a city, likely Long Beach, California, showing a dense residential area with many houses and trees. In the background, there are rolling hills or mountains under a clear sky. The image is used as a background for the report cover.

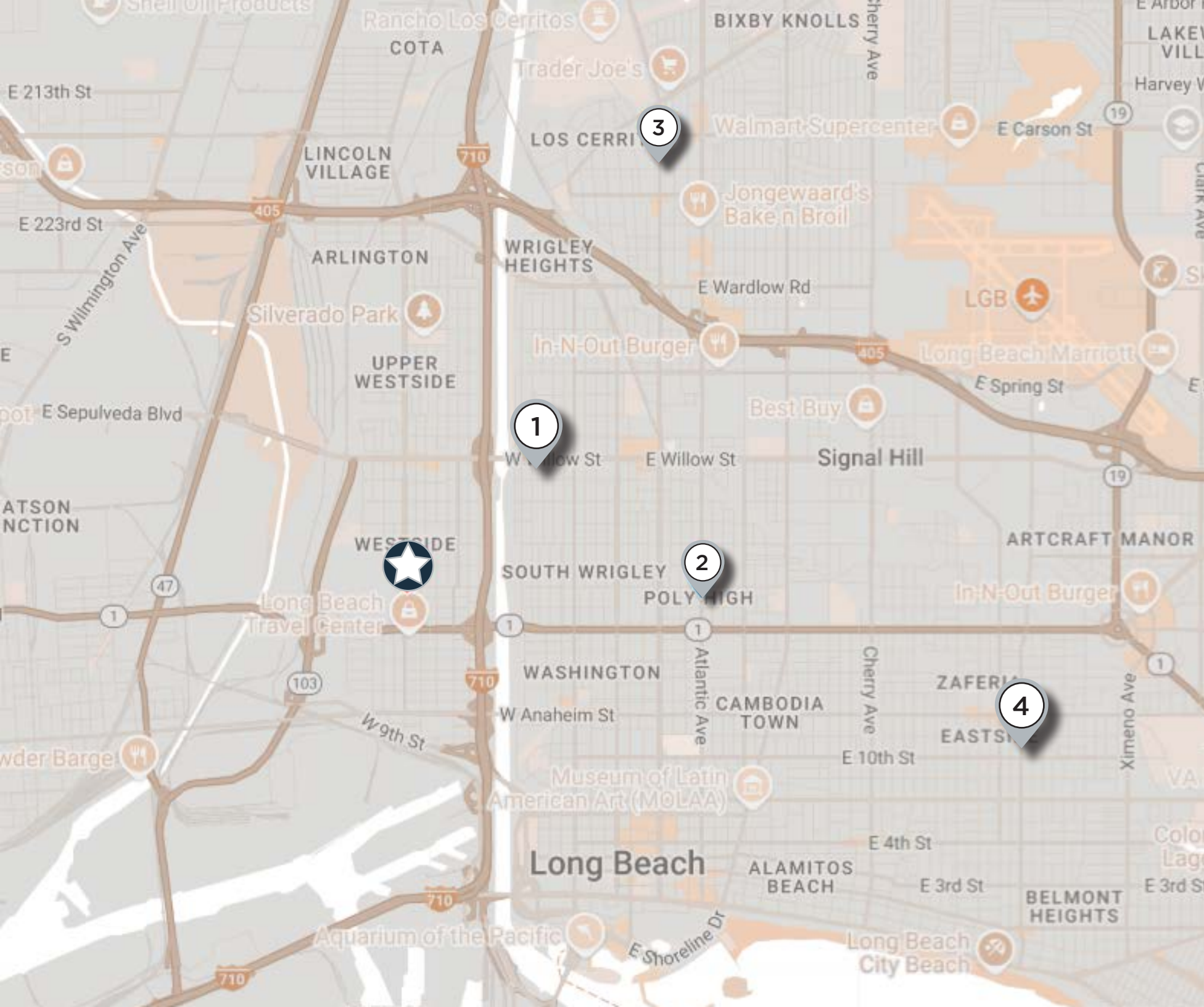
# LEASE COMPARABLES

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## LEASE COMPARABLES – SUMMARY

