

# OCEAN BLVD TOWER

Fully Entitled 203-Unit High-Rise  
Multifamily Development Opportunity in  
Prime Downtown Long Beach

615 E OCEAN BLVD  
LONG BEACH, CA 90802

[OCEANBLVDTOWER.COM](http://OCEANBLVDTOWER.COM)

 **Kidder  
Mathews**



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## OCEAN BLVD TOWER



**km** Kidder  
Mathews



# EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the exclusive opportunity to acquire 615 E Ocean Blvd, a fully entitled high-rise development site located in the heart of Downtown Long Beach. Positioned along the iconic Ocean Boulevard corridor, the property is just steps from the beach and within walking distance to an array of restaurants, cafes, nightlife, and cultural institutions.

With approximately 100 feet of prime frontage and constant foot and vehicle traffic, the site offers extraordinary visibility and panoramic views of the Pacific Ocean, marina, and city skyline, making it one of the most compelling development opportunities on the Southern California coast.

The project is entitled for a striking 21-story residential tower consisting of 203 units, including 13 units reserved for Very Low Income households under the city's Inclusionary Housing Ordinance. The approved plans include 261 parking spaces in a fully automated structure, three loading bays, and 41 bicycle parking stalls. Through the use of one on-menu and two off-menu regulatory concessions under the Enhanced Density Bonus program, the project benefits from an 80% increase in allowable floor area ratio. A height exception has also been granted, allowing for a maximum building height of 257.5 feet, which is well above the standard 240-foot limit for the area, provided the project achieves LEED certification.



Downtown Long Beach continues to attract significant investment from both institutional and private developers, spurred by its coastal location, expanding residential population, and pro-growth city policies. The surrounding neighborhood features a dynamic mix of high-rise and mid-rise multifamily buildings, boutique hotels, office towers, and adaptive reuse projects. Residents are minutes from the Long Beach Convention and Entertainment Center, Shoreline Village, Aquarium of the Pacific, The Pike and Rainbow Harbor Waterfront, the Marina, and the Promenade. Other notable destinations include Pine Avenue, the Queen

Mary, the Port of Los Angeles, and the nearby coastal neighborhood of Alamitos Beach.

The property is surrounded by major employers and offers excellent regional connectivity via the 710 and 405 Freeways. It is also located just a few blocks from the Metro A Line, providing direct transit access to Downtown Los Angeles and the greater LA region. As the city's economic hub and cultural core, Downtown Long Beach offers a unique live-work-play environment with high barriers to entry and sustained demand for new housing.

615 E Ocean Blvd presents a **fully entitled opportunity** to deliver a in a walkable, transit-rich, and increasingly **sought-after coastal environment**.





# INVESTMENT HIGHLIGHTS

## RARE OCEANFRONT DEVELOPMENT OPPORTUNITY

Extremely rare opportunity to build a Class A, high-rise multifamily tower with exceptional visibility and unparalleled views of the Pacific Ocean, marina, and Downtown Long Beach skyline.

## PRIME FRONTAGE ALONG OCEAN BOULEVARD

Approximately 100 feet of frontage along East Ocean Boulevard with high daily foot and vehicle traffic, offering superior exposure in one of the most iconic coastal corridors in Southern California.

## FULLY ENTITLED HIGH-RISE DEVELOPMENT

Approved for a 21-story, 203-unit residential tower, including 13 Very Low Income affordable units. No additional discretionary approvals required.

## OCEAN BOULEVARD LOCATION IN DOWNTOWN LONG BEACH

Premier coastal site just steps from the beach, surrounded by a vibrant mix of restaurants, bars, shopping, and cultural attractions.

## HEIGHT EXCEPTION & DENSITY BONUS SECURED

Entitlements include an 80% increase in allowable FAR and a height exception up to 257.5 feet—17.5 feet above the standard maximum—subject to LEED certification.

## AUTOMATED PARKING & MODERN AMENITIES

Plans include a fully automated parking system with 261 stalls, three loading bays, and 41 bicycle parking spaces, offering high-efficiency urban living.





### WALKABLE & TRANSIT-ORIENTED

Located in one of Southern California's most walkable neighborhoods and offers immediate access to the Metro A Line (Blue) and quick access to the 710 and 405 Freeways

### MINUTES TO MAJOR DESTINATIONS

Close proximity to the Long Beach Convention Center, Shoreline Village, Aquarium of the Pacific, The Pike, the Promenade, the Queen Mary, and Alamitos Beach.

### STRONG MARKET FUNDAMENTALS

Downtown Long Beach is experiencing a wave of investment and development, supported by robust rental demand, major employment hubs, and a live-work-play lifestyle.

### HIGH BARRIERS TO ENTRY

One of the few entitled high-rise sites in the area with no tenant relocation or demolition required, offering a streamlined path to development.



