



400 EAST ANAHEIM STREET
LONG BEACH, CA 90813



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SALE PRICE: \$11,000,000

LOT SIZE: ± 45,128 SF

APPROVED UNITS: 161 Units

APPROVED BLDG SF: ± 215,628 SF

ZONING: CCN

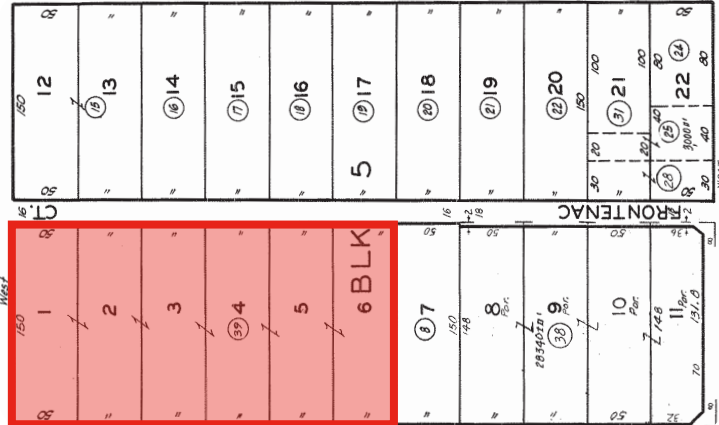
APN: 7273-001-039

HIGHLIGHTS

- Fully Entitled Development Opportunity
- 161 Residential Units – 123 Market-Rate + 38 Affordable Units (Moderate Income)
- Approved 7-Story Mixed-Use Project
- Entitlements Already Secured – Reduces Development Timeline, Approval Risk & Predevelopment Costs
- Nearly Vacant Site – Existing Restaurant Lease Can Be Terminated with 60 Days’ Written Notice
- Opportunity to Move Forward with a Large-Scale Residential Development Without a Lengthy Entitlement Process

LINDEN AVENUE

ANAHEIM STREET



11TH STREET

ELM AVENUE

Coldwell Banker Commercial BLAIR is pleased to present 400 E. Anaheim Street, Long Beach, California, on the market for sale. This is an exceptional fully entitled multifamily development opportunity strategically located along the Anaheim Street corridor in the heart of Long Beach.

The property consists of approximately 45,128 square feet of land and is fully entitled for the development of a seven-story, mixed-use residential project consisting of 161 residential units, including 123 market-rate units and 38 affordable units (moderate income). The approved development also includes approximately 6,556 square feet of ground-floor commercial space, creating an opportunity for neighborhood-serving retail, restaurant, service, or other commercial uses that will complement the residential component of the project.

Upon completion, the proposed development will contain approximately 215,628 square feet of total building area and provide 91 parking spaces, plus 106 bike stalls for residents and commercial occupants. With entitlements already secured, the property offers a developer the opportunity to significantly reduce the time, uncertainty, and costs typically associated with navigating the entitlement and approval process for a project of this scale.

The property is currently vacant, with the exception of the restaurant space occupied by The Cultured Soul. The restaurant's existing lease runs through April 2028; however, the lease may be terminated at any time upon sixty (60) days' prior written notice to the tenant.

Located along one of Long Beach's major east-west corridors, 400 E. Anaheim Street benefits from its central location, access to public transportation, proximity to Downtown Long Beach, and convenient connections to employment centers, retail, dining, healthcare, and other community amenities. The surrounding area continues to experience residential investment and redevelopment, supporting the long-term demand for additional housing in the Long Beach market.

The combination of 161 entitled residential units, ground-floor commercial space, affordable housing component, and a fully approved development plan presents a compelling opportunity for a multifamily developer seeking a significant development site in a supply-constrained Southern California market.

400 E. Anaheim Street represents a rare opportunity to acquire a large, fully entitled mixed-use development site and move forward with a substantial residential project without the lengthy entitlement process typically required for ground-up development in Long Beach.

