



EUCLID APARTMENTS

27 UNITS | LONG BEACH, CA

206 Euclid Avenue, Long Beach, CA 90803



THE
MOGHAREBIGROUP
MULTIFAMILY INVESTMENT ADVISORY



LIBERTY
REAL ESTATE
SERVICES, INC.



THE
MOGHAREBI
GROUP



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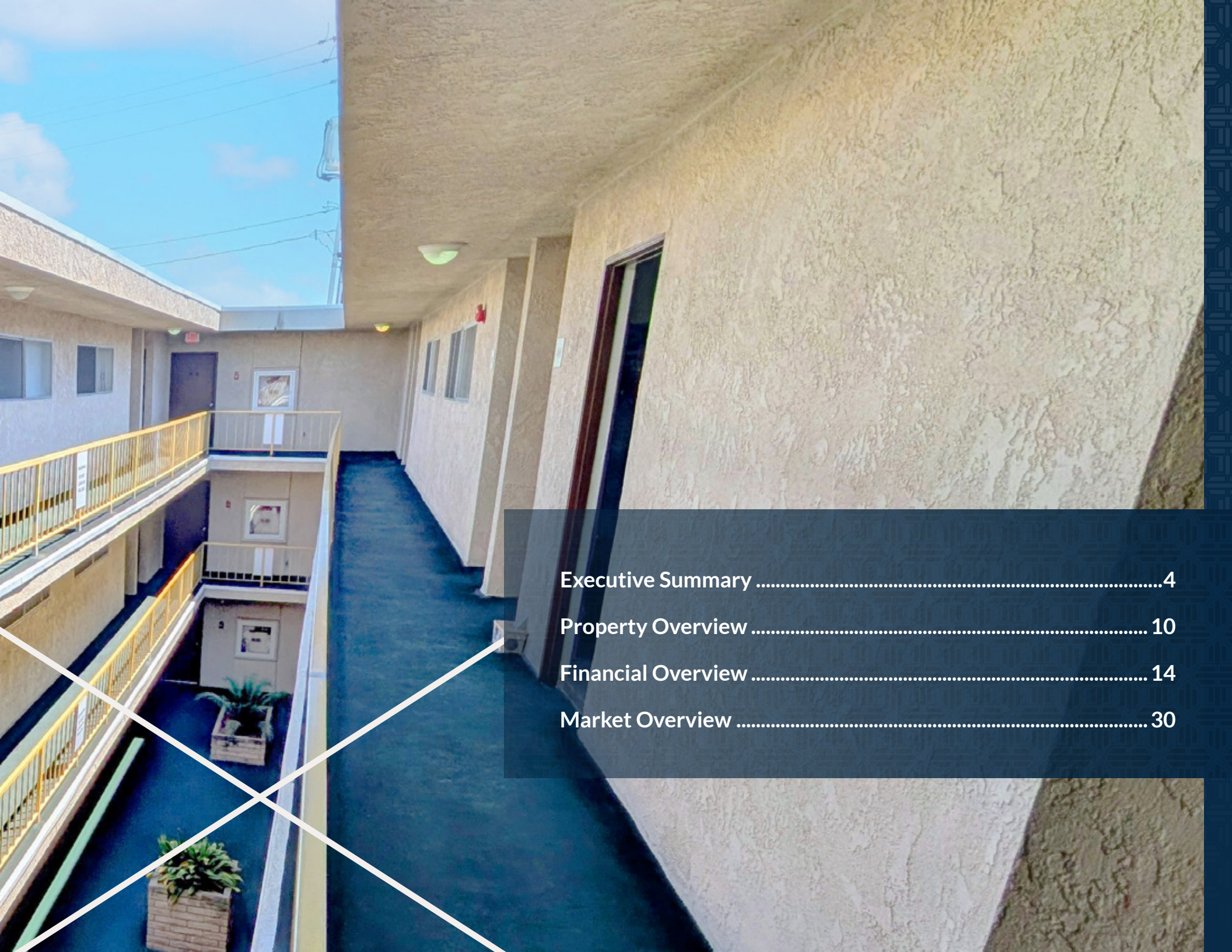
Orange County

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Costa Mesa, CA 92626

(909) 235-7888





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EXECUTIVE SUMMARY



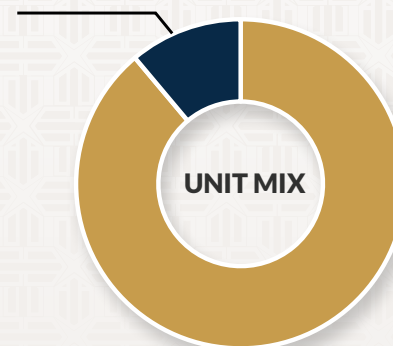
THE OFFERING

Euclid Apartments is a well-located coastal multifamily asset in Long Beach's Belmont Heights/Bluff Park area, minutes to beaches and Belmont Shore's 2nd Street which offers everyday walkability and seamless regional access. Immediate connectivity to PCH/1 with quick links to the 405/605/710, the Metro A Line via Downtown Long Beach, and Long Beach Airport expands the renter demand.

The community features an efficient unit mix anchored by 1BR/1BA homes (88.89%), complemented by 2BR/2BA (11.11%). Apartments draws steady demand from a diversified employment base within minutes, including the Port of Long Beach, MemorialCare/VA medical campuses, California State University, Long Beach, Long Beach City College, and Long Beach Airport, with additional regional employers across the South Bay and North Orange County. This concentration of healthcare, education, logistics, civic, and hospitality jobs underpins durable occupancy.

Compelling value-add upside remains. A targeted program of interior renovations and operational improvements—paired with partial recovery of current loss-to-lease and expansion of ancillary income (e.g., storage) positions the asset for near-term NOI growth. In a supply-constrained coastal submarket, Euclid Apartments offers investors a favorable blend of location and many demand drivers.

2 Bed | 2 Bath
3 Units | 11.1%
± 1,300 Avg. SF



1 Bed | 1 Bath
24 Units | 88.89%
± 750 Avg. SF

INVESTMENT HIGHLIGHTS



ATTRACTIVE UNIT MIX

Euclid Apartments' unit mix comprises of 1 bed / 1 baths (88.89%) with the balance being 2BR/2BA (11.11%).



VALUE-ADD UPSIDE POTENTIAL

Euclid Apartments offers an opportunity to increase income through interior renovations and operational improvements, and capitalizing on current loss-to-lease



SOLID OCCUPANCY WITH IMMEDIATE UPSIDE

Euclid Apartments provides the right investor an opportunity to realize immediate upside by enhancing yield in the near-term with the partial recovery of existing loss-to-lease.



CLOSE PROXIMITY TO JOBS

Minutes to the Port of Long Beach, MemorialCare/VA hospitals, Cal State University, Long Beach, Long Beach City College and Long Beach Airport providing many jobs to those in the area.



