

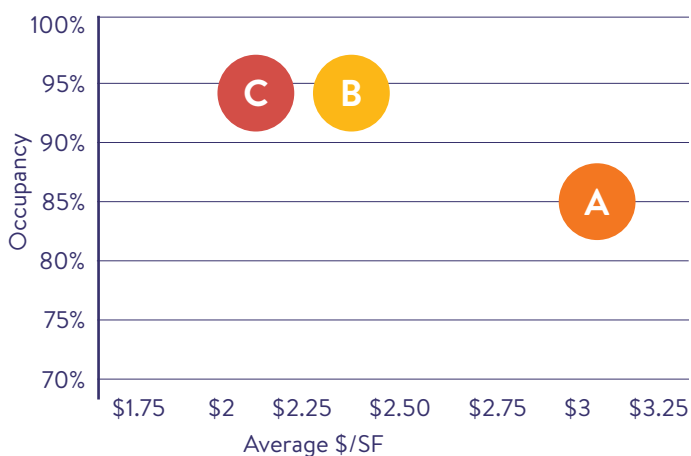
# 2020 Q4 RESIDENTIAL MARKET SURVEY



## HOUSING BUILT SINCE 2000

Property Address	Property Name	Year Built	Occupancy%	AVG Weighted Rent	Total Units	Number of				
						Studios	1 BR	2 BR	3 BR	4 BR
250-300 W Ocean Blvd	Camden Harbor View	2003	93.4%	\$2.70	546	0	205	341	0	0
404 Pine Ave	Griffis Pine Avenue	2004	95%	\$2.85	221	15	124	82	0	0
225 Long Beach Blvd	210 Third	2008	95.2%	\$2.59	104	0	88	16	0	0
421 W Broadway	IMT Gallery 421	2010	97.6%	\$2.67	291	0	164	127	0	0
431 E 6th St	Bella Mare 6th Street Lofts	2015	80%	\$2.81	30	9	15	6	0	0
137 W 6th St	Tech Coast Lofts	2016	100%	-	11	0	1	9	0	0
707 E Ocean Blvd	The Current	2016	91.9%	\$3.21	223	30	149	44	0	0
100 Long Beach Blvd	The Edison	2016	94.2%	\$2.96	156	48	56	52	0	0
442 W Ocean Blvd	442 Residences	2019	90.4%	\$3.45	95	47	18	30	0	0
434 E 4th St	The Linden	2019	89.8%	\$3.04	49	0	28	21	0	0
245 W Broadway	AMLI Park Broadway	2019	89.6%	\$3.115	222	29	143	50	0	0
150 W Ocean	Oceanaire	2019	69%	\$3.16	216	15	101	93	7	0
207 Seaside Way	The Crest	2020	65.1%	\$3.50	115	56	33	26	0	0
101 Alamitos Ave	The Alamitos	2020	46.3%	\$3.31	136	-	-	-	-	-
230 W 3rd St	The Pacific	2020	79.6%	\$3.12	181	34	80	67	-	-
495 The Promenade N	5N at The Streets	2020	75% (pre-lease)	-	20	-	-	-	-	-

## OCCUPANCY VS AVG RENT/SF: ALL DOWNTOWN RESIDENTIAL PROPERTIES



	Avg Age	Avg Rent /Unit	Avg \$/SF	Occupancy
CLASS A	6	\$2,665	\$3.08	85.2%
CLASS B	59	\$2,146	\$2.50	94.9%
CLASS C	85	\$1,247	\$2.05	94.9%
Overall	49	\$2,020	\$2.54	91.7%

Source: CoStar 2020

# 2020 Q4 RESIDENTIAL LISTINGS



## BELLA MARE 6TH STREET LOFTS

431 E 6TH ST

30 Units, Avg 676 SF

Roof Terrace and Fitness Center, spacious vaulted ceilings

Location adjacent to Metro Blue Line



## 210 THIRD LOFTS

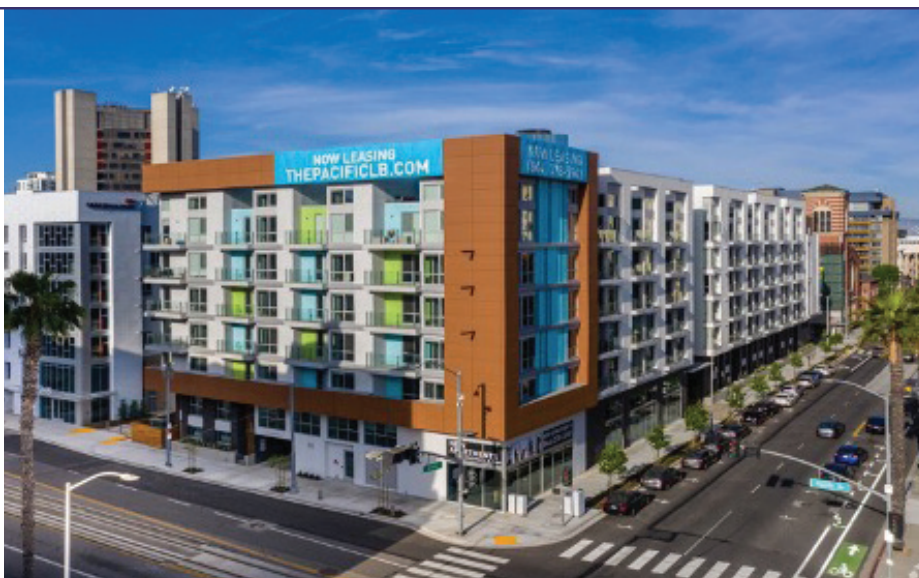
225 LONG BEACH BLVD

104 Units, average unit size 901 SF

Mixed-use ground floor retail and dining

Furnished units available

Adjacent to Downtown Promenade & Harvey Milk Park



## THE PACIFIC

230 W 3RD ST

181 Units, average unit size 963 SF

Property Manager on Site

Pet Washing Station & Package Service

Rooftop Pool Space