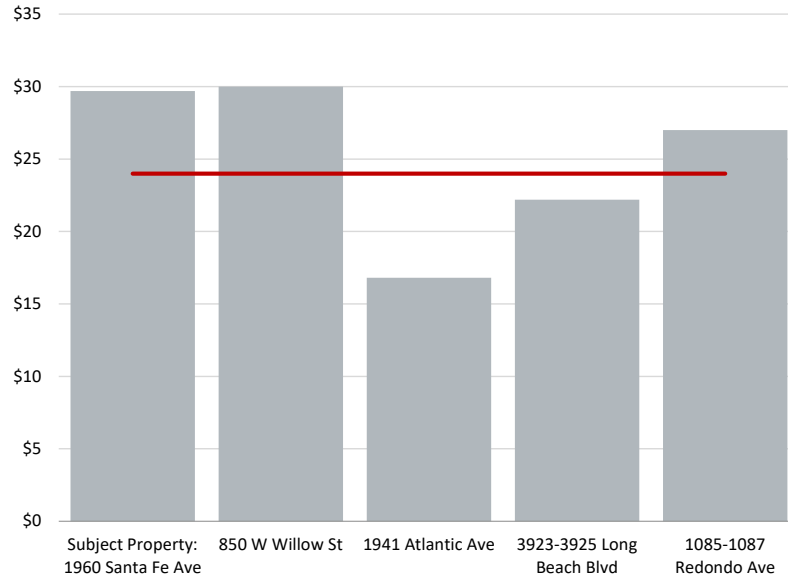
	PROPERTY NAME		UNIT TYPE	YEAR BUILT	ASKING RENT/ MONTH	UNIT SIZE (SF)	RENT/SF	RENT/SF/ YEAR
	<b>Subject Property:</b> <b>1960 Santa Fe Ave</b>	<b>Long Beach, CA 90806</b>	<b>Retail</b>	<b>1945/2021</b>	<b>\$7,890</b>	<b>3,188</b>	<b>\$2.47</b>	<b>\$29.70</b>
<b>1</b>	850 W Willow St	Long Beach, CA 90806	Retail	1961	\$7,795	3,118	\$2.50	\$30.00
<b>2</b>	1941 Atlantic Ave	Long Beach, CA 90806	Retail	1953	\$3,668	2,620	\$1.40	\$16.80
<b>3</b>	3923-3925 Long Beach Blvd	Long Beach, CA 90807	Retail	1946	\$3,700	2,000	\$1.85	\$22.20
<b>4</b>	1085-1087 Redondo Ave	Long Beach, CA 90804	Retail	1975	\$5,180	2,303	\$2.25	\$27.00
				<b>AVG.</b>	<b>\$5,086</b>	<b>2,510</b>	<b>\$2.00</b>	<b>\$24.00</b>