# PROJECT SUMMARY

Proposed new construction of a 21-story Type 1A high-rise tower, including one below-grade level. The building will contain 203 residential units, with vehicular parking provided above and below grade via a fully automated parking system. Residential common areas will be located on the ground floor, levels 14 and 15, and on level 21, which will feature a rooftop pool and community room. Increases in allowable FAR are proposed under the City of Long Beach Enhanced Density Bonus Program, as outlined in the zoning summary table.

ADDRESS	615 E Ocean Blvd Long Beach, CA 90802
OVERALL SITE AREA	±18,227 SF
TOTAL BUILDING AREA	±264,941 SF
TOTAL STORAGE PROVIDED	±784 SF
STORIES ABOVE GRADE	21 levels
STORIES BELOW GRADE	1 (2 automated parking) levels
CONSTRUCTION TYPE	1-A
ASSUMED BUILDING SETBACK	
NORTH	10' 0"
WEST	5' 0"
SOUTH	0"
EAST	10' 0"

**\$18,000,000 ASKING PRICE**

## ZONING SUMMARY

	Allowed	Proposed
ZONING GENERAL PLAN DESIGNATION	PD-30	
MAXIMUM HEIGHT LIMIT	240' 0" base height	243' 0" top of parapet** 257' 6" top of mech. screen**
MINIMUM SET BACK	0"	See left table
FLOOR AREA RATIO	8.0:1 base FAR	14.53*

\*21.67.050 – inclusionary housing requirement 6% very low income units required in 2022 = 13 units

Chapter 21.68 – enhanced density bonus in title 21 – zoning of the long beach municipal code (lbmc) establishes the enhanced density bonus program. Proposed project utilizes EDB incentives to achieve the proposed far of 15.68, per the major transit stop area table: 6% very low income (13 units) = 50% density bonus / 3 concessions

On-menu concession 1: FAR increase of 40%, 8.0 x 1.4 (40% increase) = 11.20 FAR allowed Off-menu concession 2&3: FAR increase of 40%, 11.2 x 1.4 (40% increase) = 15.68 FAR allowed

15.68 allowed FAR > 14.51 proposed FAR

\*\*Proposed building height exceeds 240'-0" base height with mechanical equipment screens and rooftop penthouses only.

