

Strategically Positioned Near Major Healthcare, Retail & Everyday Essentials



Denny's & BJ Clothes For Sale

5570 E Pacific Coast Hwy | Long Beach, CA 90804

For Sale

MATTHEWS™

| The Opportunity

53,397
Average Weekly Visits
AlphaMap

90%
National Rating
AlphaMap



This offering presents the opportunity to acquire two established Long Beach retail properties leased to Denny's and BJ Clothes, generating **\$212,160 in combined annual rent**. Denny's operates on an NNN lease, while B.J. Clothes is on a modified gross lease with built-in rent increases, giving investors a mix of stable cash flow and future income growth. Combined with Denny's additional five-year option, the offering provides durable in-place income and long-term upside in a strong Southern California market.

Denny's

5570 E Pacific Coast Hwy, Long Beach, CA 90804

±2,107 SF

Building Size

±0.12 AC

Lot Size

\$138,000

2025 NOI

±3.8 Years

Term Remaining

April 30, 2030

Expiration Date

One, 5-Yr Option

Commencing May 1, 2030

Corporate

Guaranty

Absolute NNN

Lease



BJ Clothes

5565 E Pacific Coast Hwy, Long Beach, CA 90804

±2,400 SF

Building Size

±0.34 AC

Lot Size

\$74,160

2026 NOI

±3.8 Years

Term Remaining

April 30, 2030

Expiration Date

Personal

Guaranty

MG

Lease



Rent Schedules

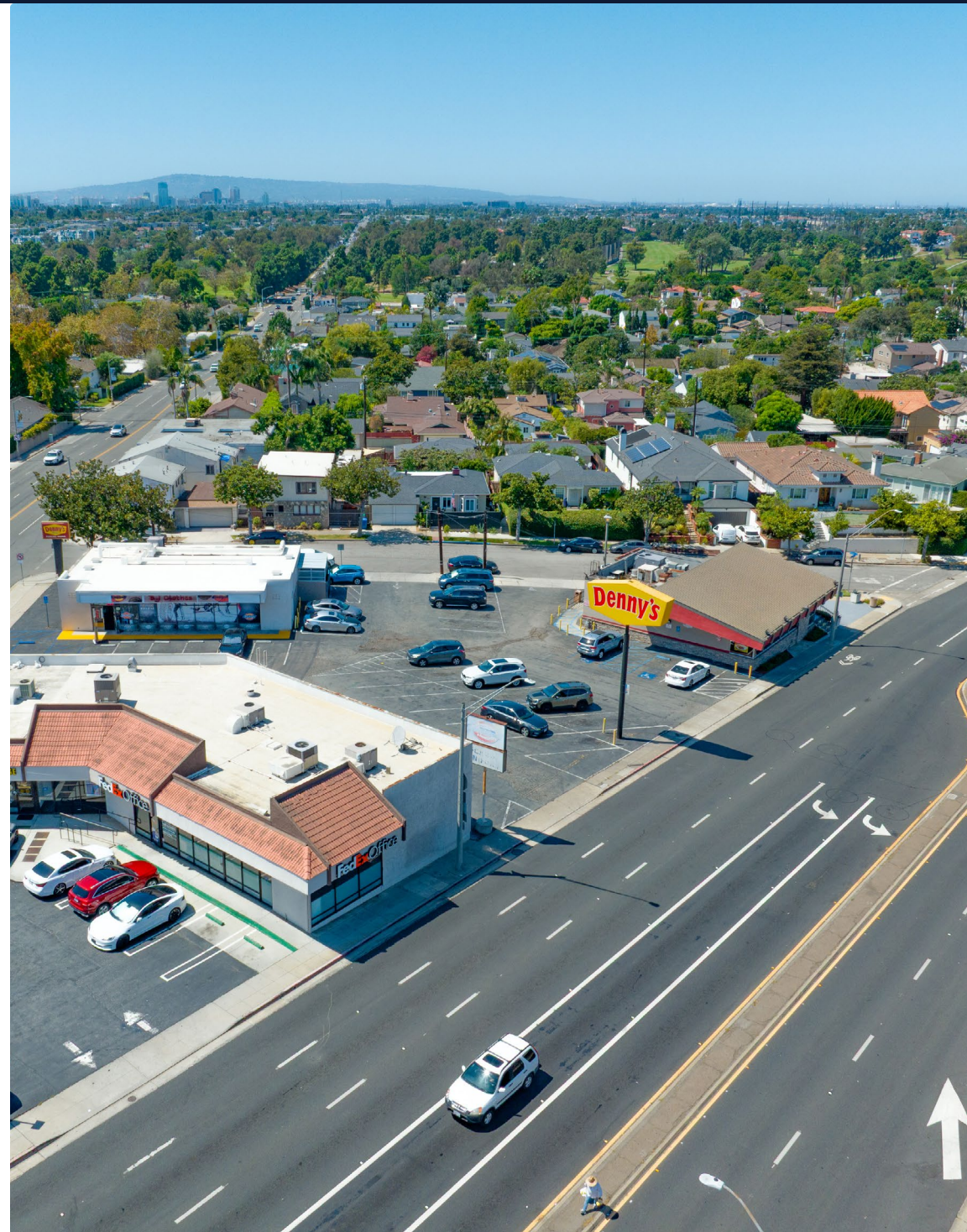
Denny's

Year	Monthly Rent	Annual Rent
2025-2030	\$11,500	\$138,000

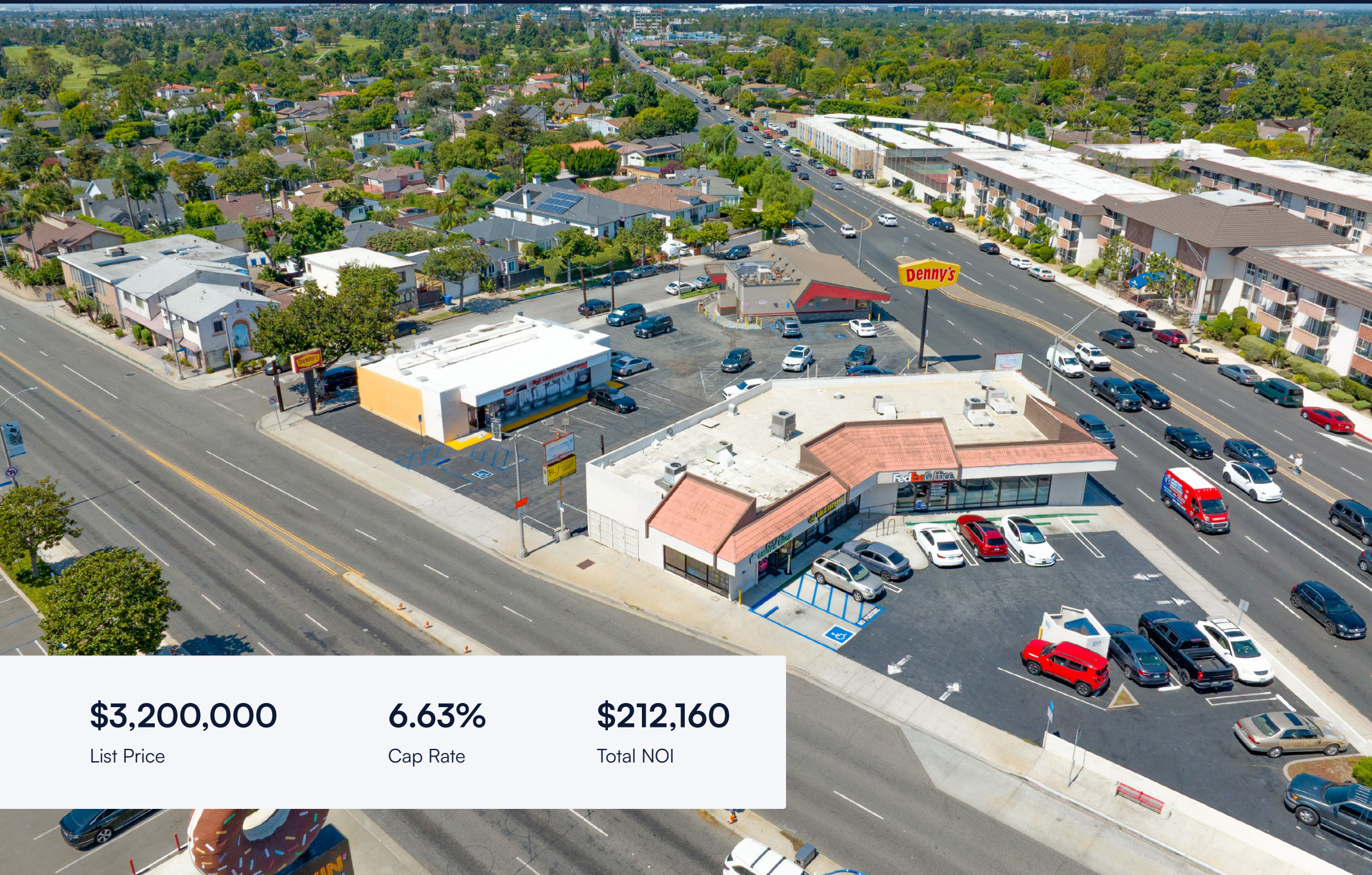
Option Term	Monthly Rent	Annual Rent
2030-2035	\$12,600	\$151,200