OUTSTANDING VISIBILITY AND EASY ACCESS TO FREEWAYS

Located in Belmont Heights just off PCH/1 with quick connections to 405/605/710, giving residents fast, predictable access across Long Beach, South Bay, and North Orange County. Downtown Long Beach's Metro A Line provides rail to DTLA, while Long Beach Airport enables easy regional travel.





PMA
Property Management
1234 Main St
Suite 100
City, State 12345
(555) 123-4567

RENTAL
1234 Main St
Unit 101
Call: (555) 123-4567

WARNING
No parking in this zone
违者拖走
(555) 123-4567

UNPARALLELED LOCATION

Euclid Apartments benefits from a prime Belmont Heights/Bluff Park address just off 1st Street, placing residents' minutes from Belmont Shore's 2nd Street dining-and-retail corridor, delivering daily conveniences, recreation, and entertainment in a single coastal hub. Immediate connectivity to PCH/1 and the 405/605/710, plus Downtown LB's Metro A Line and Long Beach Airport, further enhances commuter ease and regional access.

The property draws steady demand from a diversified employment base within minutes, including the Port of Long Beach, MemorialCare Long Beach Medical Center, and California State University, Long Beach, supported by major employers such as Disneyland, USC, Raytheon, Knott's Berry Farm, Boeing, Northrop Grumman, SpaceX, Honeywell, LAX, and Long Beach Airport. Top-performing schools and higher ed nearby include Lowell Elementary (± 1.1 miles), CSULB (± 2.8 miles), and Long Beach City College (± 5.5 miles).

Top Performing Schools

Lowell
Elementary School

~1.0
Miles

Cal State University
Long Beach

~3.2
Miles

Long Beach
City College

~5.6
Miles

Within 1-Mile of Euclid Apartments



1.84
Average
Household Size



\$1,237,146
Median
Home Value



40.5
Median
Age



\$107,683
Median
Household Income

Major Local Employers



long beach
airport



Port of
LONG BEACH
THE PORT OF CHOICE



Commute Times:

<5 Minutes
Belmont Shores

10 Minutes
California State University, Long Beach

15 Minutes
Port of Long Beach

20 Minutes
Long Beach Airport

25 Minutes
Disneyland Park

30 Minutes
University of California, Irvine

45 Minutes
LAX Airport

1 Hour
Laguna Beach

$\pm 1.18M$ Jobs
Within 30-Minute Commute

$\pm 3.42M$ Jobs
Within 45-Minute Commute

Port of Long Beach

6.9 Miles / 17 Mins
(West)



San Pedro

9.5 Miles / 20 Mins
(West)



Downtown Long Beach

2.7 Miles / 10 Mins
(West)



Long Beach Convntion Center

2.7 Miles / 10 Mins
(West)



The Pike Outlets

6.9 Miles / 11 Mins
(West)



**EUCLID
APARTMENTS**



PROPERTY OVERVIEW

THE **EUCLID**
SPACIOUS APARTMENT HOMES

1 AND 2 BEDROOMS
562-434-8400

THE PROPERTY

Euclid Apartments is a coastal infill community in Long Beach's Belmont Heights/Bluff Park, steps from beaches and minutes to Belmont Shore's 2nd Street, an active 14-block corridor with 150+ businesses. Residents enjoy quick access to local lifestyle nodes including Retro Row (4th Street), Bluff Park and the shoreline path, plus nearby outdoor assets such as Colorado Lagoon (undergoing a multi-phase restoration with a new open-channel connection to Marine Stadium). Regional connectivity is straightforward via PCH/1 and the 405/605/710, with Long Beach Airport close by.

The community offers an efficient unit mix anchored by 1BR/1BA homes (88.89%), complemented by 2BR/2BA (11.11%). Euclid Apartments draws year-round demand from major employment and education anchors within a short drive, including the Port of Long Beach MemorialCare Long Beach Medical Center, the Tibor Rubin VA Medical Center, California State University, Long Beach, and Long Beach City College.

Unit Mix

	Count	% of Mix	Avg. SF	Total SF
1 Bed / 1 Bath	24	88.9%	±750	±18,000
2 Bed / 2 Bath	3	11.1%	±1,300	±3,900
Total/Average	27	100%	±811	±21,150

APARTMENT AMENITIES

Kitchen

- Refrigerator
- Dishwasher
- Stove
- Disposal
- Hood



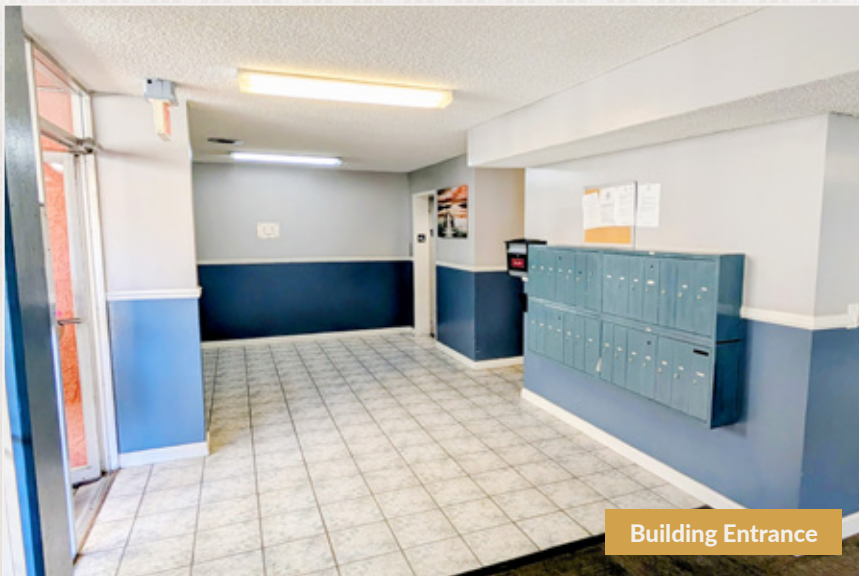
Unit

- Ceiling Fan
- Electronic Thermostat
- Extra Storage
- Large Closets
- Patio/Balcony
- Window Coverings



Common Area

- Courtyard
- Covered Parking
- Laundry Facilities
- Controlled Access / Gated
- Elevator



A photograph of a multi-story apartment building. The building has a light-colored stucco upper section and a red brick lower section. It features multiple balconies with metal railings. A white diagonal line runs from the top left towards the bottom right, partially obscuring the building. In the foreground, there is a sidewalk, some landscaping with green bushes, and a red brick wall. A sign with the word "EUCLID" is visible on the left. The sky is clear and blue.