**203**

TOTAL RESIDENTIAL UNITS

**13**

AFFORDABLE UNITS

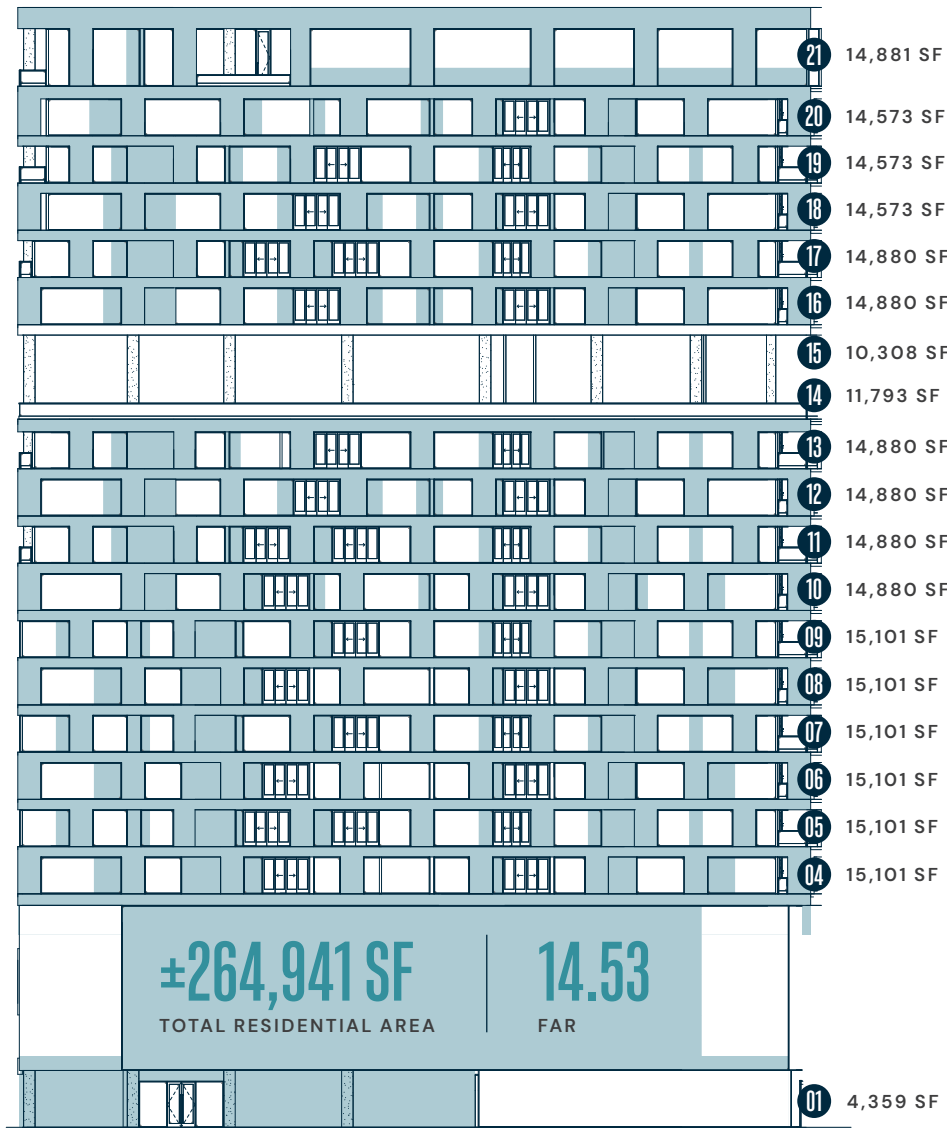
**254**

PARKING SPACES

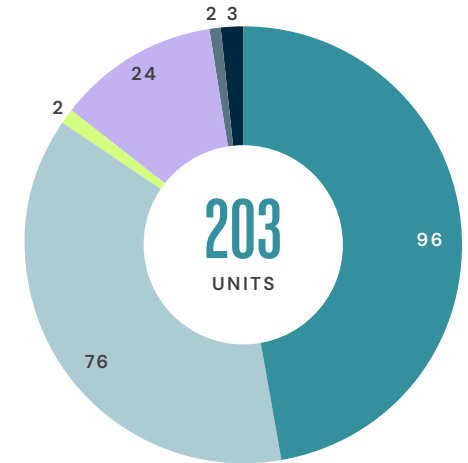
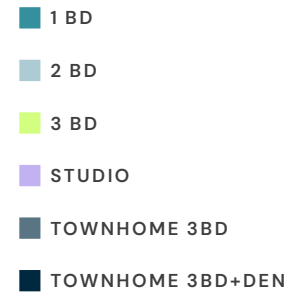




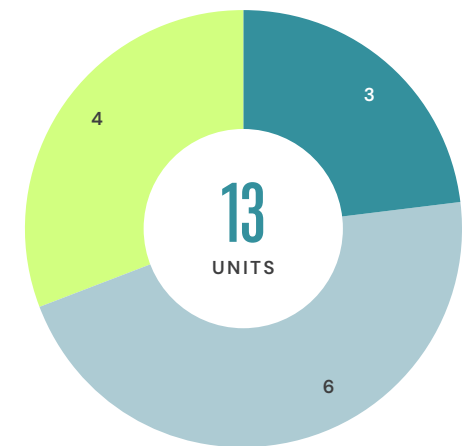
# RESIDENTIAL BUILDING AREA



## Residential Unit Breakdown



## Affordable Unit Breakdown



# PARKING, STORAGE & OPEN SPACE OVERVIEW

## Vehicular Parking Summary

### VEHICULAR PARKING – PROVIDED

Level	Stalls
LEVEL P1-A	46
LEVEL P1-B	46
LEVEL 2-A	41
LEVEL 2-B	38
LEVEL 3-A	45
LEVEL 3-B	45
<b>TOTAL VEHICULAR PARKING PROVIDED</b>	<b>261</b>

### VEHICULAR PARKING – REQUIRED

Residential	Qty	Required
RESIDENTIAL UNITS (1 STALL / DU)	203	203
RESIDENTIAL GUEST (.25 STALL / DU)	203	52
<b>TOTAL VEHICULAR PARKING REQUIRED</b>	<b>-</b>	<b>251</b>

## Open Space Summary

### OPEN SPACE – PROVIDED

PROVIDED COMMON OUTDOOR SPACE	±18,233 SF
PROVIDED COMMON INDOOR SPACE	15%
PROVIDED PRIVATE OPEN SPACE (MIN. 50% OF ALL DU)	±2,735 SF
ADDITIONAL JULIETTE BALCONIES PROVIDED	20 Balconies

### OPEN SPACE – REQUIRED

SITE AREA	±18,233 SF
REQUIRED COMMON OUTDOOR OPEN SPACE (% OF SITE AREA)	15%
REQUIRED COMMON OUTDOOR OPEN SPACE	±2,735 SF
REQUIRED COMMON INDOOR OPEN SPACE	Min. 500 SF
<b>REQUIRED PRIVATE OPEN SPACE (MIN. 50% OF ALL DU)</b>	<b>102 Balconies</b>

