



636  
LOCUST

Long Beach Blvd

E 7th St

E 6th St

Pacific Ave

**A Fully-Entitled Multi-housing Offering  
within a Qualified Opportunity Zone in  
DT Long Beach**



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

# Offering Overview

JLL, as exclusive advisor, is pleased to present 636 Locust (the “Site” and the “Project”), a fully entitled 7-story multi-family development opportunity consisting of 108 units and 1.2K of retail space on the southwest corner of 7th street and Locust Avenue. The Site is located within a Qualified Opportunity Zone providing tremendous tax incentives for investors. The Project is 100% market rate and will create a prominent community offering a diverse unit mix that will contribute to the energy and atmosphere of Downtown Long Beach’s revitalization.

Positioned in the heart of Downtown Long Beach, the Site will benefit from convenient access to local retail, an abundance of employment centers, and award-winning education. The Site’s 7th street location offers excellent commutability to surrounding freeways and fast access to the South Bay, Downtown Los Angeles, and Orange County. The recent ±\$3.0 billion in public and private investments into Long Beach has created strong tailwinds for creative office, retail, and multi-housing fundamentals, which positions 636 Locust Ave. to capitalize on the rapidly growing demands of the underserved rental market.



# Investment Highlights



Fully Entitled Site



100% Market Rate Project



Irreplaceable California Beach Adjacent Location



Within a Qualified Opportunity Zone



Resilient Location Fuels Continued Multi-Housing Demand



Excellent commutability to the South Bay, Downtown Los Angeles, and Orange County



Access To Diverse Employment Centers



DTLB's Full-Scale Transformation Poised for Ongoing Economic Growth and Demand



Short four-minute walk to the 5th Street Station of Metro A Line (Blue) with direct access to both Downtown Long Beach and Downtown Los Angeles



# Site Information



**ADDRESS:**

636 Locust Ave.  
Long Beach, CA 90802



**LOT SIZE:**

22,500 (0.52 acres)