FINANCIAL OVERVIEW

INVESTMENT SUMMARY

Market Pricing

Price	\$8,350,000
Pice / Unit	\$309,259
Price / SqFt	\$381
AVG In-Place Rent	\$1,964
AVG In-Place Rent / SqFt	\$2.42
AVG Asking Rent	\$2,177
AVG Asking Rent / SqFt	\$2.68
YR-1 Proforma Cap Rate	5.69%
Current / Proforma Cap Rate	4.39%
YR-1 Proforma Cash-on-Cash	4.49%
Current / Proforma Cash-on-Cash	1.81%
Year-1 GRM	11.63
Actual GRM	13.12

Property

Units	27
Rentable SF	21,900
Year Built	1970

Site Details

APN	7256-007-026
Lot Size	0.30 Acres
Density	93.1 Units / Acre
Parking Surface	Asphalt
Parking Spaces	27
Parking Ratio	1.00

Mechanical

HVAC	Electric Radiant Ceiling
Water Heater	Electric - Individual
Fire Protection	Fire Hose; Parking Area is Sprinklered
Plumbing	Mixed Galvanized and Copper

Construction

Number of Buildings	1
Number of Stories	3
Foundation	Concrete
Framing	Wood
Exterior	Stucco
Roof	Flat: 1-2 Years Old

Utilities

Electricity	Tenant - Individually Metered
Water	Landlord - Master Metered
Sewer	Landlord - Master Metered
Trash	Landlord - Master Metered

UNIT MIX

Units	Floor Plan	% of Mix	Estimated Square Feet	Current Asking Rent	Total Current Asking Rent	Asking Rent Proforma (Year-1)	Asking Rent Monthly Proforma (Year-1)
24	1 / 1.0	88.9%	750	\$2,120	\$50,880	\$2,300	\$55,200
3	2 / 2.0	11.1%	1,300	\$2,630	\$7,890	\$2,850	\$8,550
1*	0 / 1.0	3.7%	250	\$0	\$0	\$2,000	\$2,000
27			21,900		\$58,770		\$65,750

**Future ADU Unit*

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CASH FLOW

		Scenario-A	Scenario-B	Scenario-C
	Historic Rent (T6 Mar 2025)	Current In-Place (RR Aug 2025)	Current Proforma (RR Aug 2025)	TMG Proforma (Year-1)
INCOME				
Scheduled Gross Rent	\$574,486	\$705,240	\$705,240	\$789,000
Loss-to-Lease	0.0% \$0	9.8% (\$68,952)	9.8% (\$68,952)	9.0% (\$71,010)
Vacancy	0.0% \$0	3.7% (\$26,120)	3.0% (\$21,157)	3.0% (\$23,670)
Concessions	0.0% (\$123)	0.0% \$0	0.0% \$0	0.0% \$0
Employee Units	1.0% (\$5,820)	0.8% (\$5,820)	0.8% (\$5,820)	0.8% (\$6,315)
Effective Rental Income	\$568,543	\$604,348	\$609,311	\$688,005
Laundry Revenue Collected	\$4,348	\$4,348	\$4,348	\$4,714
Other Revenue Collected	\$11,999	\$11,999	\$11,999	\$50,562
Total Other Revenue	\$16,347	\$16,347	\$16,347	\$55,276
Effective Gross Income (EGI)	\$584,890	\$620,695	\$625,657	\$743,282
Total Expenses	\$199,877	\$287,586	\$259,220	\$268,215
Per Unit:	\$7,403	\$10,651	\$9,601	\$9,934
Per Square Foot:	\$9.13	\$13.13	\$11.84	\$12.25
Percent of EGI:	34.17%	46.33%	41.43%	36.09%
Net Operating Income (NOI)	\$385,013	\$333,109	\$366,438	\$475,067

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OTHER REVENUE ANALYSIS

Revenue Source	Annualized Actual Amount	Actual Monthly Amount	T6 Annualized Amount	T6 Monthly Amount	Adjusted Annual Amount	Adjusted Monthly Amount
Laundry Revenue Collected:	4,348	\$362	4,600	\$383	\$4,714	\$393
Other Revenue:						
Recovery from Deposits	-	-	-	-	5,877	490
Application Fees	566	47	660	55	713	59
Pet Rent	667	56	628	52	3,969	331
Late Charges	60	5	262	22	247	21
NSF Charges	60	5	70	6	66	6
Utility Reimbursement Revenue	-	-	-	-	15,390	1,283
Parking Revenue	10,646	887	10,892	908	24,300	2,025
OTHER REVENUE COLLECTED:	\$11,999	\$1,000	\$12,512	\$1,043	\$50,562	\$4,214
TOTAL OTHER REVENUE:	\$16,347	\$1,362	\$17,112	\$1,426	\$55,276	\$4,606

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OPERATING EXPENSE SUMMARY

EXPENDITURE	Historic Expenses			Current In-Place			Current Proforma			TMG Proforma Year-1		
	Per Unit	Per SqFt		Per Unit	Per SqFt		Per Unit	Per SqFt		Per Unit	Per SqFt	
Administrative	\$3,887	\$144	\$0.18	\$3,887	\$144	\$0.18	\$3,786	\$140	\$0.17	\$3,881	\$139	\$0.18
Professional Fees	13,887	514	0.63	13,887	514	0.63	1,800	67	0.08	1,845	66	0.08
Marketing & Advertising	407	15	0.02	407	15	0.02	3,880	144	0.18	3,977	142	0.18
Payroll Expenses	38,008	1,408	1.74	38,008	1,408	1.74	23,716	878	1.08	24,309	868	1.10
Utilities	25,477	944	1.16	25,477	944	1.16	25,477	944	1.16	26,114	933	1.18
Insurance	16,682	618	0.76	16,682	618	0.76	32,400	1,200	1.48	33,210	1,186	1.50
Management Fees	28,924	1,071	1.32	28,924	1,071	1.32	18,770	695	0.86	22,298	796	1.01
Contract Services	16,078	595	0.73	16,078	595	0.73	16,078	595	0.73	16,480	589	0.74
Real Estate Taxes	21,304	789	0.97	109,013	4,038	4.98	109,013	4,038	4.98	111,193	3,971	5.02
Repairs & Maintenance	12,856	476	0.59	12,856	476	0.59	8,100	300	0.37	8,303	297	0.37
Turnover Costs	10,890	403	0.50	10,890	403	0.50	8,100	300	0.37	8,303	297	0.37
Replacement Reserve	11,477	425	0.52	11,477	425	0.52	8,100	300	0.37	8,303	297	0.37
Total Operating Expenses	\$199,877	\$7,403	\$9.13	\$287,586	\$10,651	\$13.13	\$259,220	\$9,601	\$11.84	\$268,215	\$9,934	\$12.25