## Bicycle Parking Summary

### REQUIRED & PROVIDED

Residential	Qty	Required	Provided
RESIDENTIAL UNITS	203	41	46

## Unit Storage Summary

### UNIT STORAGE SUMMARY

Level		SF	CF
LEVEL 5	7'-7" x 7'-6"	56	448
LEVEL 6	7'-7" x 7'-6"	56	448
LEVEL 7	7'-7" x 7'-6"	56	448
LEVEL 8	7'-7" x 7'-6"	56	448
LEVEL 9	7'-7" x 7'-6"	56	448
LEVEL 10	7'-7" x 7'-6"	56	448
LEVEL 11	7'-7" x 7'-6"	56	448
LEVEL 12	7'-7" x 7'-6"	56	448
LEVEL 13	7'-7" x 7'-6"	56	448
LEVEL 14	7'-7" x 7'-6"	56	448
LEVEL 15	7'-7" x 7'-6"	56	448
LEVEL 16	7'-7" x 7'-6"	56	448
LEVEL 17	7'-7" x 7'-6"	56	448
LEVEL 18	7'-7" x 7'-6"	56	448
LEVEL 19	7'-7" x 7'-6"	56	448
LEVEL 20	7'-7" x 7'-6"	56	448
<b>TOTAL UNIT STORAGE PROVIDED</b>		<b>784 SF</b>	<b>6,272 CF</b>

Note: Plumbing rooms on levels 4, 10 & 16

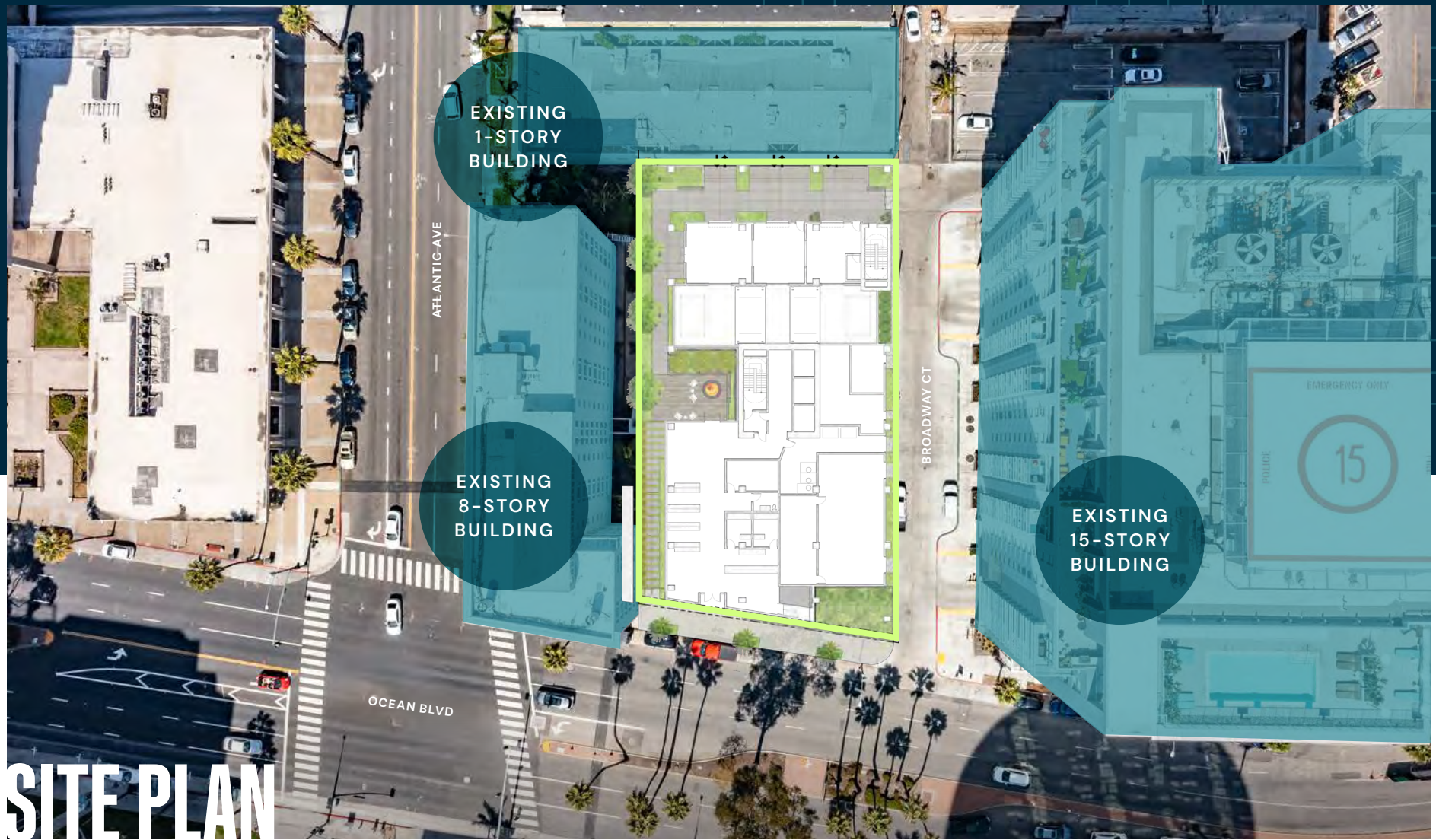


18,277 SF

SITE AREA

100'

