

LENDER-OWNED
OFFERING

1.3 ACRES
INDUSTRIAL LAND &
80' BILLBOARD SIGN
FRONTING 405 FREEWAY

2679 REDONDO AVENUE
LONG BEACH, CALIFORNIA

June 2026



long beach
airport

INTERSTATE
CALIFORNIA
405

± 285,000
VEHICLES PER DAY

KILROY
Aero 1 Million SF
Office Campus

**2679 REDONDO
AVENUE**

REDONDO AVENUE

± 30,000 VEHICLES
PER DAY

29TH STREET

CAPITAL MARKETS GROUP

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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 2679 Redondo Avenue, Long Beach, CA (the "Site").

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of the Property (the "Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property; and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will neither disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership, nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

LENDER-OWNED OFFERING

Cushman & Wakefield, Inc. is offering for sale 1.3 acres of industrial zoned land that includes an 80' pylon billboard fronting the 405 Freeway and existing 14,500 square foot flex building in Long Beach, California. The on-site pylon billboard commands over 300,000 daily vehicle impressions, with one-mile of 405 Freeway visibility in both directions along one of Long Beach's highest-trafficked corridors.

Investment Highlights

- **I-M Medium Industrial Zoning** - Permitted uses include warehousing & distribution, light manufacturing, flex/R&D with accessory office (up to 25% GFA), contractor yards & construction staging, trucking & freight, automotive, food production, vocational/ trade schools, professional & business services office.
- **Irreplaceable 405 Freeway Signage** - The pylon billboard has historically served on-site tenants and owners. A pending vote in September (see California SB 1228 Outdoor Advertising Act) as proposed may open the sign to third-party advertising. Ownership has received renovation quotes for a full electrical and structural modernization of the signage with two digital displays for approximately \$575,000.
- **5MW+ Powered Land** - Two SCE circuits, the "Spring Circuit" (2 MW capacity) and the "Citizens Circuit" (5 MW capacity), run next to the property and offer potential to access powered land usage.
- **In-Place Revenue** - The Site benefits from a month-to-month parking agreement from the adjacent property user that generates \$12,500 per month.



Price	\$5,750,000
Price PSF Land	\$101



CARSON

Relativity
Aerospace



LONG BEACH

2679 REDONDO
AVENUE



29TH STREET

REDONDO AVENUE



SITE DESCRIPTION

SITE OVERVIEW & EXISTING IMPROVEMENTS

Total Building Size 14,443 SF total area per ALTA
• 8,500 SF Office (approx.) &
• 6,000 SF Warehouse (approx.)

Land (Area) 56,439 SF per ALTA

APN 7212-022-020

Zoning LBIM

Parking 81 surface parking stalls per ALTA
(5.6 per 1000 SF)

Year Built 1960

Note: The existing improvements reflect a stalled pre-foreclosure renovation — MEP systems (mechanical, electrical, and plumbing) are partially installed, or have been removed, and should be assumed non-operational for underwriting purposes.