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RENT ROLL

Unit No.	Floor Plan Bedrooms	Baths	Size (sf)	Actual Rent	Actual Rent/SF	Asking Rent	Asking Rent/SF	Actual Variance	Comments
201	2.0	2.0	1,300	\$2,482	\$1.91	\$2,630	\$2.02	-\$148	
202	1.0	1.0	750	\$1,875	\$2.50	\$2,120	\$2.83	-\$245	
203	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
204	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
205	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
206	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
207	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
208	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
209	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
301	2.0	2.0	1,300	\$2,482	\$1.91	\$2,630	\$2.02	-\$148	
302	1.0	1.0	750	\$2,120	\$2.83	\$2,120	\$2.83	\$0	Vacant
303	1.0	1.0	750	\$1,845	\$2.46	\$2,120	\$2.83	-\$275	
304	1.0	1.0	750	\$1,845	\$2.46	\$2,120	\$2.83	-\$275	
305	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
306	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
307	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
308	1.0	1.0	750	\$1,875	\$2.50	\$2,120	\$2.83	-\$245	
309	1.0	1.0	750	\$1,845	\$2.46	\$2,120	\$2.83	-\$275	
401	2.0	2.0	1,300	\$2,435	\$1.87	\$2,630	\$2.02	-\$195	
402	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
403	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
404	1.0	1.0	750	\$1,935	\$2.58	\$2,120	\$2.83	-\$185	
405	1.0	1.0	750	\$1,876	\$2.50	\$2,120	\$2.83	-\$244	
406	1.0	1.0	750	\$2,120	\$2.83	\$2,120	\$2.83	\$0	Employee
407	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
408	1.0	1.0	750	\$1,929	\$2.57	\$2,120	\$2.83	-\$191	
409	1.0	1.0	750	\$1,900	\$2.53	\$2,120	\$2.83	-\$220	
Averages			811	\$1,964	\$2.42	\$2,177	\$2.68	-9.8%	
Total	27	30.0	30.0	21,900	\$53,024	\$58,770		-\$5,746	

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FINANCIAL NOTES

Cash Flow

- Actual Scheduled Rents are derived from a August 01, 2025 Rent Roll.
- Expenses are annualized based on a 7-Month Annualized Statement from January 2025 to July 2025.
- Property Tax is based on the sale price and an ad valorem tax rate of 1.24021% with direct assessments totaling \$5,455.24.
- Current Asking Rent is derived from a August 01, 2025 rent roll.
- The projected vacancy allowance includes rollover and potential rent loss.
- Scenario-A : reflects asking rent, in-place loss-to-lease and vacancy based on the rent roll, T6 concessions, T6 other income, and T7 annualized operating expenses that are adjusted for property taxes.
- Scenario-B : comprises asking rent, in-place loss-to-lease based on the rent roll, improved vacancy, T6 other income, and adjusted operating expenses.
- Scenario-C : TMG Proforma (Year-1) reflects asking rents adjusted upward by 8.50%, partial recapture of loss-to-lease, improved occupancy, and adjusted expenses.






Other Revenue Analysis

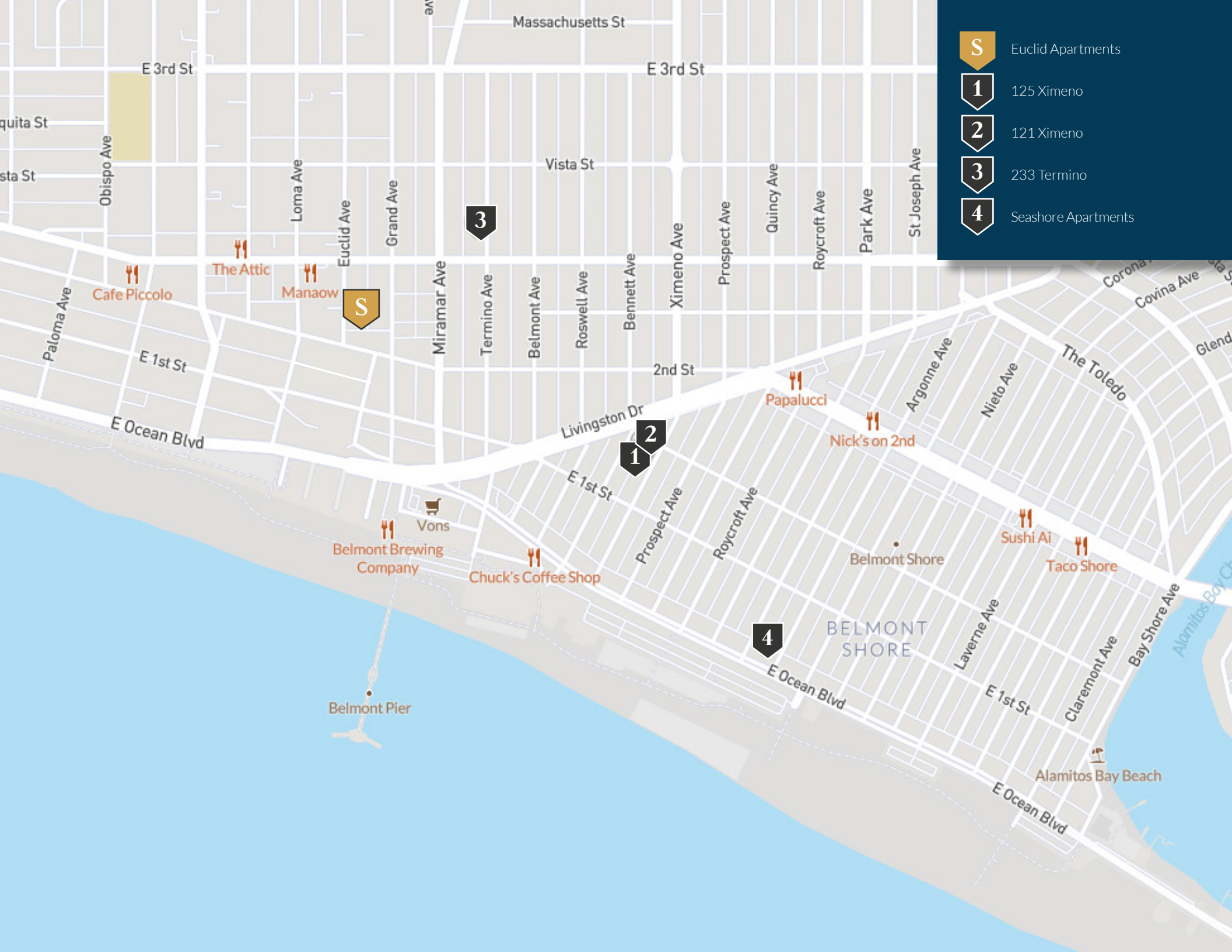
- Revenues are annualized based on a 7-Month Annualized Statement from January 2025 to July 2025.
- Laundry Revenue is estimated at 97.00% of units spending an average of \$15.00 per month.
- Recovery from Deposits estimated at 50.00% of the deposit amount, with an average \$1,088.33 deposit.
- Adjusted Application Fee estimated at \$60.00 per adult.
- Pet rent estimated at \$35.00 per unit per month for 35.00% of units.
- NSF Charge for 0.41% of units at \$50.00.
- Utility Reimbursement Revenue is for water, sewer, and trash expenses.
- Utility Reimbursement Revenue is estimated at 95.00% of units with an average charge of \$50.00 per month.
- Parking Revenue is estimated at 100.00% of rentable parking spaces with an average charge of \$75.00 per month.

