

1900-1934 Atlantic Ave.



Offering Summary



FOR ADDITIONAL INFORMATION
PLEASE CONTACT

Coldwell Banker Commercial
BLAIR WESTMAC

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President & Principal
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Senior Vice President
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1900-1934 Atlantic Ave. Disclosure & Confidentiality Agreement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. Images contained within are computer generated renderings of the proposed property improvements and do not constitute the final appearance of the land, building, and other improvements currently under construction. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Coldwell Banker Commercial BLAIR WESTMAC (CBCBW). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner, CBCBW, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, CBCBW. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBCBW.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBCBW.

The information contained in this document has been obtained from sources believed reliable. While CBCBW does not doubt its accuracy, CBCBW has not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Offering Summary

Property Summary

Address:	1900-1934 Atlantic Ave., Long Beach, CA 90806
Price:	Undisclosed
Building SF:	11,518
Lot SF:	30,000
APN:	7210-009-902, -905
Year Built:	2004
Parking:	28
Zoning:	LBPD25
- Large Rental Upside Potential	- Busy Atlantic Ave. Corridor
- Newly Constructed Bank on 1st Flr.	- Close to St. Mary's Medical & LB Memorial
- 2nd Floor Served by Elevator	

This property provides an excellent opportunity to own an office investment that can serve as either owner/user space or as an investment with an enormous potential for an increase in rents. Located on Atlantic Avenue just north of busy Pacific Coast Highway, this property is highly accessible and well parked for many businesses.

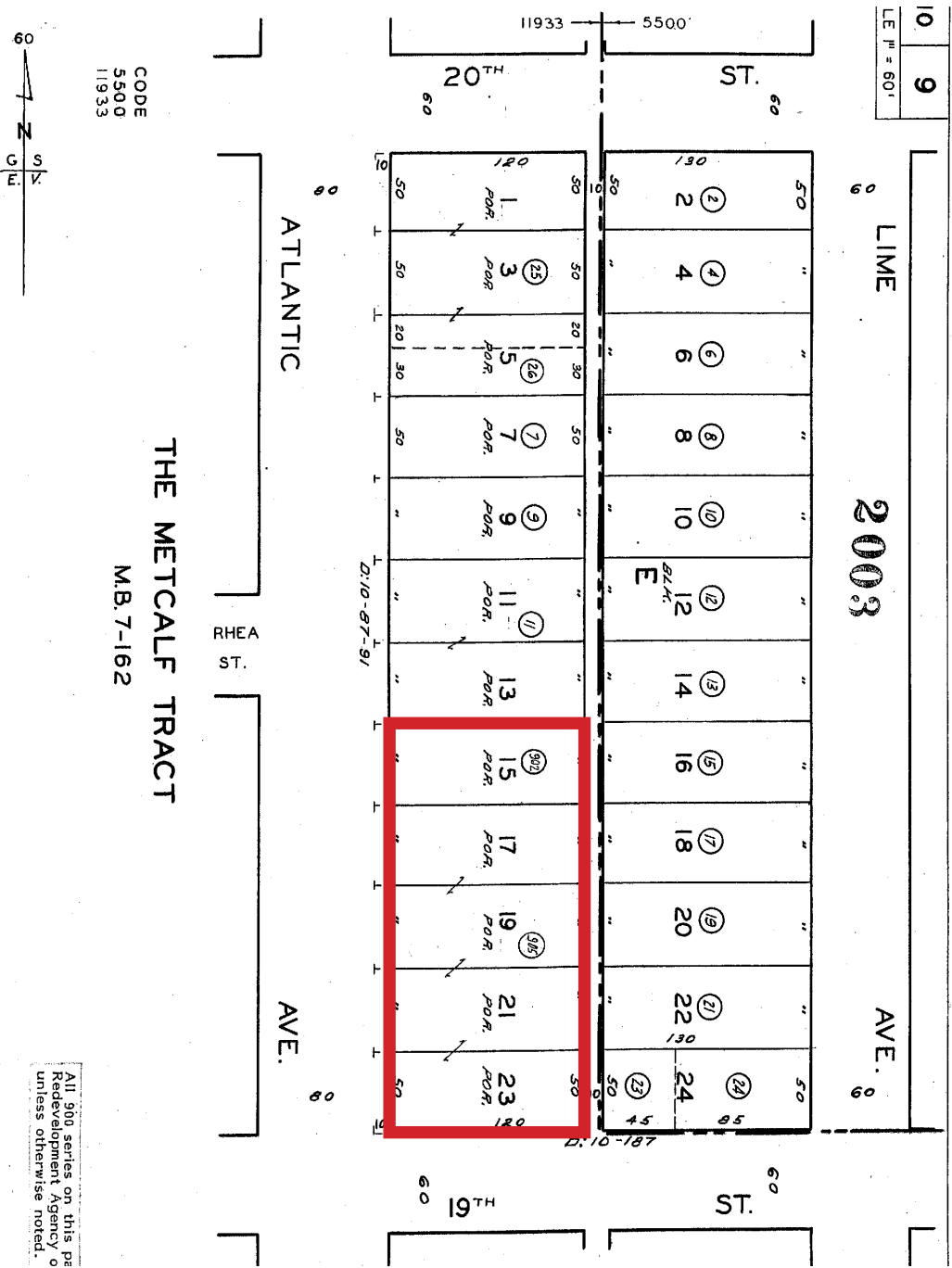
Tenant Summary

Floor	Tenant	Annual Rent	Lease Exp/Option
-1st Floor	Union Bank of CA	\$44,894.16	12/1/2018 - FMV Option
-2nd Floor	Various Tenants	\$0	All Month-To-Month



Parcel Map

1900-1934 Atlantic Ave. | Site Map



CODE
5500
11933



FOR PREV. ASSMNT. SEER:
7210 - 9

THE METCALF TRACT
M.B. 7-162

All 900 series on this page
Redevelopment Agency or
unless otherwise noted.



Atlantic Avenue

East 19th Street