FRONTAGE ALONG OCEAN BLVD







CITY PLACE  
SHOPPING  
CENTER

MUSEUM OF LATIN  
AMERICAN ART

1/2 MILE / 10 MIN WALK

1/4 MILE / 10 MIN WALK

LONG BEACH  
CONVENTION  
CENTER

OCEAN BLVD TOWER

PIKE  
OUTLETS

AQUARIUM  
OF THE  
PACIFIC

SHORELINE DR

OCEAN BLVD

ALAMOS BEACH

GUS GRISSOM  
MEMORIAL ISLAND



Perspective view  
looking Northeast  
at Ocean Blvd





Perspective view  
looking West at  
Ocean Blvd





Perspective view of  
building entry





Perspective view  
looking East at  
Ocean Blvd





Perspective view  
looking South at  
Atlantic Ave





Aerial perspective view  
of Ocean Blvd Tower





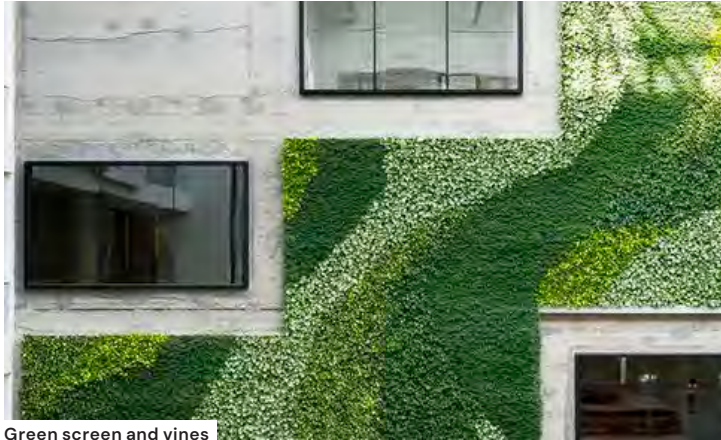
# PROPOSED LANDSCAPING



Concrete pavers with turf joints



Raised LID planters



Green screen and vines



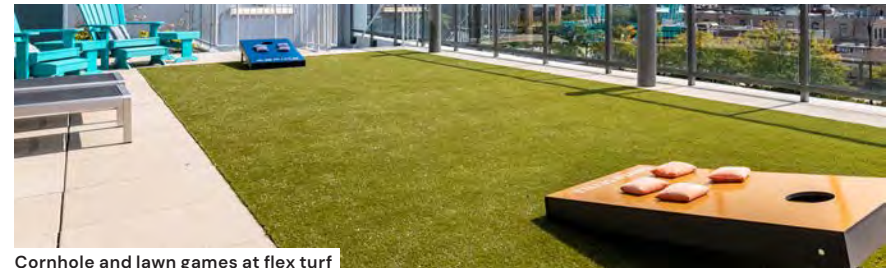
Bamboo screening hedge



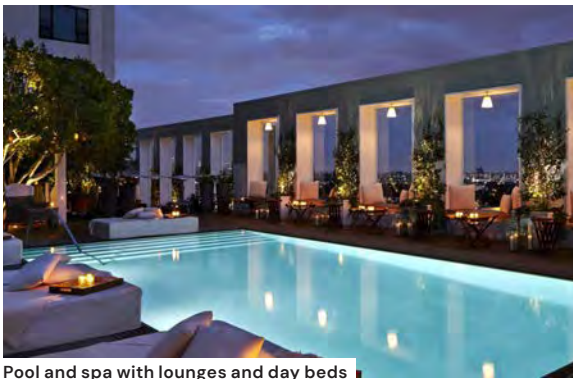
Hanging fireplace at lounge area



Rooftop yoga



Cornhole and lawn games at flex turf



Pool and spa with lounges and day beds



Firetable and lounge furniture with city views



Variety of outdoor seating

## OCEAN BLVD TOWER







# METRO ACCESS

Following a 10-month, \$350 million renovation project, The Blue Line — which starts in Long Beach and runs north through Compton and Watts, ending in downtown L.A. — is fully reopen as the “A-Line.”

The recently renovated A Line (Blue) was Metro’s first rail line to open in 1990. It provides rail service between Downtown Los Angeles (7th St/Metro Center station) and Downtown Long Beach. Possible destinations include: Staples Center and LA Convention Center at Pico, Watts Towers at 103rd Station, Queen Mary and the Aquarium of the Pacific at 5th Street Station.