Operating Expense Summary

- Expenses are annualized based on a 7-Month Annualized Statement from January 2025 to July 2025.
- Actual off-site management equates to 4.95% of EGI and is adjusted to 3.00%.
- Utilities include expenses for electricity, gas, water, sewer, and trash.
- Adjusted Insurance is to market rate.
- Property Tax is based on the sale price and an ad valorem tax rate of 1.24021% with direct assessments totaling \$5,455.24.
- Current Occupancy reported at 96.3%.
- Employee Housing is treated as an economic loss factor, it is not included in payroll.
- The variance between budgeted and adjusted expenses is: 20.41%.


SALES COMPARABLES SUMMARY

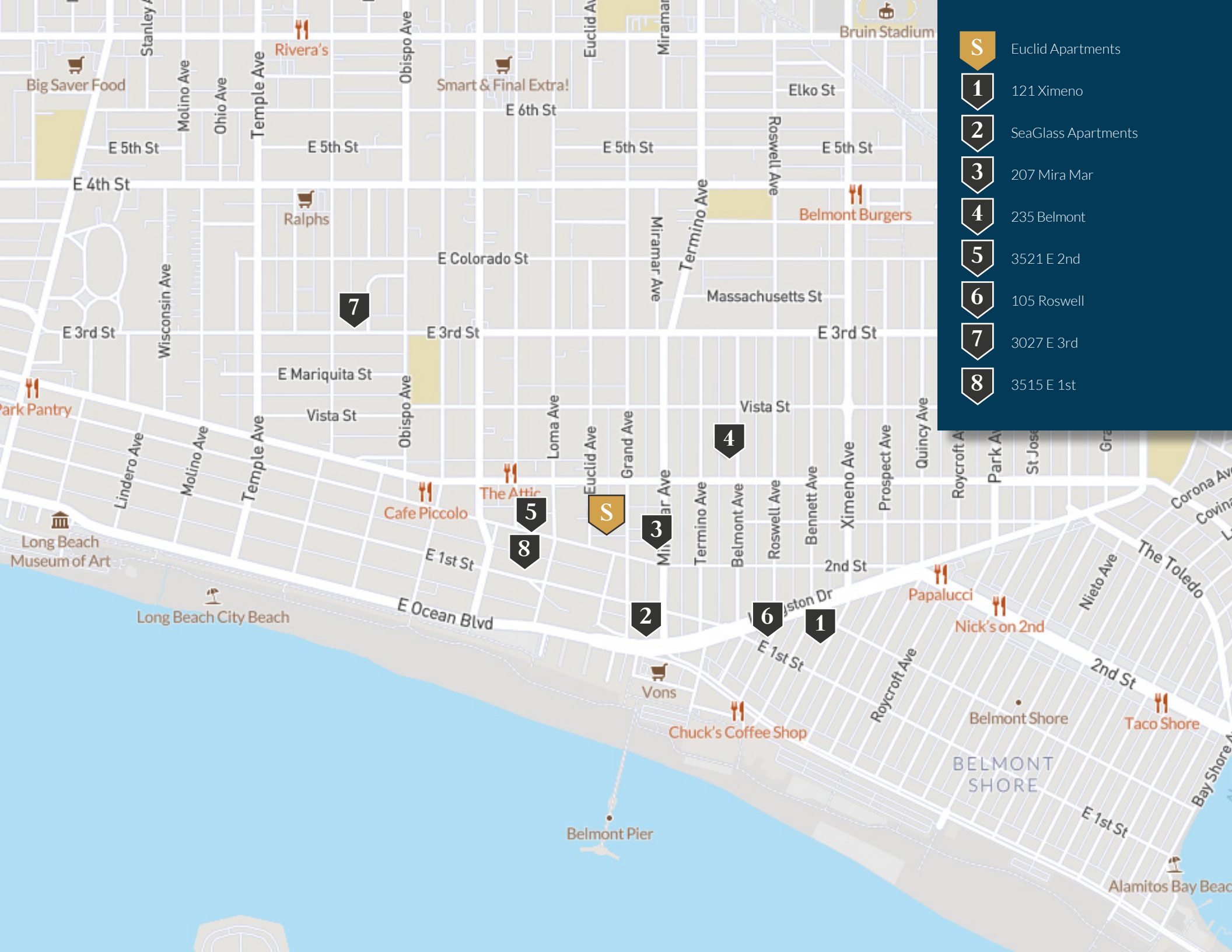
	PROPERTY	YEAR BUILT	UNITS	SIZE (SF)	PRICE	PRICE / UNIT	PRICE / SF	CAP	SALE DATE
S	 Euclid Apartments 206 Euclid Avenue Long Beach, CA 90803	1970	27	21,900	\$8,350,000	\$309,259	\$381	4.39%	-
1	 125 Ximeno 125 Ximeno Ave Long Beach, CA 90803	1958	18	9,708	\$5,300,000	\$294,444	\$546	5.60%	7/3/25
2	 121 Ximeno 121 Ximeno Ave Long Beach, CA 90803	1954	9	4,272	\$3,524,930	\$391,659	\$825	6.04%	4/8/25
3	 233 Termino 233 Termino Ave Long Beach, CA 90803	1957	10	7,318	\$3,200,000	\$320,000	\$437	5.21%	1/8/25
4	 Seashore Apartments 4915 E Ocean Blvd Long Beach, CA 90803	1930	12	8,372	\$3,800,000	\$316,667	\$454	4.88%	2/7/25
AVERAGE						\$330,693	\$566	5.43%	



- S** Euclid Apartments
- 1** 125 Ximeno
- 2** 121 Ximeno
- 3** 233 Termino
- 4** Seashore Apartments