**APN:**

7273-026-004



**ZONING:**

PD-30 Downtown Long Beach  
Specific Plan



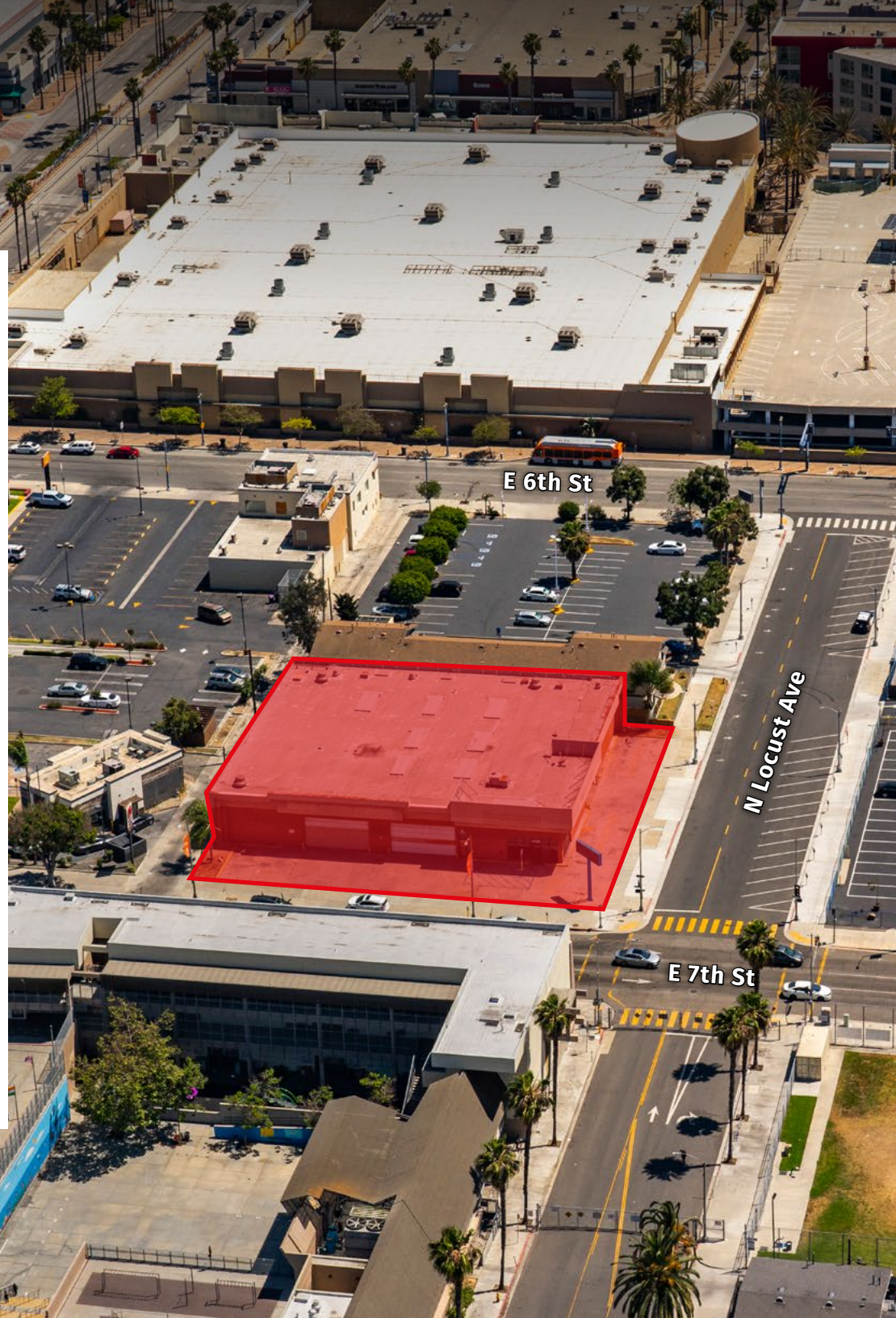
**FAR:**

7.7:1



**WALK SCORE:**

96 (Walker's Paradise)



# Proposed Development Overview

The project aims to create a superior housing community offering a generous amount and wide variety of 1-bedroom, 2-bedroom & 3-bedroom apartments meant to contribute to the energy and atmosphere of a growing downtown revitalization in Long Beach. The project will be 100% market rate.

Double-height retail and amenity spaces line 7th street where 15' tall window frontage creates a visual connection and interaction between interior social spaces and exterior public sidewalks. Amenities on the ground floor include a Fitness area, Lounge, Bike Storage and a Community Room. Two levels of residential flats line Locust Avenue where sidewalk entries on the ground units engage with pedestrian activity along the street. The parking is tucked back into the south and eastern corners, along the public alley and existing 2-story residential building. A pool on the podium deck as well as barbeque grills and seating areas will allow for residents to enjoy these common open spaces at their leisure. A rooftop open-to-sky amenity deck will offer unparalleled views out towards the ocean and over Downtown Long Beach.

## DEVELOPMENT INFO

<b>BUILDING AREA:</b>	105,256 SF
<b>RENTABLE AREA:</b>	79,374 SF
<b>RETAIL AREA:</b>	1,188 SF
<b>COMMON OPEN SPACE:</b>	5,650 SF
<b>LEVELS / STORIES:</b>	7-Story
<b>BELOW GRADE GARAGE:</b>	2 Levels
<b>BUILDING HEIGHT:</b>	98 Feet
<b>PARKING SPACES:</b>	135 Spaces
<b>BICYCLE STALLS:</b>	32 Stalls

## UNIT MIX

<b>ONE-BEDROOM:</b>	77
<b>ONE-BEDROOM + DEN:</b>	11
<b>TWO-BEDROOM:</b>	17
<b>THREE-BEDROOM:</b>	3
<b>TOTAL:</b>	<b>108</b>



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