SEAL BEACH

LONG BEACH

CALIFORNIA STATE UNIVERSITY
LONG BEACH

long beach
airport

2679 REDONDO
AVENUE

INTERSTATE
CALIFORNIA
405

REDONDO AVENUE

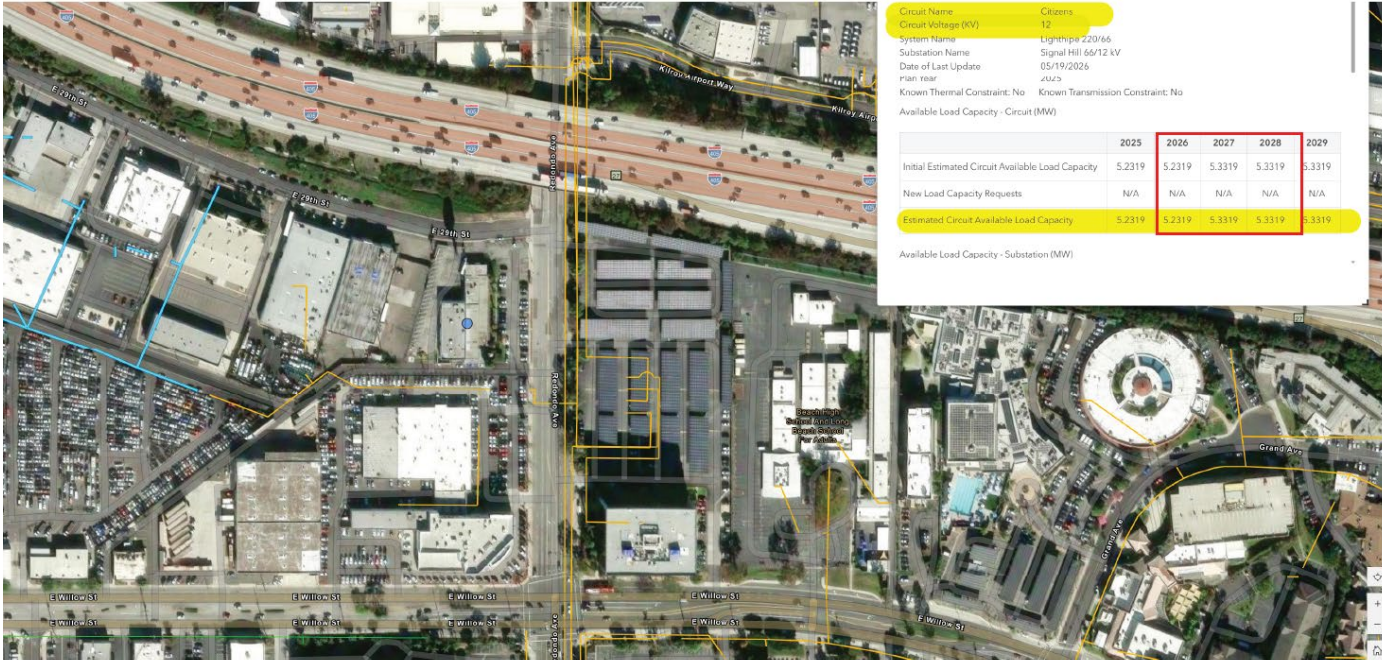
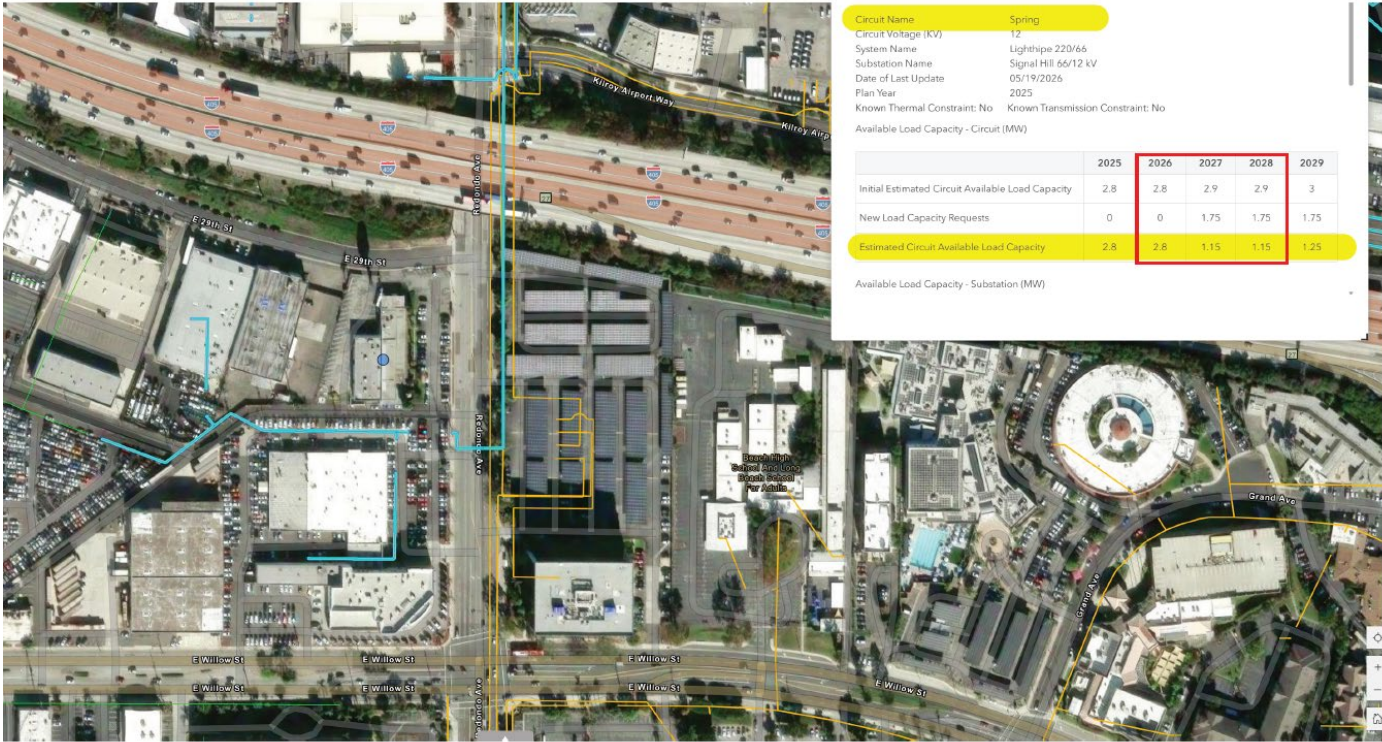
29TH STREET