RENT COMPARABLES SUMMARY

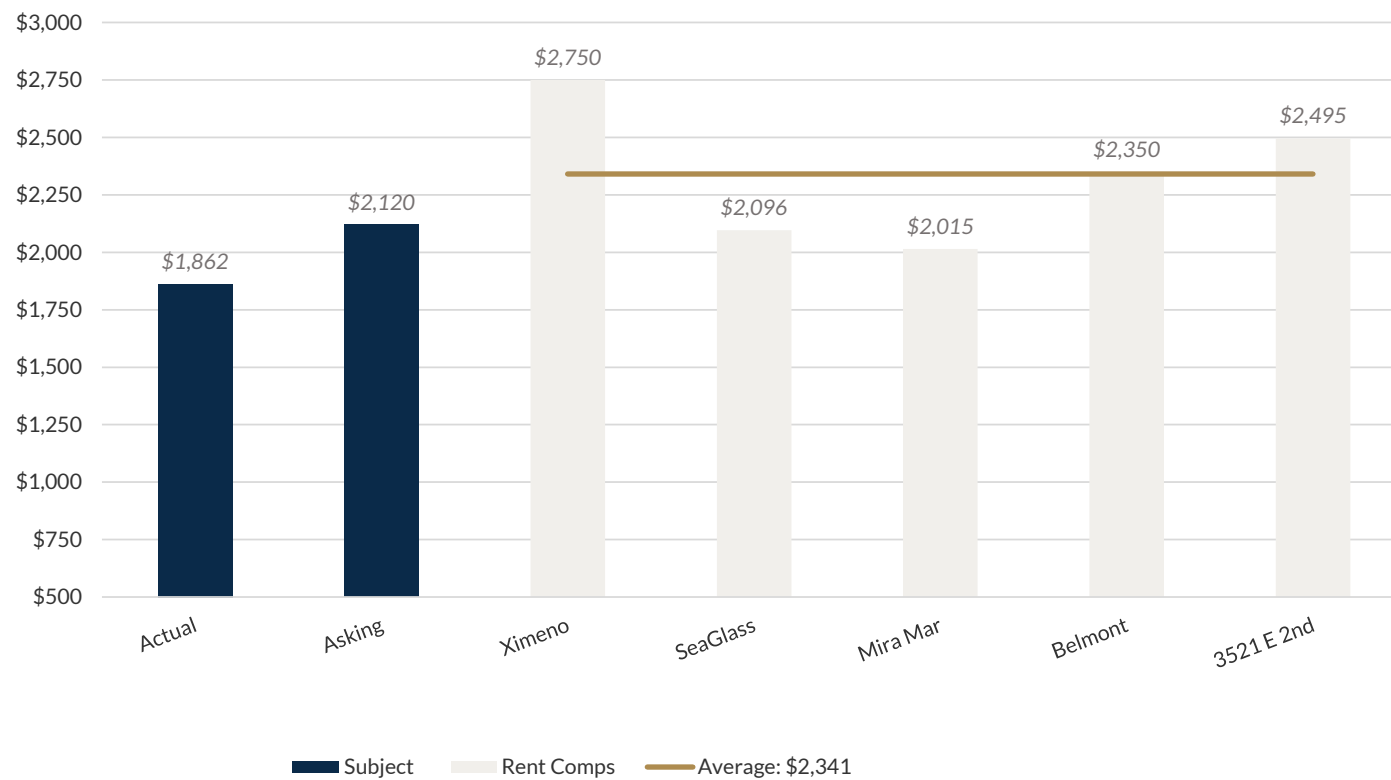
	1	2	3	4	5	6	7	8	AVERAGES	S		
												
ADDRESS	121 Ximeno Ave	3817 E Livingston Dr	207 Mira Mar Ave	235 Belmont Ave	3521 E 2nd St	105 Roswell Ave	3027 E 3rd St	3515 E 1st St		206 Euclid Avenue		
CITY	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach	Long Beach		Long Beach		
BUILT	1954	1923	1922	1955	1929	1943	1957	1939		1970		
UNITS	9	12	5	7	3	8	7	5	7	27		
OCC.	89%	92%	100%	100%	100%	100%	100%	40%	90%	96%		
										Actual	Asking	
1 / 1.0	AVG RENT	\$2,750	\$2,096	\$2,015	\$2,350	\$2,495	-	-	\$2,341	\$1,862	\$2,120	
	AVG SF	500	659	518	700	725	-	-	620	750	750	
	RENT/SF	\$5.50	\$3.18	\$3.89	\$3.36	\$3.44	-	-	\$3.87	\$2.48	\$2.83	
2 / 2.0	AVG RENT	\$3,250	\$2,705	-	-	-	\$2,450	\$2,500	\$2,681	\$2,466	\$2,630	
	AVG SF	700	950	-	-	-	865	798	883	1,300	1,300	
	RENT/SF	\$4.64	\$2.85	-	-	-	\$2.83	\$3.13	\$3.15	\$1.90	\$2.02	
	*2x1	*2x1				*2x1.5	*2x1	*2x1.5				



- S Euclid Apartments
- 1 121 Ximeno
- 2 SeaGlass Apartments
- 3 207 Mira Mar
- 4 235 Belmont
- 5 3521 E 2nd
- 6 105 Roswell
- 7 3027 E 3rd
- 8 3515 E 1st