# LEASE COMPARABLES

AVERAGE RENT/SF/YEAR

AVG. \$24.00



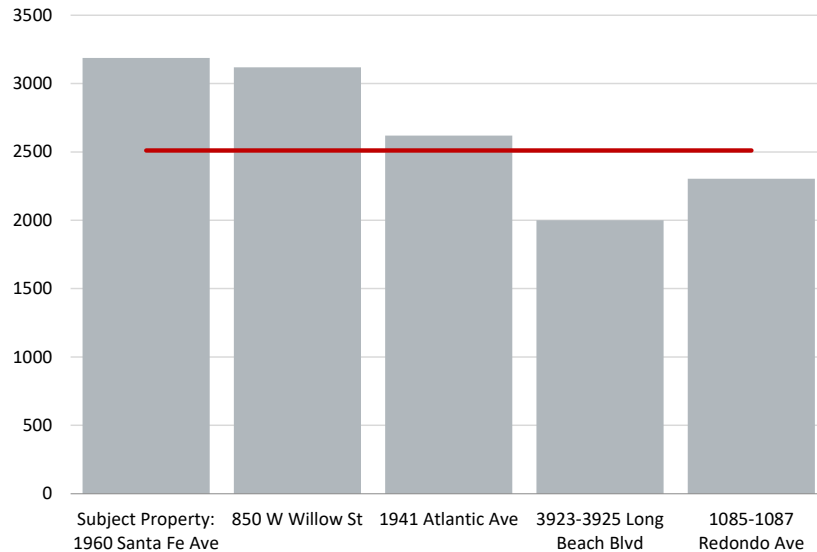
AVERAGE RENT PER UNIT

AVG. \$5,086



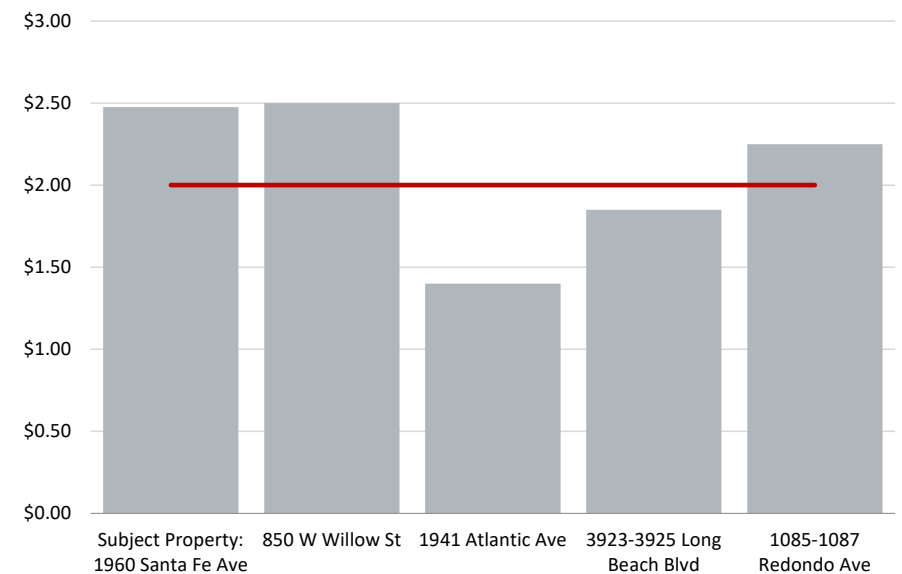
AVERAGE UNIT SIZE (SF)

AVG. 2,510



AVERAGE RENT PER SQUARE FOOT

AVG. \$2.00







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# FINANCIAL OVERVIEW

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# RENT ROLL

NO. OF UNITS	UNIT TYPE	TENANT	AVG UNIT SF	CURRENT RENT	RENT/SF	RENT/SF/YEAR
1	Retail	7-Eleven	3,188	\$7,890	\$2.47	\$29.70
0	TOTAL	VACANT		\$0		
1	TOTAL	OCCUPIED		\$7,890		
1	TOTAL		3,188	\$7,890	\$2.47	\$29.70

# INCOME & EXPENSES

INCOME	CURRENT	PER SF
GROSS POTENTIAL RENT	\$94,680	\$29.70
Other Income		
Total Other Income	\$0	\$0.00
GROSS POTENTIAL INCOME	\$94,680	\$29.70

EXPENSES		
Real Estate Taxes	\$0	\$0.00
Insurance	\$0	\$0.00
Repair & Maintenance	\$0	\$0.00
TOTAL EXPENSES	\$0	\$0.00
Expenses per SF	\$0.00	
% of GPI	0.0%	
NET OPERATING INCOME	\$94,680	\$29.70

# FINANCIAL OVERVIEW

## LOCATION

1960 Santa Fe Ave  
Long Beach, CA 90806

Price	\$1,675,000
Gross Square Feet	3,188
Price/SF	\$525.41
CAP Rate - Current	5.65%
GRM - Current	17.69
Year Built	1945/2021
Lot Size	9,287 SF
Type of Ownership	Fee Simple

## ANNUALIZED OPERATING DATA

Income	Current
Gross Potential Rent	\$94,680
Other Income	\$0
Gross Potential Income	\$94,680
Less: Expenses	\$0
Net Operating Income	\$94,680
Total Return	5.7% \$94,680

## EXPENSES

Real Estate Taxes	\$0
Insurance	\$0
Repair & Maintenance	\$0
Total Expenses	\$0
Expenses/SF	\$0.00
% of GPI	0.00%



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