



A RARE OPPORTUNITY TO PURCHASE A COASTAL RETAIL CENTER WITH SIGNIFICANT UPSIDE

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413



THE OPPORTUNITY

JLL, as an exclusive advisor is pleased to present the opportunity to acquire Marina Center (the “Property”), a 32,757 SF shopping center located on Pacific Coast Highway in Long Beach, California. Currently 90.84% leased to a diverse mix of daily needs and internet resistant retailers, the center provides in-place cash flow with significant NOI growth via lease-up and mark to market of the existing below-market rents all within a highly sought after coastal submarket.

PROPERTY OVERVIEW

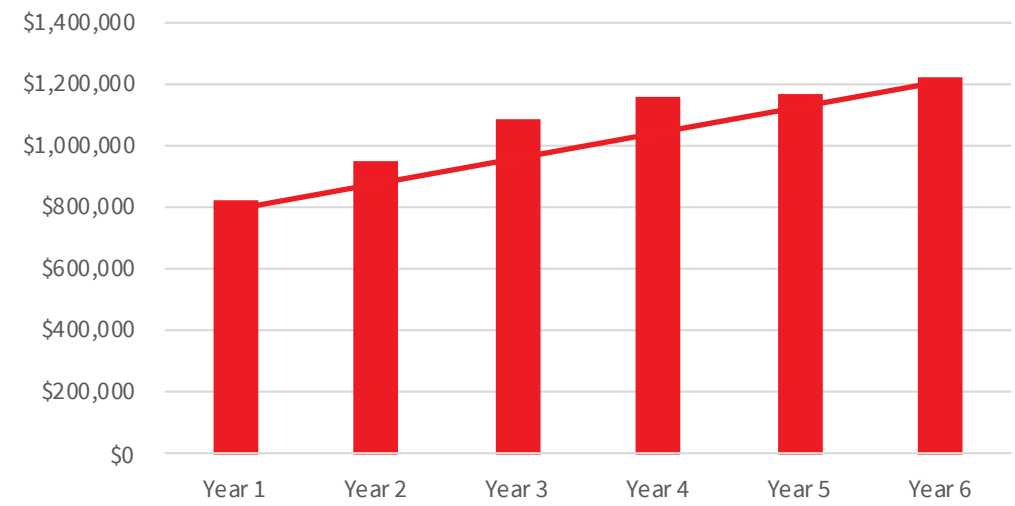
ADDRESS:	6200 – 6252 Pacific Coast Highway Long Beach, CA 90803
RENTABLE BUILDING AREA:	32,757 SF
PERCENT LEASED:	90.84%
YEAR BUILT / RENOVATED:	1989
ACRES:	2.02
YEAR 1 NOI:	\$819,744
PARKING:	136 Spaces (4.12 : 1,000 SF)

SIGNIFICANT MARK TO MARKET OPPORTUNITY

Marina Center offers a unique opportunity to change the tenant mix and mark to market existing tenancy. Currently, 11 of the 17 tenants are on month-to-month leases paying an average rent of \$30/SF/Year. Achievable market rents exceed \$36/SF/Year, providing investors the opportunity to significantly improve cash flow.

Strong NOI Growth with the opportunity to grow income **\$440,000** (over **56%**) in the first **6 years**

NOI Growth



GENERATIONAL OPPORTUNITY TO OWN A CORE COASTAL ASSET

The Center is situated in an ideal location along Pacific Coast Highway in Long Beach. Investment properties rarely trade in this area, presenting a unique opportunity to acquire a trophy asset that has not traded since 1999.

HIGHLY AFFLUENT TRADE AREA WITH EXCELLENT TOURISM DRAW

The Belmont Shores/Naples Island submarket is one of the most affluent communities in Southern California with average household incomes exceeding \$134,000 within a 1-mile radius and median housing values in excess of \$1,038,000. In addition, Marina Center benefits from not only the local population but also the ±6 million people that visit Long Beach annually.

HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

Marina Center is located along one of the most prominent and well-traveled regions in Long Beach along Pacific Coast Highway (over 43,000 cars per day).

ROARING SUBURBAN DAYTIME POPULATION

Marina Center is located within a prime residential node, with total residents exceeding 17,000 within a 1-mile radius. The long-term trend of working from home paired with the strong daytime population in the area provides Marina Center with a broadened customer base that will increase tenant sales.



\$156,427

AVERAGE
HOUSEHOLD INCOME
(1 MILE RADIUS)



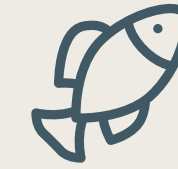
\$1,032,952

AVERAGE
HOUSING VALUE
(1 MILE RADIUS)



6 MILLION

ANNUAL VISITORS TO
LONG BEACH



4th

MOST VISITED
AQUARIUM IN THE
UNITED STATES



11

MILES OF
COASTLINE IN
LONG BEACH



LONG BEACH IS INFORMALLY
KNOWN AS

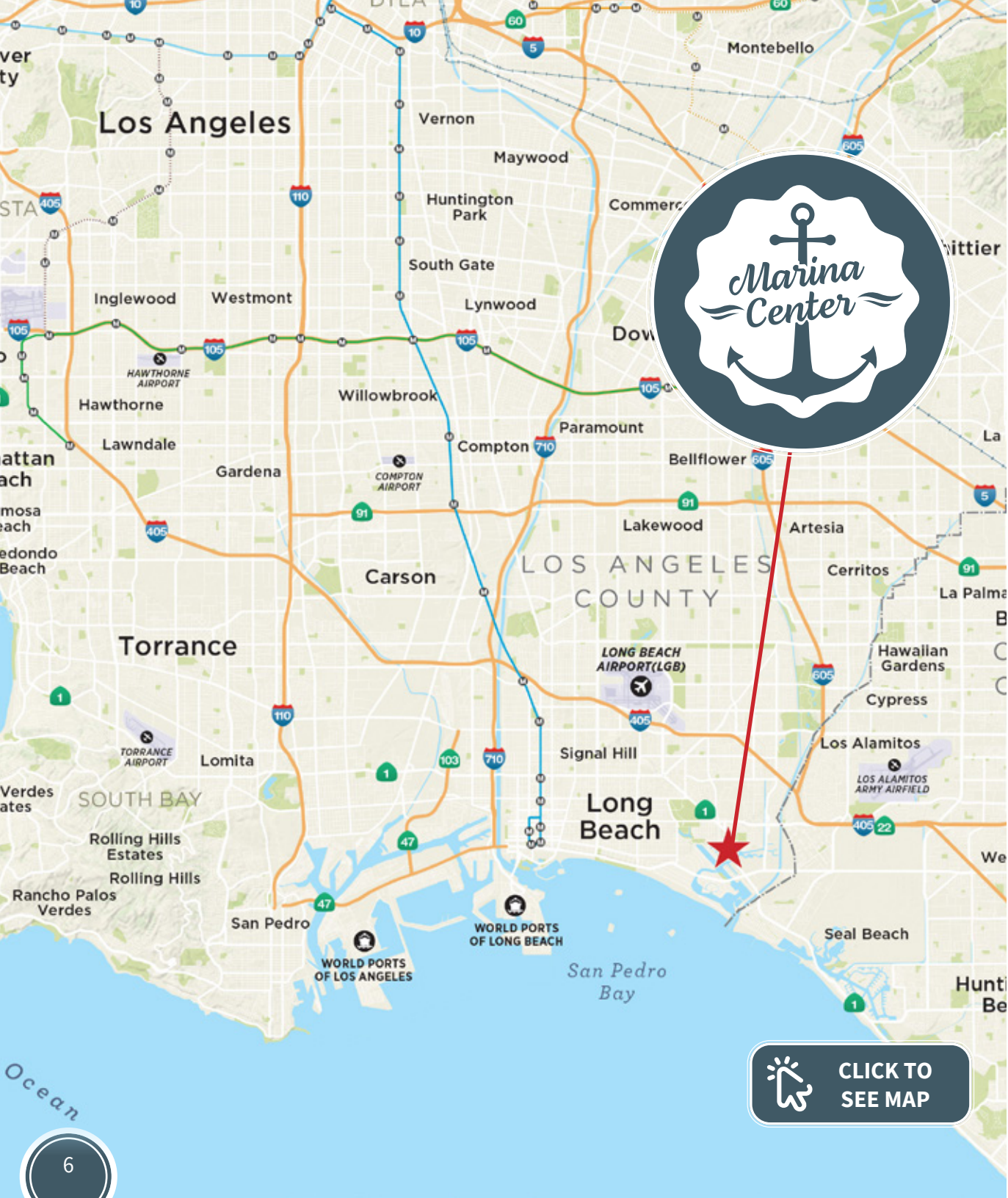
***The Aquatic
Capital Of America***

OPPORTUNITY TO ACQUIRE 32,757 SF AT AN ATTRACTIVE BASIS

Marina Center is being offered below its estimated replacement cost with strong in-place cash flow, offering investors embedded value and downside protection.

DELIVERED FREE AND CLEAR

The Property will be delivered free and clear of any existing financing allowing investors to take advantage of the low interest rate environment and optimize their leverage level.



 [CLICK TO SEE MAP](#)