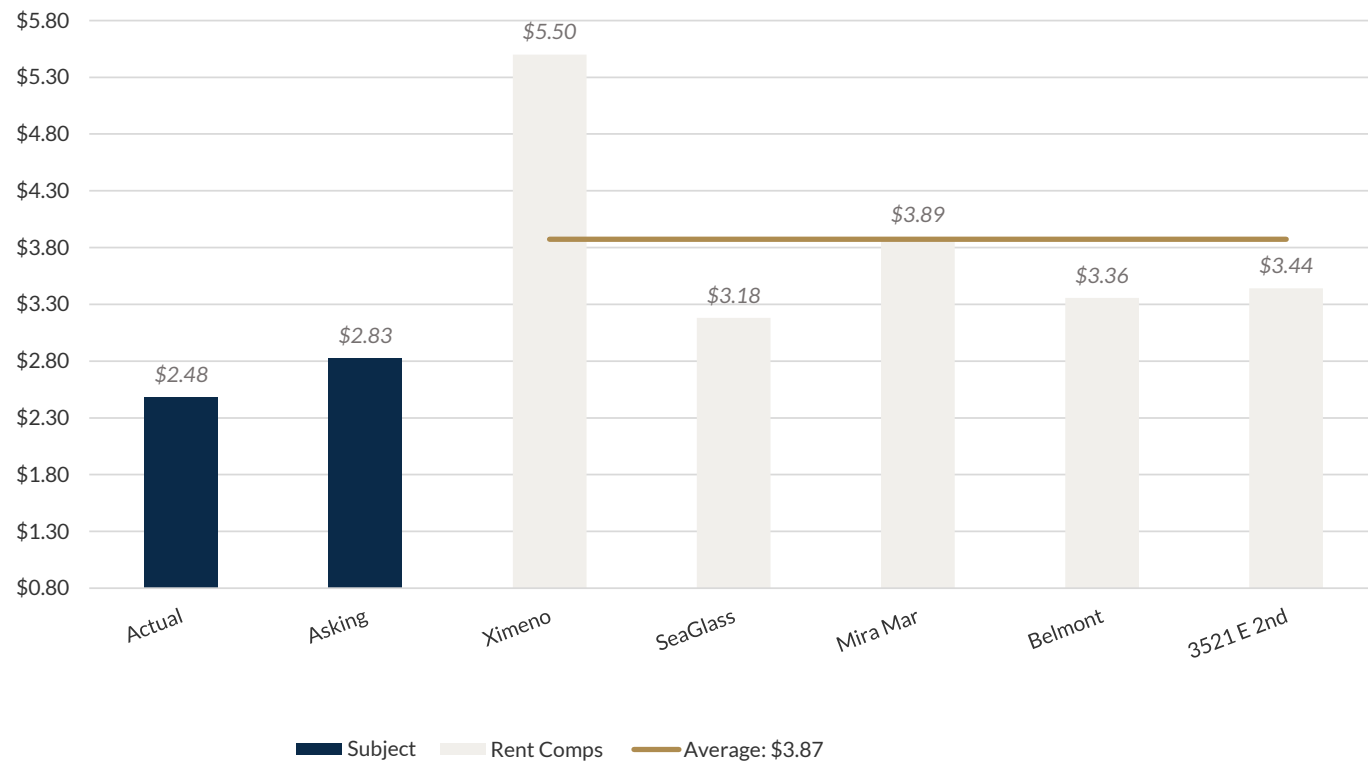
RENT ANALYSIS

ONE BEDROOM, ONE BATH



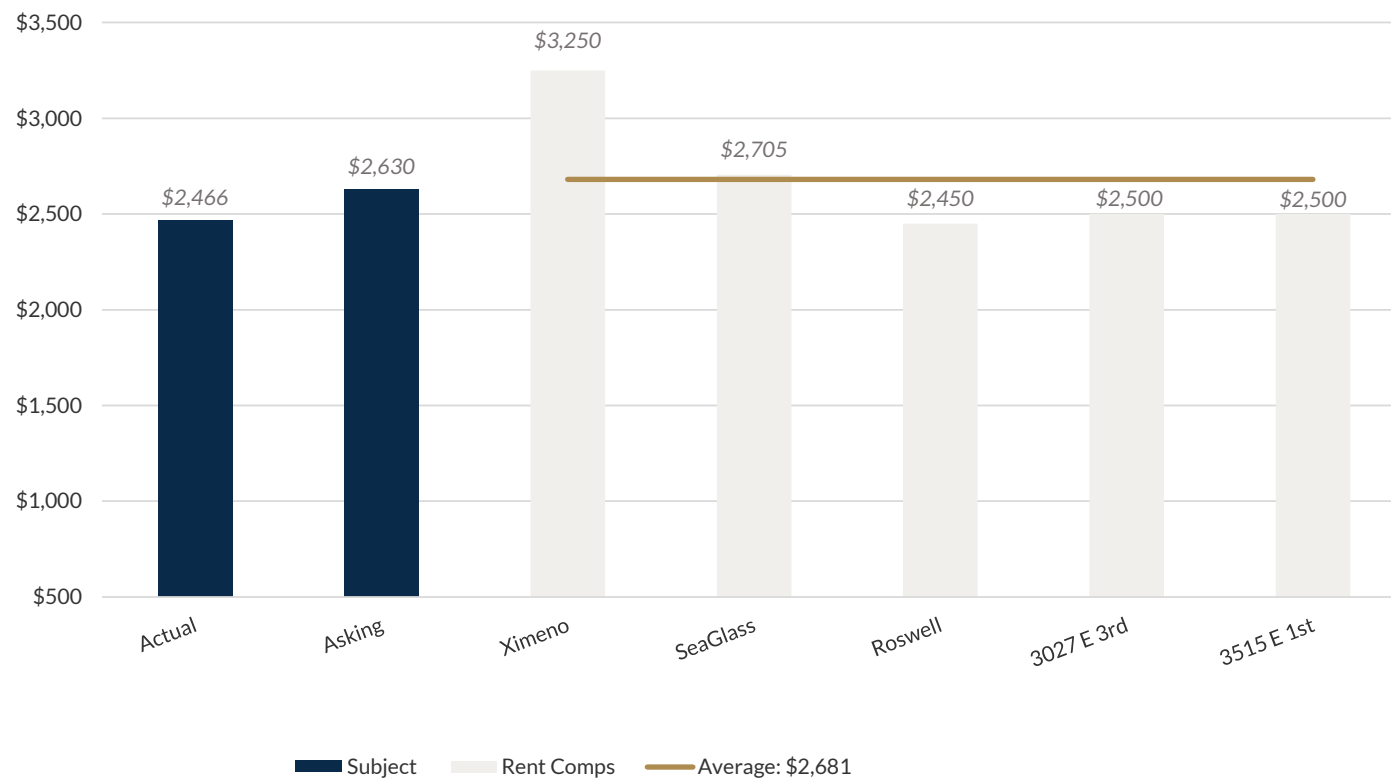
RENT ANALYSIS

ONE BEDROOM, ONE BATH



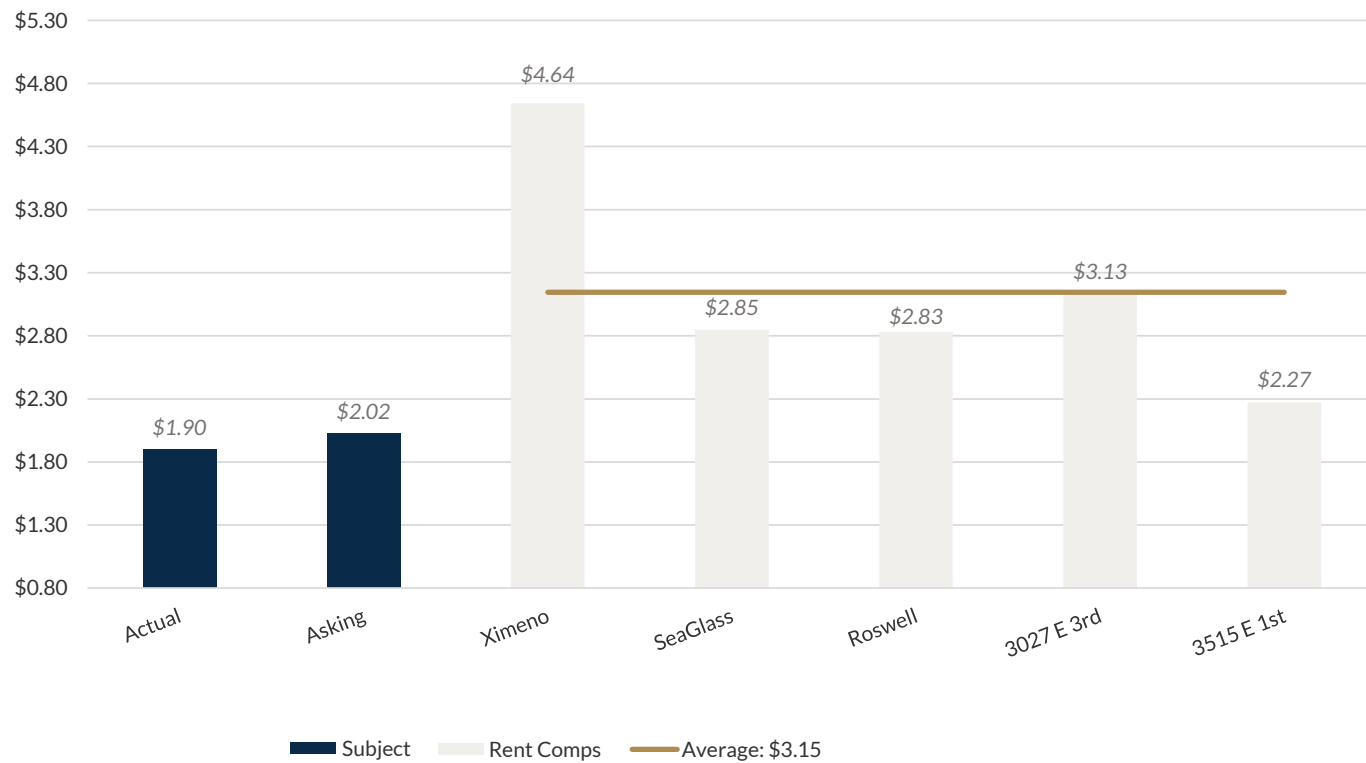
RENT ANALYSIS

TWO BEDROOM, TWO BATH



RENT ANALYSIS

TWO BEDROOM, TWO BATH



An aerial photograph of a coastal city, likely San Diego, featuring a large marina with numerous boats, a prominent lighthouse on a small island, and a dense urban skyline in the background. A white diagonal line runs from the top left to the bottom right, separating the city skyline from the marina area. A semi-transparent orange banner is overlaid on the left side of the image.

MARKET OVERVIEW

BELMONT HEIGHTS, CALIFORNIA

Belmont Heights benefits from a diversified employment base anchored by the Port of Long Beach and complemented by healthcare such as Memorial Care Long Beach Medical Center, VA Long Beach, and higher education, CSU Long Beach and Long Beach City College, and tourism/hospitality. This mix provides a steady pipeline of professionals, students, and medical staff seeking quality rental housing close to work and school.

Lifestyle amenities are extensive. The 2nd Street corridor in Belmont Shore delivers daily needs and dining, while nearby 4th Street “Retro Row,” Recreation Park and Golf Course, Colorado Lagoon, Marina Vista Park, and the Alamitos Bay/Marine Stadium waterfront add year-round recreation and neighborhood vibrancy.

Belmont Heights offers immediate connectivity to PCH/1, the 405, 605, and 710, the Metro A Line to Downtown L.A., and Long Beach Airport for regional access.



\$1.24M

Median
Home Value



1.84

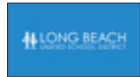
Average
Household Size



35

Housing
Affordability Index

Local Employers



Long Beach Unified School District



Memorial Care