During the overhaul, which took about a month longer than planned, Metro crews added four crossover tracks, which can help reduce delays along the 22-mile line by providing more places for trains to pass each other.

Crews also upgraded the signal system, portions of worn-out track and the overhead wires that powered the trains. Stations will get new lighting and paint.

## ACCESS FROM OCEAN BLVD TOWER

Station	Drive	Walk	Distance
1ST ST STATION	2 min	9 min	0.4 mile
LONG BEACH TRANSIT MALL	2 min	12 min	0.5 mile
5TH ST STATION	4 min	15 min	0.8 mile
PACIFIC STATION	3 min	18 min	0.9 mile



# LONG BEACH OVERVIEW

Just half an hour from Los Angeles, Long Beach is an **oceanfront gem** you'll want to add to your California itinerary.

The city offers beautiful beaches and marinas along with a busy dining and shopping scene that perfectly blends urban sophistication with beach town fun.

Tour the Queen Mary, the legendary, permanently docked ocean liner, or relax with a drink in the ship's Observation Bar—for truly unique accommodations, you can even stay overnight in one of the staterooms or suites. Visit the Aquarium of the Pacific, Southern California's largest aquarium and home to playful sea otters, Magellanic penguins, and a 350,000-gallon tropical reef habitat, which holds thousands of colorful fish, coral, sea turtles, and sharks. If you're in the mood for retail therapy, find designer favorites at The Pike Outlets or search for the perfect retro find at the vintage boutiques along Long Beach's Fourth Street.

With 11 miles of sandy shoreline, waterfront adventure is central to the city's charm. Visitors can enjoy the waves from dry land at one of the family-friendly beaches like Alamitos Beach and Marine Park, or rent stand-up paddleboards, kayaks, Duffy electric boats, and other watercraft in Rainbow Marina. Try your hand at kitesurfing on Long Beach's Belmont Shore, one of the best places in the state for beginners to learn the sport. Hop aboard a vessel and venture out to sea on a whale-watching tour from Harbor Breeze Cruises, a sailboat through Sunglow Charters, a point-to-point ride on the high-speed water taxis, or a romantic excursion on a Venetian gondola.







## DOWNTOWN LONG BEACH

Located between Los Angeles and Orange County, Downtown Long Beach is at the center of Southern California business. A burgeoning urban environment, Downtown Long Beach features a waterfront business harbor, a historic architectural district, and a cultural arts scene. At the heart of an innovative, diverse city lies 1.38 miles of unmistakable energy. Downtown Long Beach is a “walker’s paradise” according to Walk Score, which gave DTLB a score of 93, making it amongst the most walkable places in Southern California. You’re sure to find to find something new and exciting right around the corner!

## EAST VILLAGE ARTS DISTRICT

The East Village Arts District appeals to the artist in all of us, with its avant-garde shops, galleries, and restaurants, many located in restored historic buildings. Though the borders of the East Village are not strictly defined, the area is centered in the southeast portion of downtown, roughly between Long Beach Boulevard on the west and Alamitos Avenue on the east, and Ocean Boulevard on the south to 7th Street on the north. Visitors will find unique dining options like Utopia and the Breakfast Bar to enjoy along with plenty of local shops.

# 94 WALK SCORE

WALKER’S PARADISE

# 72 TRANSIT SCORE

EXCELLENT TRANSIT

# 35,332 CARS/DAY

E OCEAN BLVD/S 1ST PL W

# 33,654 CARS/DAY

E OCEAN BLVD/S 8TH PL E





### PINE AVENUE

Pine Avenue is home to “Restaurant Row,” featuring food from around the world, with something tasty for every appetite and every budget. After dark the Avenue comes alive with night spots featuring music and entertainment. Saunter along the sidewalks and admire the LED display, as thousands of colorful, ever-changing lights illuminate the street’s historic buildings in a warm glow.

### RAINBOW HARBOR ESPLANADE

Take a stroll on the Rainbow Harbor Esplanade. Connecting the Rainbow Harbor to Shoreline Park, this area features native plants and local vendors. It’s the perfect place to sit, relax, and enjoy harbor views. Watch as crafts of all sizes from fishing boats to large yachts cruise the harbor. This area is convenient to so many nearby attractions including The Aquarium of the Pacific, Shoreline Village, The Pike Outlets, and more. The colorful bridges throughout the Rainbow Harbor Esplanade offer amazing selfie opportunities too!

### PIKE OUTLETS

Explore more than 344,000 square feet of great retailers and entertainment options including some of your favorite brands like Nike, Converse, Restoration Hardware Outlet, and H&M. Enjoy a movie night at the Cinemark Theatres located on the top level of the outlets, and grab a bite to eat afterwards at one of the diverse restaurants including Famous Dave’s, Bubba Gump Shrimp Co., Hooters, California Pizza Kitchen and much more. Thanks to the many events and seasonal celebrations hosted by the outlets, the Long Beach community has come to see the Pike Outlets as a gathering space and neighborhood establishment.