POWERED LAND

Based on preliminary information from Southern California Edison, there are two nearby circuits that could serve a large power user for the Site.

1. The Spring circuit shows approximately 2 MW of available capacity
2. The Citizens circuit shows approximately 5 MW of available capacity. Combined, these two circuits suggest the subject site could potentially support approximately 6 to 7 MW of available capacity.

For potential users such as medical services, EV related facilities, fleet charging depots, or light manufacturing, this level of utility capacity exceeds typical operational requirements. Dual-circuit service adds a meaningful layer of operational redundancy rarely found on infill sites of this size.

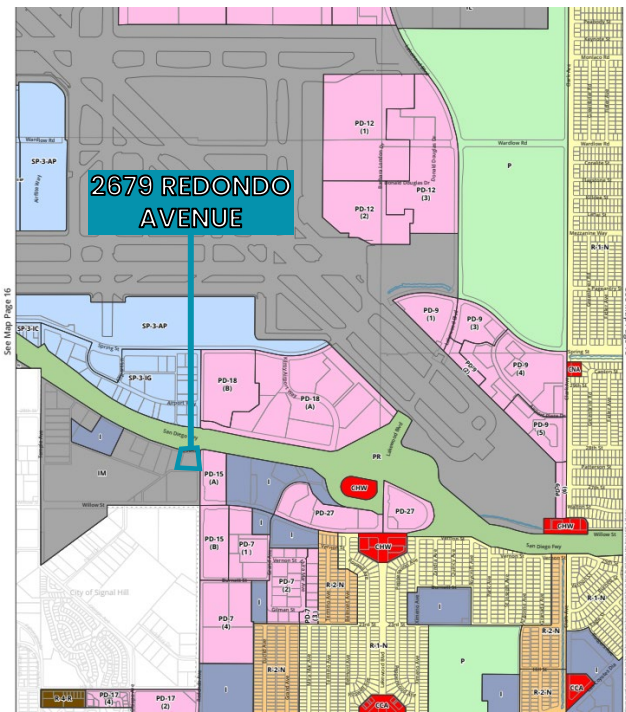


IM ZONING OVERVIEW

ZONING: IM — Medium Industrial | City of Long Beach LBMC Chapter 21.33 | Table 33-2

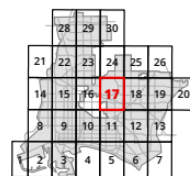
The IM (Medium Industrial) district is Long Beach’s mid-tier industrial designation for manufacturing, warehousing, distribution, food processing, and industrial services. It accommodates more intensive operations than Light Industrial, including facilities with frequent truck traffic, outdoor storage yards, and larger-scale production. Office uses are permitted by right in IM as an accessory use (intended to serve nearby industries and employees), and a range of employee-serving retail and food service uses are also allowed.

CITY OF LONG BEACH USE DISTRICT MAP



Key:

Zoning Districts	Commercial Zones	Industrial Zones	Planned Development
Residential Zones	CCA; CCP; CH; CHW; CN; CNA; CNP; C3	IG; IL; IM; IP	PD
R-1-L; R-1-M; R-1-N; R-1-S; R-1-T; RM	CS	NI-1; NI-2	Specific Plan
R-2-A; R-2-I; R-2-L; R-2-N; R-2-S	Mixed-Use Zones	Institutional Zone	SP
R-3-4; R-3-S; R-3-T; MFR-L	RMU3, RMU4	I	
R-4-H; R-4-M; R-4-N; R-4-R; R-4-U; RP-13; RP-15; MFR-M	MU 1; MU 2; MU 3	Park Zone	
	CCN; CCR; CNR; CO; CT	MU 1; MU 2; MU 3	
		CCN; CCR; CNR; CO; CT	
		Public Right-of-Way Zone	
		PR	
			Other City Layers
			Parcels
			Waterways
			City Boundary