Veterans Affairs Medical Center



Molina Healthcare



City of Long Beach



Dignity Health St. Mary Medical Center



Costco



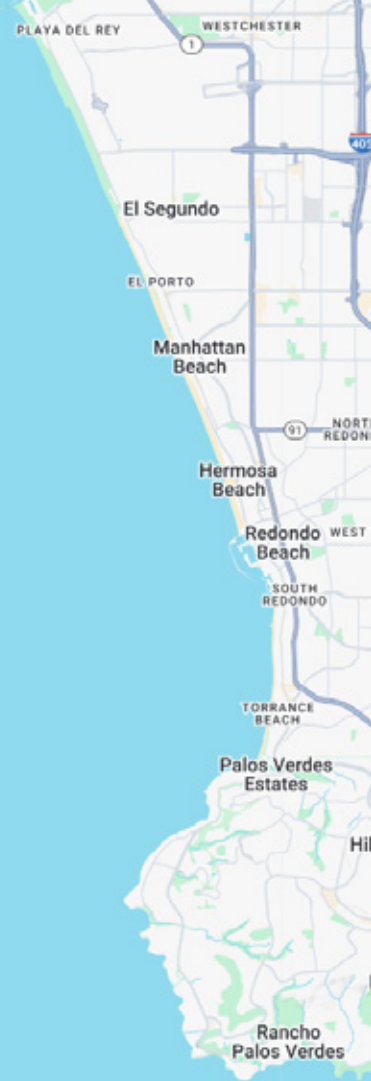
The Boeing Company



Long Beach City College



California State University Long Beach (CSULB)







Long Beach City College

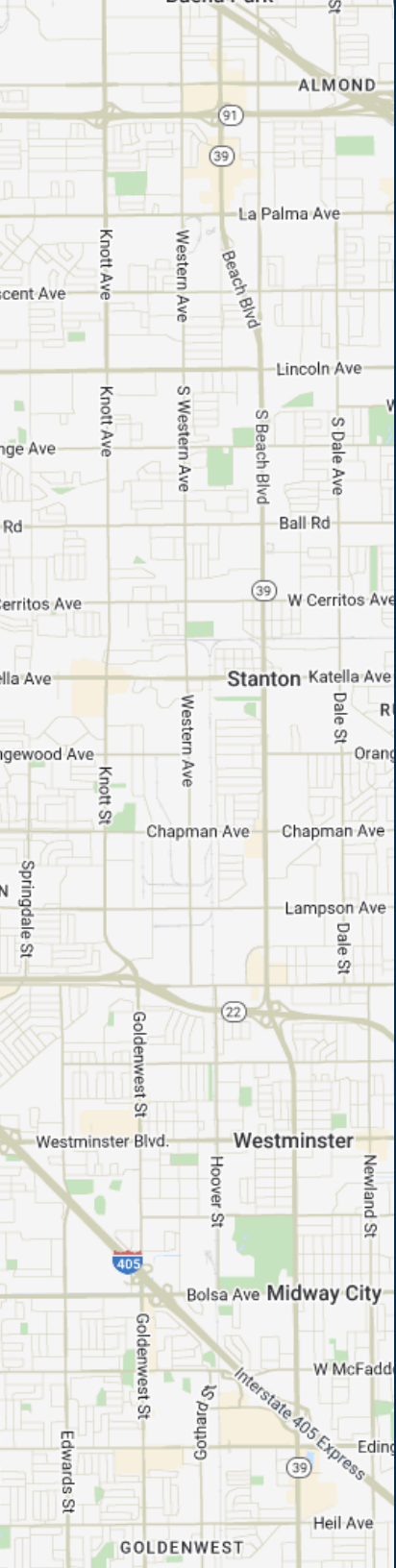
16 Minutes | 5.6 Miles



California State University Long Beach

10 Minutes | 3.2 Miles





Higher Education as a Local Demand Anchor

Long Beach City College

- 15 Minutes | 5.5 Miles from Subject Property

California State University Long Beach

- 10 Minutes | 3.2 Miles from Subject Property

Long Beach, California offers a comprehensive and diverse education system that serves students from early childhood through higher education. The Long Beach Unified School District is one of the largest in the state, known for its focus on academic excellence, equity, and college readiness. For post-secondary education, students have access to strong local options. Long Beach City College provides affordable pathways through associate degrees, vocational training, and university transfer programs, supporting a wide range of academic and career goals. California State University, Long Beach, one of the top public universities in the region, offers a broad selection of undergraduate and graduate programs with a strong reputation in fields such as engineering, education, business, and the arts. Together, these institutions create a well-connected educational pipeline that supports student growth, community development, and career preparation at every level.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Mogharebi Group in compliance with all applicable fair housing and equal opportunity laws.

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