## THE LONG BEACH CONVENTION & ENTERTAINMENT CENTER

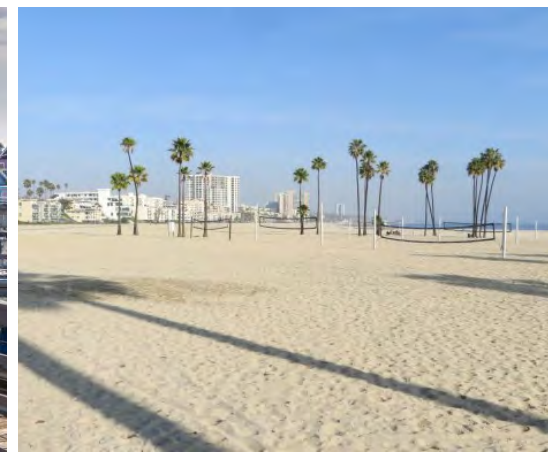
The Long Beach Convention & Entertainment Center offers flexible state-of-the-art meeting and event spaces, including three adjoining exhibit halls, two theaters, an arena, four ballrooms, two VIP lounges and 34 meeting rooms. Also available for your convenience: a concierge and restaurant reservation desk, luxurious and comfortable lobby/pre-function space, full-service catering and on-site audio/visual support.

## SHORELINE VILLAGE

Head to Shoreline Village for waterfront shopping, dining, and fun, all overlooking Long Beach's gorgeous Rainbow Harbor. Shoreline Village is located within walking distance from downtown Long Beach and the nearby Aquarium of the Pacific. It's a great place to take in the sunset and admire the views of the Queen Mary docked just across the way. Shoreline Village is perfect for a day of family fun. Kids will love riding on the antique carousel, and there are bike and boat rentals available for exploring the coastline.

## ALAMITOS BEACH

Alamitos Beach is the western end of Long Beach City Beach near the intersection of Ocean Boulevard and Alamitos Avenue, hence the beach name. Despite the name this beach is on the ocean and not on Alamitos Bay (see Alamitos Bay Beach for an excellent beach on the bay). Adjacent Long Beach City Beach is south facing, but at the west end it curls around a bit to meet Shoreline Marina so Alamitos Beach actually faces southeast. It's a wide open sandy beach with many nice hotels and urban amenities nearby.







## THE AQUARIUM OF THE PACIFIC

The Aquarium of the Pacific has redefined the modern aquarium. It is a community gathering place where diverse cultures and the arts are celebrated and a place where important topics facing our planet and our ocean are explored by scientists, policymakers, and stakeholders in the search for sustainable solutions. It has taken a bold new approach in the future of aquariums with the opening of its Pacific Visions wing.

The Aquarium of the Pacific is the fourth most-attended aquarium in the nation. It displays about 12,000 animals and more than 100 exhibits that celebrate the planet's largest and most diverse body of water, the Pacific Ocean. Its galleries represent the frigid waters of the Northern Pacific, the temperate Southern California/Baja region, and the warm coral reefs and lagoons of the Tropical Pacific.

Each year approximately 1.7 million people visit the Aquarium, making it consistently one of the leading attractions in the Los Angeles region. Beyond its world-class animal exhibits, the Aquarium offers educational programs for people of all ages from hands-on activities to lectures by leading scientists. Through these programs and a variety of multimedia experiences, the Aquarium provides opportunities to delve deeper into ocean science and learn more about our planet.

## THE GRAND PRIX OF LONG BEACH

The Grand Prix of Long Beach is a three-day NTT IndyCar Series racing weekend in Long Beach. It is the longest-running major street race in North America (occurring annually since 1975!), and it draws about 200,000 attendees each year. While racing is the main event, there are also plenty more activities for the whole family, including two evening concerts, autograph sessions, food trucks, and a family fun zone.

Long Beach is one of the foundational events on the NTT INDYCAR SERIES schedule and one of the longest running. The move creates a thrilling three-race, three-weekend west coast swing to complete the championship. Beginning at Portland International Raceway on Sunday, Sept. 12, the homestretch continues at, what would be the finale under normal conditions, WeatherTech Raceway Laguna Seca on Sunday, Sept. 19, before finishing on the historic streets of Long Beach.



## QUEEN MARY

In Long Beach, California you can see a cruise ship that doesn't go anywhere. That might sound a little weird, but in fact, it can be fun. It's the Queen Mary. Not the Queen Mary II which is the flagship of the Cunard Cruise line but the original RMS Queen Mary which was built in 1937.

She had a long and fascinating career before making her 516th and final voyage to Long Beach, California on December 9, 1967.