Permitted By Right (Y)

- Contractor’s office with limited outdoor accessory storage
- Food processing — bakery products (SIC 205) and most SIC 20 uses
- Manufacturing — apparel, printing/publishing, pharmaceuticals/soap, leather goods, electronics, instruments, and misc. manufacturing (SIC 23, 27, 283, 284, 31*, 36, 38, 39)
- Manufacturing — transportation equipment within enclosed structures only (SIC 37)
- Wholesale trade — durable and non-durable goods, general warehousing, and storage (SIC 50*, 51*, 422, 4225)
- Eating places without drive-through (SIC 5812*) — intended to serve nearby industries and employees
- Standalone commissary
- Mobile food truck / mobile food facility
- Adult-use cannabis delivery-only dispensary up to 750 sq. ft. GFA
- Laundry, cleaning, and garment services (SIC 721)
- Repair services within enclosed structure (SIC 75*, 76)
- Professional office and institutional uses (SIC 60–66, 73, 861–864, 878*, Public Admin.) — accessory/employee-serving; up to 25% of GFA
- Emergency shelters (SIC 8322*)
- Communications (SIC 48*, excluding broadcast stations, microwave towers, and wireless telecom facilities)
- Recycling containers for cans/bottles (accessory use)
- Movie theaters
- Bars, nightclubs, and cabarets without alcohol
- Passive parks
- Vocational schools (SIC 824)
- Museums (SIC 841)
- Alcoholic beverage manufacturing (SIC 208*) — subject to §21.45.114
- Accessory tasting room — accessory to alcoholic beverage manufacturing

Permitted By Right — AP or CUP Required

- Construction-related uses with outdoor storage as principal use → Y/AP
- Food processing — most SIC 20* uses (except bakery) → Y/C
- Manufacturing — furniture, paper, and rubber/plastics (SIC 25, 26*, 30) → Y/C
- Manufacturing — transportation equipment with outdoor storage or operations (SIC 37) → C regardless
- Repair services with outdoor operations (SIC 7353, 7359, 75*) → Y/C

THE ZONING

Requires Administrative Use Permit (AP)

- Urban agriculture uses
- Other personal services — barbers, beauty, photographic, and etc. (SIC 722–726, 7291)
- Funeral, mortuary, and crematorium (SIC 7261) — subject to §21.52.211
- Professional office and institutional uses when within 300 feet of residential
- Supportive housing
- Transitional housing — subject to §21.45.153
- Caretaker / night watchman's quarters — accessory to permitted nonresidential use only
- Art studio with associated residence
- Job training and vocational rehabilitation (SIC 833)
- Recreational parks — subject to §21.52.260
- Vending carts
- Safe parking site — accessory to existing institutional use only
- Repair services with outdoor operations (SIC 7353, 7359, 75*) → Y/C

Requires Conditional Use Permit (C)

- Food processing — meat products, slaughtering, seafood, and animal fats/oils (SIC 201, 2048, 2077, 2091, 2092)
- Manufacturing — stone/clay/glass/concrete, fabricated metals, and industrial machinery (SIC 22, 24, 289*, 32*, 34*, 35)
- Manufacturing — furniture, paper, and plastics near residential (SIC 25, 26*, 30) — proximity trigger
- Manufacturing — transportation equipment with outdoor storage/operations (SIC 37)
- Transportation-related uses with no outdoor container storage (SIC 41, 421, 4215, 423, 473, 478)
- Transportation-related uses with outdoor container storage (trucking/shipping/rail) — subject to §21.45.168
- Helipads
- Electric, gas, and sanitary services including refuse transfer stations (SIC 49 excl. 492/4932)
- All other retail trade (SIC 52–57, 59) — pawnshops require CUP in all zones
- Book and video stores; video rentals (SIC 5735, 5942, 7841)
- Dining establishments with drive-through (SIC 5812*)
- Adult-use cannabis delivery-only dispensary over 750 sq. ft. GFA
- Recycling collection center with attendant or recycling processing/manufacturing center
- Bars, nightclubs, and cabarets with alcohol (SIC 5813*)
- Daycare facilities (SIC 835)
- Billboards and/or outdoor advertising — subject to Chapter 21.54
- Community correctional re-entry center