ZONING

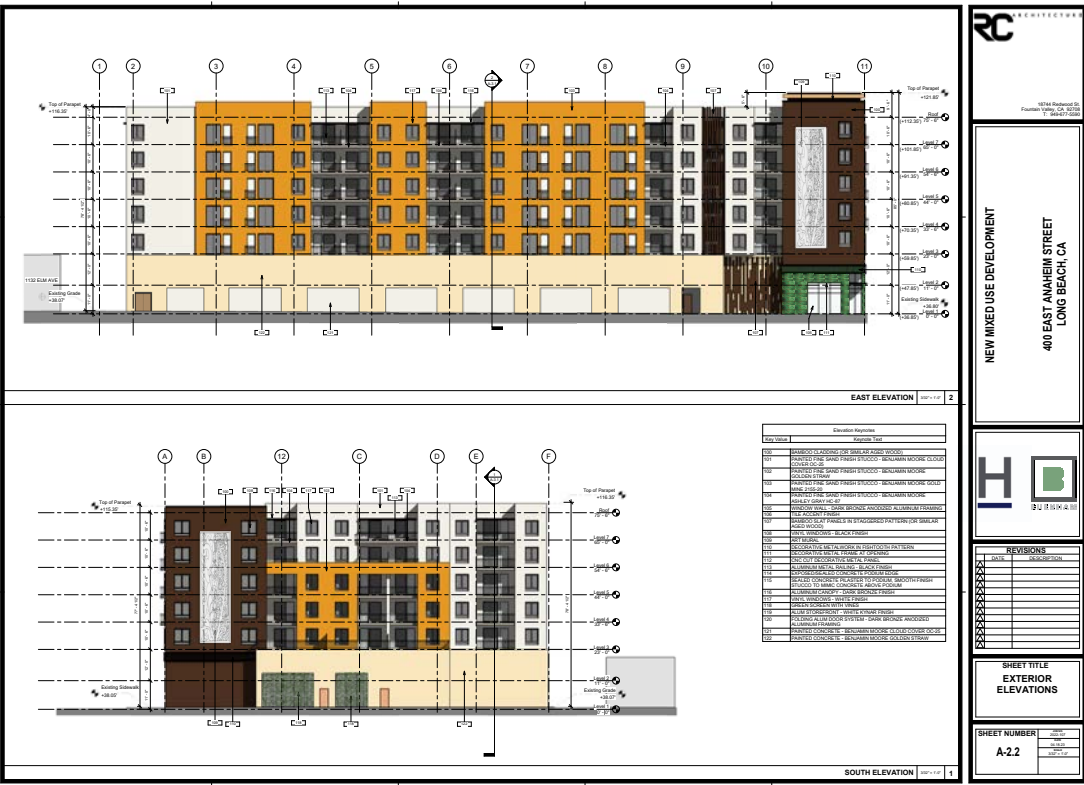
CCN: The Community R-4-N (CCN) District is similar to the Community Auto-Oriented District, but also permits medium density residential development at R-4-N densities. CCN District is one of four types of Community Commercial Districts. The Community Commercial Zoning Districts provide medium scale uses that serve an entire community, including those who arrive by automobile, and which may require buffering to ensure compatibility with adjacent residential neighborhoods.

These districts are located on major or minor arterials, located on larger lot sizes and adjoining larger scale residential neighborhood uses or are buffered from smaller scale residential neighborhoods. For more information please visit the City of Long Beach Municipal Code.

West Elevation



East Elevation





- 1 1400 LONG BEACH BLVD.**
Site Plan Review for new 6 story, 75 unit apartment building with 3 levels of subterranean parking totaling 120,953 SF.
- 2 THE UNION - 1401 LONG BEACH BLVD.**
Construction of a new 160-dwelling unit 100% affordable housing project in two buildings, with 75 units in a 5-story west building and 85 units in a 7-story east building.
- 3 200 E. 14TH STREET**
36 three-story townhomes with 22 reserved for lower-income. Project will encompass four parcels of vacant lots to create a thriving community.
- 4 ELEVE1112 - 1112 LOCUST AVENUE**
A seven-story, multi-family residential building featuring 97 apartments. Project amenities include a gym, community room, pool, spa, outdoor plaza, and underground parking garage.
- 5 927 LONG BEACH BLVD.**
Site Plan Review for new 6 story, 75 unit apartment building with 3 levels of subterranean parking totaling 120,953 SF
- 6 909 PINE AVENUE**
Inclusionary housing project with six (6) affordable units. The building is five stories with 49 micro units and the first project under new inclusionary housing ordinance.
- 7 LINDEN LOFTS - 536 LINDEN AVENUE**
Construction of a 48 foot tall, 102 unit, 100% affordable apartment project with 116 parking spaces, 2.5 FAR, and 85% lot coverage.



LA28 OLYMPICS

“The LA28 Olympic and Paralympic Games announced more than a dozen venue assignments for Olympic sports, utilizing sports venues and locations in the City of Los Angeles and neighboring cities of Long Beach and Carson - announcement confirms seven Olympic sporting events to be held in Long Beach. As a Venue City, Long Beach is set to host the largest number of sporting events other than the host City of Los Angeles for the LA28 Games.”

Source: www.LongBeach.gov, Press Release: LA28 Confirms Seven Sporting Events, Venues to be Held in Long Beach for the 2028 Olympic Games

Olympic Game Venue in Long Beach, CA

- ***Long Beach Arena - Handball Competition***
- ***Marine Stadium - Canoe-Spring & Rowing Competitions***
- ***Belmont Shore - Sailing***
- ***Waterfront along Alamitos Beach - Marathon Swimming & Triathlon***
- ***Long Beach Convention Center - Water Polo***



