



OFFERING MEMORANDUM

1425 & 1429 ELM AVENUE

LONG BEACH, CALIFORNIA

Rare Long Beach Infill Opportunity – Two Contiguous Parcels with Interim Income and Future Development Potential

Brick & Co. Real Estate is pleased to present 1425 & 1429 Elm Avenue, two contiguous parcels located in the heart of Long Beach and offered together as a unique investment and redevelopment opportunity.

Currently leased on a year-to-year basis and utilized as a small school campus, the property offers immediate income potential while preserving long-term flexibility. The existing classroom structures on site are portable buildings owned by the tenant and are not included in the sale.

Together, these contiguous parcels offer valuable frontage and strategic positioning in an established urban neighborhood where assemblage opportunities are increasingly difficult to secure. Whether purchased as a stand-alone investment or as part of a larger assemblage, the property presents significant potential for thoughtful redevelopment and land banking in one of Southern California's most supply-constrained markets.

Also available from the same seller is 1403 Elm Avenue. In addition, 1411 Elm Avenue and 325 E. 14th Street are expected to be brought to market separately by another owner, creating a rare opportunity for buyers seeking expanded frontage and scale through multiple contiguous parcels.

PROPERTY HIGHLIGHTS

- Two contiguous parcels offered together: 1425 & 1429 Elm Avenue
- Currently leased on a year-to-year basis and operated as a small school campus
- Existing portable classroom buildings are tenant-owned and not included in sale
- Immediate income potential with future flexibility
- 1403 Elm Avenue is also available from the same seller
- 1411 Elm Avenue and 325 E. 14th Street are expected to become available separately through another owner
- Prime urban infill location in central Long Beach
- Rare opportunity in an established neighborhood with strong long-term redevelopment appeal

Buyer to independently verify zoning, permitted uses, development possibilities, lease terms, and all intended uses with the City of Long Beach and other applicable agencies.



INVESTMENT OPPORTUNITY

Opportunities to secure adjacent parcels of this size and flexibility in Long Beach are increasingly rare. With existing tenancy in place and long-term upside for redevelopment, 1425 & 1429 Elm Avenue present a compelling opportunity for investors, developers, and assemblage buyers.

The availability of 1403 Elm Avenue from the same ownership, together with the anticipated availability of 1411 Elm Avenue and 325 E. 14th Street through separate ownership, creates an unusual opportunity to acquire multiple contiguous parcels in a centrally located Long Beach neighborhood—something that often takes years to assemble.

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