Not Permitted (N)

- General agriculture (except specific veterinary, kennel, and landscaping SIC codes)
- Manufacturing — tobacco, petroleum refining, primary metals, and coal gas (SIC 21, 29*, 33, 492*, 4932*)
- Manufacturing — industrial inorganic/organic chemicals, paints, explosives, and asbestos (select SIC 28x codes)
- Air transportation outside Long Beach Airport
- Personal storage, self-storage, mini-warehouse, and RV storage (SIC 4225*)
- Tattoo and massage parlors
- Outdoor recreation — drive-in theaters, racetracks, golf, and shooting ranges
- Health clubs (SIC 7991)
- Stand-alone residential use
- Stand-alone general office as primary use (only accessory office up to 25% GFA permitted)



PYLON SIGN – DIGITAL UPGRADE & ADVERTISING UPSIDE

Existing On-Site Advertising Use

The Site features a prominent freeway-visible pylon sign standing approximately 80 feet tall, originally permitted in partnership with the City of Long Beach, which retains joint oversight jurisdiction with Caltrans over freeway-adjacent signage. The sign is currently utilized for on-site premises advertising in connection with former automotive and car dealership uses on the site (existing permits expired December 31, 2025).

Outdoor Advertising Act: Pending Legislation May Approve Third Party / Offsite Advertising for the Signage

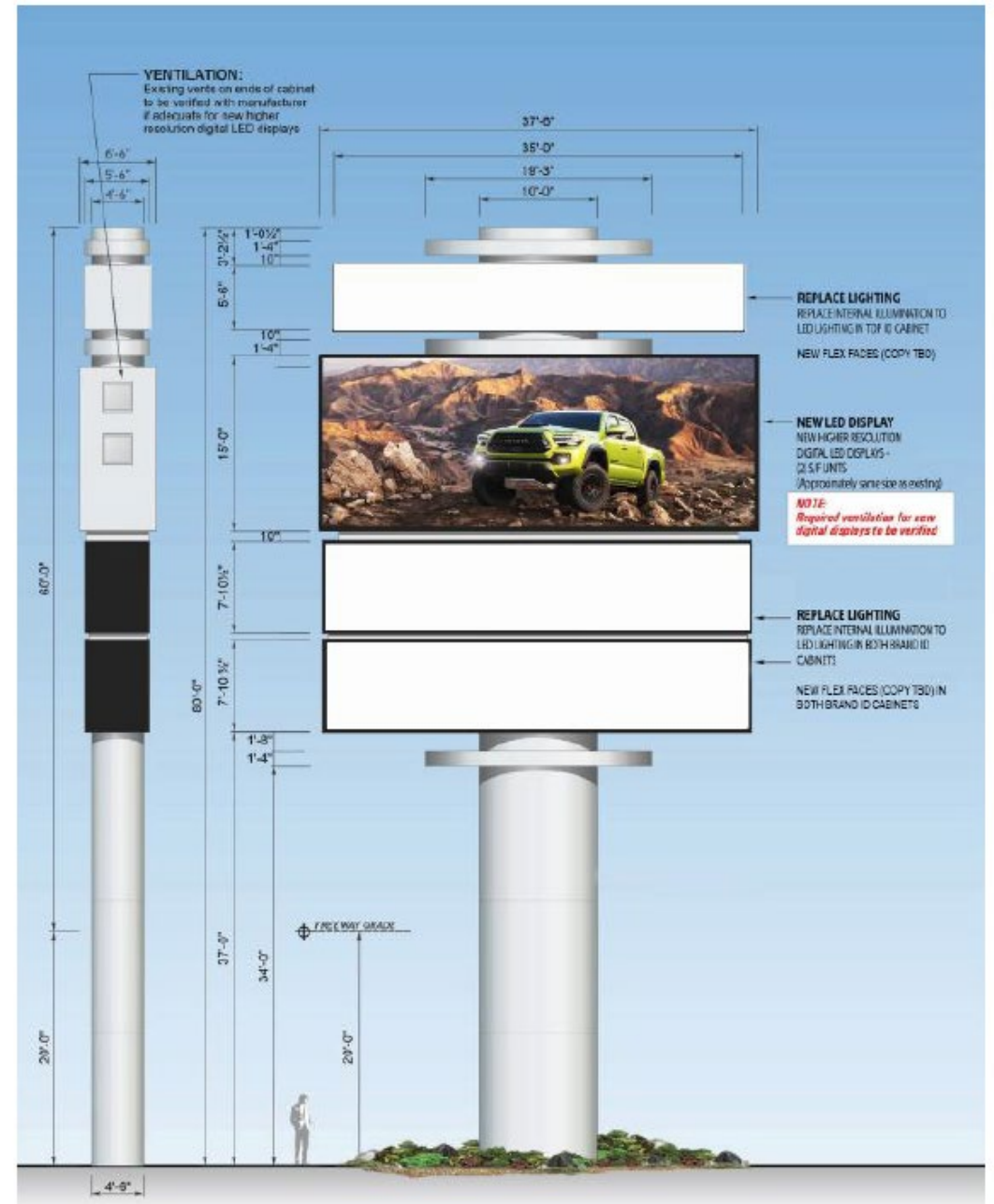
Investors can view the proposed legislation here: <https://legiscan.com/CA/text/SB1228/id/3405017>