LONG BEACH MARKETPLACE
BevMo!
 néktør
 JUICE BAR
TRADER JOE'S

2ND & PCH
 ATHLETA
 lululemon
 WHOLE FOODS MARKET
 PELOTON

Gelson's
 CVS
 pharmacy

MARINA PACIFICA SHOPPING CENTER
 Ralphs
 ULTA
 NORDSTROM rack
 BUFFALO WILD WINGS



DRIVE TIMES

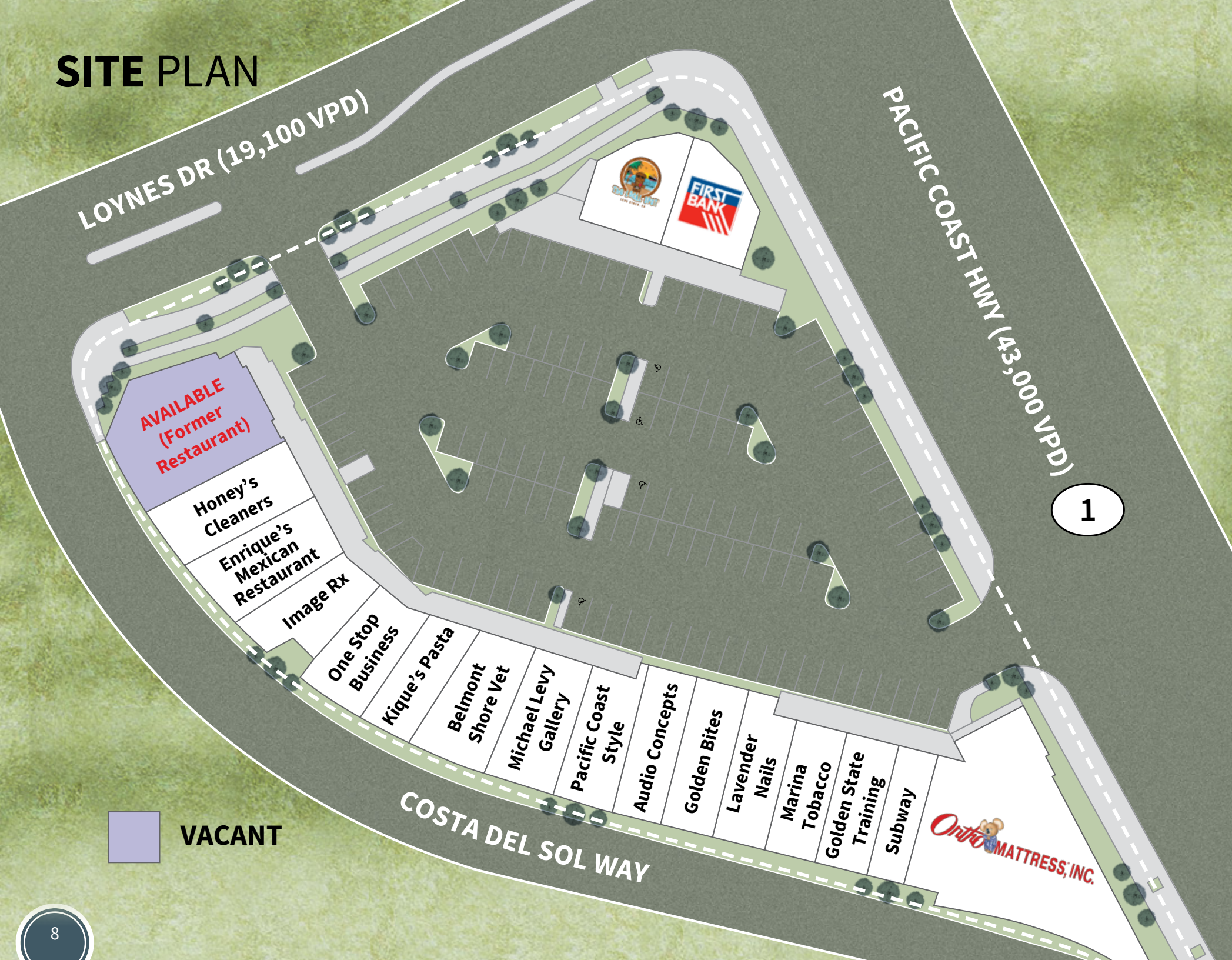
DESTINATION	DISTANCE	DRIVE TIME
CAL STATE LONG BEACH	0.9 mi.	3 min.
LONG BEACH AIRPORT	4.3 mi.	12 min.
DOWNTOWN LONG BEACH	5.0 mi.	16 min.
PORT OF LONG BEACH	9.1 mi.	23 min.
DOWNTOWN LOS ANGELES	26.1 mi.	33 min.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
AVERAGE HOUSEHOLD INCOME	\$174,223	\$126,744	\$116,011
TOTAL POPULATION 2020 EST.	17,124	157,661	401,625
TOTAL POPULATION 2025 EST.	17,103	158,324	406,422
PROJECTED POPULATION GROWTH	-0.02%	0.08%	0.24%



SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF	LEASE EXP.
6200	First Bank	2,700	May-25
6200B	The Local Spot	775	Apr-25
6206	Honey's Cleaners	1,875	Oct-23
6210	Enrique's Mexican Restaurant	1,831	MTM
6214	Image Rx	1,422	MTM
6216	One Stop Business	1,130	MTM
6218	Kique's Pasta	800	MTM
6220	Belmont Shore Veterinary Hospital, Inc.	3,450	Mar-22
6226	Michael Levy Gallery	2,200	Apr-21
6232	Pacific Coast Style	1,850	MTM
6236	Audio Concepts	1,800	MTM
6240	Golden Bites, Inc.	858	Apr-24
6242	Lavender Nails	1,050	MTM
6244	Marina Tobacco	840	MTM
6246	Golden State Tanning	1,200	MTM
6250	Subway	1,200	MTM
6252	Ortho Mattress, Inc. *	4,776	Jul-24
6204	AVAILABLE	3,000	-
TOTAL SF		32,757 SF	

* Tenant has an opt-out clause July 31, 2021

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