Since then, the Queen Mary has been docked in the Long Beach harbor and converted into a hotel and tourist attraction. Guides' voices echo in the

now-empty engine room, where 27 boilers once generated 160,000 horsepower. In fact, she's been in Long Beach longer than she sailed the oceans, and the ship has become an icon for its home city.

It may not be as enormous as today's mega-cruise liners, but the Queen Mary is an elegant reminder of a bygone era.

The self-guided tour takes visitors over the 1,020-foot-long Queen Mary, from the engine room to the wheelhouse. They also offer several themed tours which change from time to time. One of the most popular is Ghosts and Legends of the Queen Mary which dramatizes paranormal and historical events aboard the ship.

The Scorpion, a Foxtrot-class Russian submarine, is moored just below the Queen Mary's bow. A tour of the cramped quarters and military conditions (78 crew shared two showers and three toilets) provides an interesting contrast to the Queen Mary in size and luxury.

Every Halloween, the Queen Mary is home to Dark Harbor, an event they bill as a "Terrorfest." The ship also hosts seasonal and holiday celebrations, mystery murder dinner shows and a Scottish festival and other events. You can also sleep in the ship's former staterooms at the Hotel Queen Mary, imagining yourself on a transatlantic journey along with Charlie Chaplin, Clark Gable, and others.





# LONG BEACH SCHOOLS

## CALIFORNIA STATE UNIVERSITY, LONG BEACH

Located three miles from the Pacific Ocean, California State University, Long Beach is a community within itself, boasting a student population of more than 38,000 and its own zip code.

The urban campus spreads across 322 acres and has 84 buildings, 63 academic departments and programs, 24 centers, four institutes and four clinics. The minimalist-designed buildings, created primarily by architect Edward Killingsworth, places emphasis on landscaping, giving CSULB a naturalistic, park-like layout that has earned numerous design awards.

The Beach recently opened a state-of-the-art net zero energy classroom for College of Professional and International Education, the first of its kind in the California State University system. Its Platinum LEED rating is the highest energy efficient building on campus. Five buildings have earned LEED ratings of Gold or Silver.

The student-operated University Student Union is located at the center of the campus, providing a focal point for the campus community. The three-story glass

building occupies roughly 180,000 square feet and houses offices, a study lounge, ballroom, food court, bowling alley, arcade and movie theater.

Brotman Hall, located near the University Student Union, is where administrative offices and many centralized campus services can be found. There are also specialized facilities for Engineering Technology, Art, Industrial and Interior Design, Music, Molecular and Life Sciences, and Nursing.

A state-of-the-art building for the College of Business Administration, complete with decision-support laboratories, multi-media capability, and modern lecture halls, opened in 1991. The Department of Dance occupies quarters in the largest and best-equipped instructional dance facility in the nation.

The beauty of the campus owes much to the planting of 3,200 Helen Borchert flowering peach trees that were donated by the citizens of Long Beach and the many art pieces located on the grounds.





## LONG BEACH CITY COLLEGE

Since 1927, Long Beach City College has been at the heart of the community providing educational programs with a commitment to excellence in student learning in a culturally diverse and vibrant environment.

LBCC is a two-year community college that encompasses state of the art, technology-rich learning environments, a broad range of academic and career technical instructional programs, strong community partnerships, and economic and workforce development initiatives that prepare students to be successful in the 21st century.

As one of the largest of the 114 community colleges in California, Long Beach City College is governed by the five-member, elected Long Beach Community College District Board of Trustees and serves the cities of Long Beach, Signal Hill, Lakewood, and Santa Catalina Island. It offers many associate degrees and certificate programs which prepare students for transfer to four-year institutions, career advancement, and personal development.



## DEVRY UNIVERSITY

DeVry University is an accredited institution with a rich heritage in technology and was founded on the basis that visual learning advances education. Our founder Dr. Herman DeVry expanded the reach of film into the classroom through his invention of the portable movie projector. DeVry was founded in 1931, and our commitment to Dr. Herman DeVry's mission to deliver technologically-focused education remains today.

Conveniently located in the heart of Southern California, DeVry University and Keller Graduate School of Management's Long Beach location offers undergraduate and graduate degree programs in several of today's growing fields. In close proximity to Southern California's vital entertainment, hospitality, retail, international trade and business communities, our Long Beach location allows you to access opportunities in a wide variety of industries.





# DEMOGRAPHICS

356,853

Estimated  
population  
within 5 miles

37.8

Median  
age within  
1 mile

\$81,071

Avg household  
income within  
1 mile

\$2.4B

Total consumer  
spending  
within 3 miles

95,099

Total  
employees  
within 3 miles

9,258

Total  
businesses  
within 3 miles

21,743

Renter occupied  
households within 1 mile

5,392

Owner occupied  
households  
Within 1 mile



# OCEAN BLVD TOWER

## Exclusively Listed By

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