BJ Clothes

Year	Monthly Rent	Annual Rent
Year 1 (5/1/26 - 4/30/26)	\$6,000.00	\$72,000.00
Year 2 (5/1/26 - 4/30/27)	\$6,180.00	\$74,160.00
Year 3 (5/1/27 - 4/30/28)	\$6,365.40	\$76,384.80
Year 4 (5/1/28 - 4/30/29)	\$6,556.36	\$78,676.32
Year 5 (5/1/29 - 4/30/30)	\$6,753.05	\$81,036.60



Pricing Summary



\$3,200,000

List Price

6.63%

Cap Rate

\$212,160

Total NOI



± 285,000 VPD

Long Beach Airport

Skylinks at Long Beach
Golf Course



MemorialCare
Dignity Health Medical Center
±389 Beds | ±1,200 Employees



Pacific Coast Hwy ± 30,500 VPD

Los Altos Market Center



± 36,500 VPD

Bixby Elementary
±576 Students



CALIFORNIA STATE UNIVERSITY
LONG BEACH
CSU Long Beach
±42,000 Students | ±4,500 Employees

The Pike Outlets



Woodrow Wilson High School
±3,350 Students

Subject
Property



Recreation Park
Golf Course



**AQUARIUM
OF THE PACIFIC**
A non-profit institution
Aquarium
±1.7M Visitors Annually

LONG BEACH
Convention & Entertainment Center
Convention Center
The single largest visitor attraction in Long Beach
±1.6 M visitors annually

Alamitos Beach
Alamitos Beach has been selected as the venue for:
Beach Volleyball during the LA28 Olympic Games
Blind Football during the 2028 Paralympic Games



Denny's

BJ's
Clothes

FedEx
Ship Center

THE
TICKET
CLINIC
A LAW FIRM

CROWN
GOLD EXCHANGE

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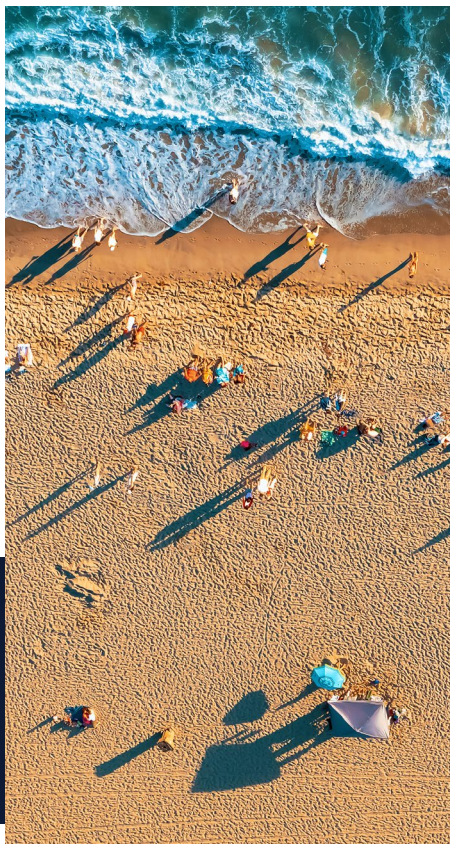
± 34,000 VPD

E 7th St ± 70,000 VPD

Long Beach, CA

Long Beach is a major coastal city within Los Angeles County, benefiting from its strategic position between Orange County and the greater Los Angeles metro. The city has experienced steady population stability supported by strong employment fundamentals, a diversified economic base, and continued public and private investment. Median household incomes in the area reflect a mix of working professionals and established households, while proximity to coastal amenities, higher education institutions, and employment hubs enhances overall desirability. The surrounding neighborhoods near Wardlow Road are characterized by established residential communities, accessible retail corridors, and convenient freeway connectivity.

The area offers a balanced lifestyle environment with access to major transportation corridors including the I-405 and I-710 freeways, linking residents and businesses to regional job centers and the Ports of Los Angeles and Long Beach. Demand is supported by logistics, healthcare, education, and government employment sectors. Long Beach's ongoing redevelopment initiatives, combined with its coastal location and urban infrastructure, continue to position the city as a competitive Southern California market for both residents and businesses.



\$125,051 HH Income
Within 3-miles of Subject Property

83,473 Households
Within 3-miles of Subject Property

196,493 Residents
Within 3-miles of Subject Property

\$2.85B Consumer Spending
Within 3-miles of Subject Property



Long Beach, CA Retail Performance

\$850M+

Sales Volume

6.0%

Vacancy Rate

5.6%

Market Cap Rate

17.8M+

Square Feet of
Retail Inventory

85K

Square Feet
Under Construction

\$32.6

Market Asking
Rent Per Square Foot

Retail investment across Long Beach, California remains resilient, supported by strong consumer spending, a dense residential population, and one of Southern California's busiest trade corridors. Investor demand continues to favor grocery-anchored centers, neighborhood retail, and well-located value-add opportunities. Limited new construction, consistent leasing activity, and the city's strategic position between Los Angeles and Orange County continue to support long-term fundamentals and investment performance.



Exclusively Listed By

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