A pending California legislative vote on SB 1228 (expected August–September 2026) could unlock third-party advertising rights on the sign. Comparable freeway-visible digital signs generate approximately \$1M in gross annual ad revenue. The City of Long Beach can be expected to require a revenue-sharing agreement; similar municipalities traditionally extract 25% of gross revenues. Revenue-sharing negotiations are estimated to take eight to twelve months. The sign upgrade is a value-add under either scenario — whether optimized for on-site advertising today or repositioned for third-party advertising upon legislative approval. Since third-party advertising approval would require a full sign rebuild regardless, the EMI agreement upgrade scope aligns directly with that buildout, with electrical and mechanical permitting pursued concurrently with City negotiations to compress the timeline to activation.

Renovation Budget

The lender has received a proposal to upgrade the sign from Electra-Media, Inc. (EMI). The scope of work to remodel the existing double-faced illuminated pylon into a high-resolution digital LED sign would include the installation of Daktronics 15.85mm, 12,000-nit LED displays (260 pixels high × 700 pixels wide), new internal illumination, updated identification display panels, a steel security cage for electrical equipment, and a full repaint of the sign. Total upgrade costs have been estimated at approximately \$575,000.

EXHIBIT A: RENDERING



OFFERING PROCEDURES

Offering Procedures

Cushman & Wakefield is contacting prospective purchasers in order to determine their interest in the acquisition of 2679 Redondo Avenue. The Property is being offered for sale on a strict “as-is basis” with the selection of the buyer being influenced by the level of physical and economic due diligence initially undertaken by prospective purchasers.

In this regard, the following documentation is available for review in advance of submitting expressions of interest:

- Month to Month Parking Agreement
- Phase I ESA
- Powered Land Report
- Sign & Building Permits
- Sign Renovation Budget
- Survey
- Title Report
- Zoning Report

The lender is motivated to review all offers and will respond to bonafide offers as received.



INDUSTRIAL LAND SALE COMPARABLES

	Address	Year Built/Reno	Sale Date	Land Area SF	Zoning	Existing Building Area SF	Sale Price	Price per SF of Land
	14315 Lemoli Avenue Hawthorne, CA	1956	3/2/2026	73,155	M-1	7,160	\$7,750,000	\$105.94
	13007 Yukon Avenue Hawthorne, CA	N/A	2/26/2026	39,446	M-1	N/A	\$3,580,000	\$91.32
	7342 Petterson Land Paramount, CA	1992	12/9/2025	54,495	M-2	2,500	\$6,465,000	\$118.93
	1248 Alameda Street Wilmington, CA	N/A	10/13/2025	45,145	M-3	N/A	\$7,600,000	\$168.35
	1206 Centinela Avenue Inglewood, CA	N/A	10/3/2025	32,639	C-2	N/A	\$5,300,000	\$162.38
	18715 S. Western Avenue Torrance, CA	N/A	8/16/2024	93,213	C-2	N/A	\$11,100,000	\$119.08
	900-922 E. Anaheim Street Wilmington, CA	1953	2/14/2025	36,032	M-2	11,500	\$3,556,525	\$98.73
	19135 S. Main Street Gardena, CA	1992	10/23/2024	55,128	MH	3,000	\$7,150,000	\$129.70
	1136-1200 S. Santa Fe Ave Compton, CA	1960	6/11/2024	41,607	MH	6,000	\$5,800,000	\$139.40
Average \$/SF								\$125.98

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