2235 Lemon Ave

Long Beach, CA 90806

Industrial
Leasing Opportunity
Leasing Brochure

±4,600 SF Industrial Building For Lease

Exclusively Listed By

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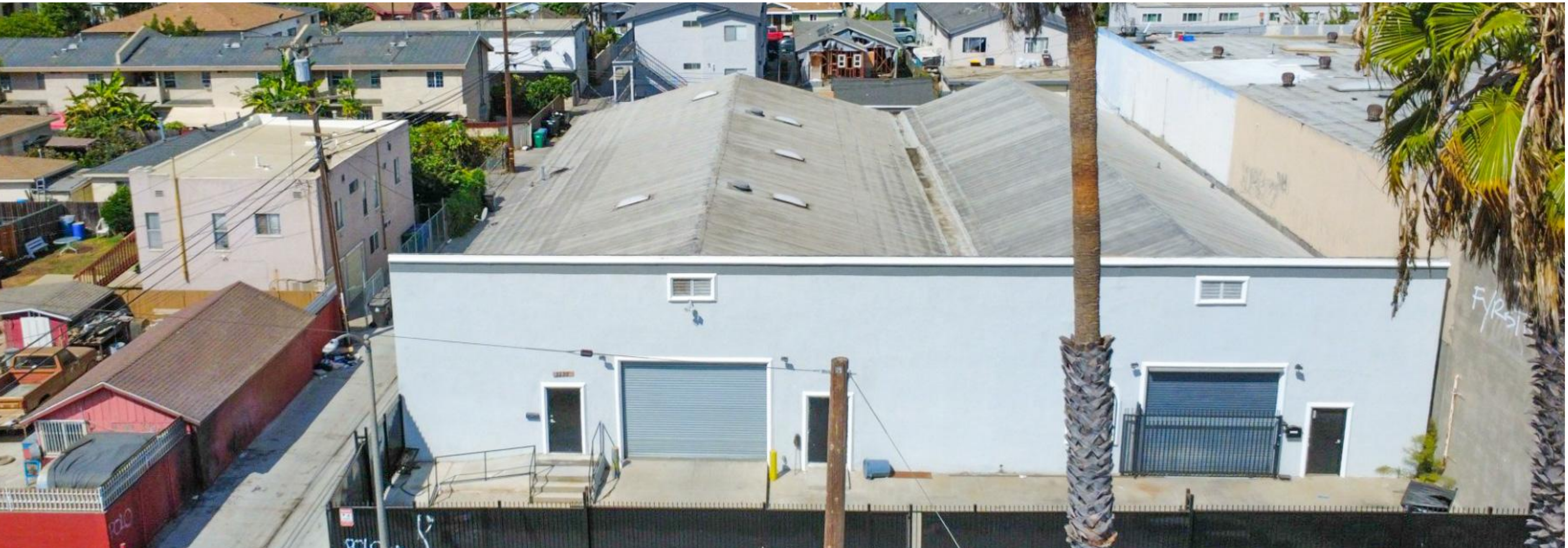
INVESTMENT HIGHLIGHTS

Property Highlights

- **Loading Capabilities**: Equipped with two (2) ground-level drive-in doors, providing practical and direct access for shipping, receiving, and logistics.
- **Power Infrastructure:** Electrical infrastructure supporting Light Industrial (IL) zoning, offering reliable power for warehousing, assembly, and light manufacturing operations.
- **prime infill industrial facility:** offering direct proximity to the Ports of Long Beach and Los Angeles alongside immediate freeway access for seamless port-centric logistics.
- **Parking Availability:** Includes dedicated on-site parking within a private lot, ensuring ample parking for both staff and visitors.
- **Gated Access:** Located within a secured, fully fenced facility featuring gated access along Lemon Ave.
- **Occupancy & Footprint:** Featuring a ±4,600 SF industrial building on a ±0.37 AC lot, offering flexible occupancy terms for users looking to establish or expand their



N
Long Beach Airport
±14,000 Employees
Home to 55 Active On-Site Businesses
Relativity
Manufacturer
±2,000 Employees
THE HOME DEPOT
LOWE'S
THE HOME DEPOT
COSTCO WHOLESALE
± 302,000 VPD
INTERSTATE 405
INTERSTATE 605
± 370,100 VPD
COLLEGE MEDICAL CENTER
Hospital
±121 Beds | ±865 Employees
Subject Property
TRAFFIC TECH
Logistics Service
±250 Employees
Dignity Health.
A member of CommonSpirit
Hospital
±360 Beds | ±1,500 Employees
CALIFORNIA STATE UNIVERSITY LONG BEACH
Public University
±42,000 Students | ±2,400 Employees
Metro A Line | Tram Route
The line connects Downtown Long Beach with Downtown Los Angeles, Pasadena, the San Gabriel Valley, and currently Pomona.
Downtown Long Beach
Joint Forces Training Base
±10.4 Miles Away
±850 Employees
aes
Power Station
±100 Employees
Long Beach Shoreline Marina
±1,624 Recreational slips
ITS
Port Operating Company
±200 Employees
In 2025, Pier G redevelopment adding roughly 10 acres of container yard, targeting capacity of ±1.5 M lifts.