	1 Mile		2 Miles		3 Miles	
Population						
2026 Population	80,330	---	179,907	---	252,155	---
2031 Projected Population	80,393	---	178,780	---	249,369	---
2031 Projected Population (High Estimate)	87,273	---	191,691	---	265,820	---
2031 Projected Population (Low Estimate)	79,527	---	177,308	---	245,845	---
% Projected Annual Change (2026 - 2031)	0.0%	---	-0.1%	---	-0.2%	---
% Projected Annual Change (High Estimate)	1.7%	---	1.3%	---	1.1%	---
% Projected Annual Change (Low Estimate)	-0.2%	---	-0.3%	---	-0.5%	---
2010 Census Population	84,887	---	186,449	---	257,033	---
2020 Census Population	81,292	---	182,359	---	256,712	---
% Annual Change (2020 - 2026)	-0.2%	---	-0.2%	---	-0.3%	---
Population Density	25,172		15,439		10,491	
Households						
2026 Households	29,686	---	68,374	---	96,828	---
2031 Projected Households	29,861	---	68,190	---	95,911	---
% Projected Annual Change (2026 - 2031)	0.1%	---	-0.1%	---	-0.2%	---
2010 Households	27,135	---	64,556	---	92,994	---
2020 Households	29,802	---	69,038	---	98,313	---
% Annual Change (2020 - 2026)	1.6%	---	1.2%	---	1.0%	---
Quarterly Population						
2026 Q2	80,330	---	179,907	---	252,155	---
2026 Q1	80,616	---	180,648	---	253,240	---
2025 Q4	80,387	---	180,411	---	253,008	---
2025 Q3	80,291	---	180,204	---	252,784	---
2025 Q2	80,209	---	179,936	---	252,402	---
2025 Q1	80,146	---	179,805	---	252,231	---
2024 Q4	80,177	---	179,953	---	253,072	---
2024 Q3	79,978	---	179,609	---	252,628	---
2024 Q2	79,688	---	179,258	---	252,399	---
Growth Stability Indicator (-1 to +1)	0.1596	---	0.0454	---	-0.0260	---

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	1 Mile		2 Miles		3 Miles	
Income (2026)						
Per Capita Income	\$33,254	---	\$39,361	---	\$42,857	---
Average Household Income	\$89,984	---	\$103,566	---	\$111,607	---
Median Household Income	\$71,361	---	\$83,057	---	\$89,867	---
Less than \$15,000	3,162	10.7%	5,976	8.7%	8,190	8.5%
\$15,000 - \$19,999	1,257	4.2%	2,203	3.2%	2,988	3.1%
\$20,000 - \$24,999	862	2.9%	1,872	2.7%	2,569	2.7%
\$25,000 - \$29,999	902	3.0%	1,980	2.9%	2,524	2.6%
\$30,000 - \$34,999	1,216	4.1%	2,316	3.4%	2,913	3.0%
\$35,000 - \$39,999	1,474	5.0%	2,512	3.7%	3,025	3.1%
\$40,000 - \$44,999	1,188	4.0%	2,145	3.1%	2,873	3.0%
\$45,000 - \$49,999	874	2.9%	1,834	2.7%	2,381	2.5%
\$50,000 - \$54,999	905	3.0%	2,271	3.3%	2,906	3.0%
\$55,000 - \$59,999	1,016	3.4%	2,332	3.4%	2,986	3.1%
\$60,000 - \$64,999	1,034	3.5%	2,336	3.4%	3,057	3.2%
\$65,000 - \$69,999	1,045	3.5%	2,195	3.2%	2,930	3.0%
\$70,000 - \$79,999	2,078	7.0%	4,402	6.4%	5,883	6.1%
\$80,000 - \$89,999	1,721	5.8%	4,042	5.9%	5,435	5.6%
\$90,000 - \$99,999	1,517	5.1%	3,647	5.3%	4,932	5.1%
\$100,000 - \$125,000	2,878	9.7%	7,429	10.9%	10,767	11.1%
\$125,000 - \$149,999	1,964	6.6%	4,845	7.1%	7,871	8.1%
\$150,000 - \$199,999	2,305	7.8%	6,544	9.6%	10,030	10.4%
\$200,000 - \$249,999	1,285	4.3%	4,203	6.1%	7,047	7.3%
\$250,000 - \$499,999	547	1.8%	1,800	2.6%	3,018	3.1%
\$500,000+	455	1.5%	1,491	2.2%	2,505	2.6%
Education (2026)						
Less than 9th Grade	9,959	17.9%	19,960	15.6%	24,401	13.4%
Some High School	6,158	11.1%	11,348	8.9%	13,392	7.4%
High School Grad	10,587	19.0%	24,188	18.9%	33,481	18.4%
Some College	11,897	21.4%	26,839	21.0%	38,798	21.3%
Associate Degree	3,216	5.8%	8,239	6.4%	11,545	6.4%
Bachelors Degree	9,844	17.7%	25,416	19.9%	40,070	22.0%
Masters Degree	2,869	5.2%	8,430	6.6%	14,076	7.7%
Doctorate or Professional Degree	1,139	2.0%	3,610	2.8%	6,028	3.3%

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