2235 Lemon Ave
Long Beach, CA 90806

$1.45 PSF
Lease Rate

±0.37 AC Site
Fully Gated

14 Ft Clearance
Minimum

400 Amps
3 Phase

±4,650 SF
GLA

Long Beach, CA

Market Demographics

450,469	235,000	$89,700	171,000	$752,000
Total Population	Employed Population	Median HH Income	# of Households	Median Property Value

Local Market Overview

The Long Beach retail market continues to benefit from the city's large population base, strong tourism activity, and diverse economic drivers, including the Port of Long Beach, healthcare, education, and hospitality sectors. Retail demand remains strongest in well-located neighborhood centers, grocery-anchored properties, and experiential destinations that combine shopping, dining, and entertainment. Popular retail districts such as Downtown Long Beach, Belmont Shore, The Pike Outlets, and 2nd & PCH continue to attract both residents and visitors, supporting steady tenant demand.

Market conditions have become more balanced as retailers are increasingly selective about expansion, yet quality retail space remains desirable due to limited new development and strong consumer traffic. Across Southern California, investment interest has shifted toward necessity-based retail and mixed-use redevelopment opportunities, trends that are also influencing Long Beach. The city has continued to support business growth through initiatives aimed at activating vacant storefronts and encouraging commercial occupancy, particularly in downtown and neighborhood business districts.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	43,206	285,803	506,402

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	13,647	113,165	191,391

Income	1-Mile	3-Mile	5-Mile
Average Household Income	$102,256	$115,197	$129,312

Los Angeles, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

9,775,632
LA County Population

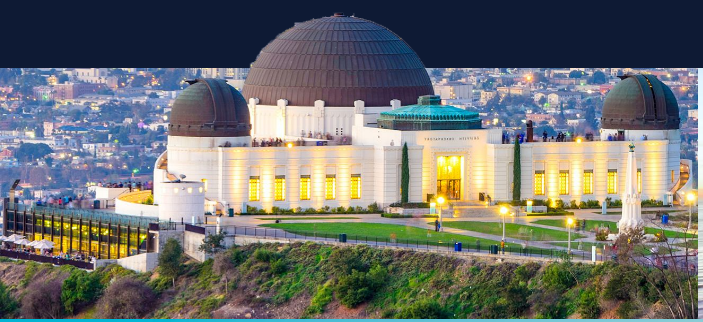
#2 Largest U.S. Metro Economy
Metro GDP | $1.4T

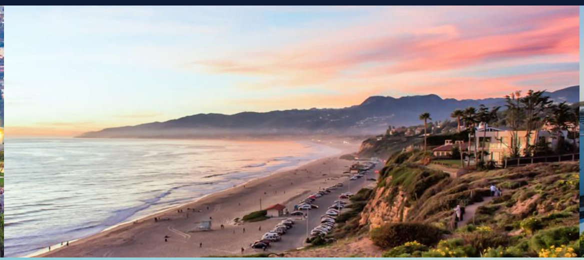
Source: CoStar Group, MSCI Real Capital Analytics (RCA) | **2025 Dataset**

#1

Industrial Market in the U.S.

#3 Nationally in Total Industrial Inventory





Demand Drivers & Major Tenants

The Los Angeles industrial market is driven by its role as the nation's primary import gateway and a dense consumer base that fuels last-mile distribution demand. Limited new supply and strong leasing velocity continue to tighten fundamentals, positioning the market as one of the most competitive and supply-constrained logistics hubs in the U.S.

Global Trade Hub
35%
of U.S. Inbound Handled by Ports of Los Angeles & Long Beach

Port Volume
±8.1M TEUs
Handled in 2025, Supporting Consistent Import Driven Demand

Last Mile Demand
High
for "Last-Touch" Logistics Facilities Near Dense Population Centers

Supply Constraints
±1-2%
of Inventory Under Construction Limited New Supply

Leasing Momentum
±33.3M SF
Leased in 2025
(+11.8% YoY)

Warehouse Jobs
+1.3%
Transportation & Warehouse Employment YoY

LA Industrial
Major Tenants

amazon FedEx ups DHL WORLDWIDE EXPRESS

Source: CoStar Group, U.S. Census Bureau, Port of Los Angeles, Port of Long Beach, BLS | **2025 Dataset**

LA Industrial Performance

$961M+
Total Inventory

6.6%
Vacancy Rate

5.2%
Market Cap Rate

$321
Sale Price Per SF

$17.55
Asking Rent Per SF

3.2M+
SF Under Construction

The Los Angeles industrial market is a premier, supply-constrained logistics hub anchored by the Ports of Los Angeles and Long Beach, which drive consistent global trade demand. A dense population base supports strong last-mile distribution needs, while limited land availability sustains low vacancy and long-term rent growth, attracting top logistics and industrial tenants.

Source: CoStar Group | **2025 Dataset**

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