



**DOWNTOWN
LONG BEACH
ALLIANCE**

DTLB

**Q4 SNAPSHOT
RESIDENTIAL REPORT**

2022



Source: StudioLBP

ABOUT

Downtown Long Beach's (DTLB) first Business Improvement District (BID) was the Downtown Parking & Business Improvement Area (DPBIA) established in 1973 by business owners, while the second BID, the Property-Based Improvement District (PBID) was established in 1998 by commercial property owners and expanded to residential property owners in 2013. The Downtown Long Beach Alliance (DLBA) manages both BIDs, which has resulted in a more connected, safer, and vibrant DTLB. DLBA is a non-profit community-based organization whose mission is to cultivate, preserve, and promote a healthy, safe, and prosperous Downtown. By balancing the interests of residents, as well as businesses, DLBA creates tangible progress by way of vested interest and solidified partnerships across local, municipal and commercial lines.



Property Based Improvement District (PBID) & Downtown core boundary



Downtown Parking Business Improvement Area (PBIA)



200 W. Ocean Blvd Source: CoStar 2023

SOURCES AND METHODOLOGY

DTLB PEDESTRIAN COUNTS

Data measuring visitor, resident, and employer traffic in Downtown was collected through Placer.Ai, a contracted software company aggregating mobile location data. Data used in the report was collected from January 1, 2018 through December 31, 2022.

COMMERCIAL REAL ESTATE DATA

Information regarding the depth and breadth of Downtown's retail market is collected from CoStar, a leading provider of commercial real estate information, analytics, and online marketplaces. CoStar data is comprehensive but may not capture the full real estate market.

HOUSING AND DEMOGRAPHIC DATA

Data regarding housing, income, and household composition was gathered from the American Community Survey (ACS), a demographics survey conducted by the US Census Bureau. Data used in the report was included as part of the 2021 five-year sample dataset.

LOOKING TO INVEST IN DTLB?

Visit **DTLBbusiness.com** for more economic resources or email **stephanie@dlba.org**

Next DTLB report: 2023 Economic Profile publishes **April 15.**

RESIDENTIAL MARKET UPDATE

The Downtown Long Beach residential market finished 2022 relatively strong, with Q4 2022 occupancy at 95% over approximately 11,000 total housing units. Although the COVID-19 Pandemic created substantial price and vacancy impacts on the Downtown retail and office markets, multi-family residential developments were relatively less susceptible to major market fluctuations. After experiencing momentary market shocks during the first half of 2020, annual residential occupancy only dipped a couple of percentage points, bouncing back to prepandemic levels around 95%. Occupancies remained healthy even with 1,265 market and affordable units coming online since 2020, indicating continued demand for units at all price levels. Continued residential demand is also represented through positive annual rent growth since the pandemic, growing approximately 10% from 2020 to 2022.

BY THE NUMBERS: Q4 '22

Number of Buildings	504
Total Inventory (Units)	11,038
Total Occupancy (SF)	95.10%
Avg. Mo. Rental Rate/Unit (\$)	\$2,223
Avg. Rental Rate/SF (\$/SF)	\$3.07
Avg. SF/unit (SF)	752 SF
Concessions Rate	0.80%
12 Mo. Deliveries (Units)	268

2022 DELIVERIES

Address	Units
495 Promenade N	20
200 W Ocean	196
The Magnolia (500 W Broadway)	142

2022 saw three deliveries in Downtown Long Beach totaling 268 unit - 495 Promenade North, 200 W Ocean, and The Magnolia at 500 W Broadway. There are 937 units currently under construction in the Downtown area, including 432 Market/Affordable units at Onni East Village ("Broadway Block") and 80 units in the historic Ocean Center adaptive reuse project.

The Downtown Long Beach residential market roughly mirrors trends seen in other Southern California cities, which finished Q4 2022 with a regional median occupancy rate of 96% and a 2.6% median 12-month change in rental rates. Q4 asking rents in Downtown Long Beach were higher per square foot when compared to other regional benchmarks. However, Downtown unit sizes are smaller on average than other submarkets. These factors contribute to a calculated average rent per unit that is roughly congruous with the regional median price.

REGIONAL BENCHMARKS: Q4 '22

City	Occupancy	Avg. SF	\$/SF	12-Mo. Rent Change
El Segundo	96.9%	787	\$2.68	1.0%
Long Beach City	96.7%	756	\$2.47	2.4%
Fullerton	96.6%	802	\$2.69	5.0%
San Pedro	96.5%	807	\$2.51	5.4%
Costa Mesa	95.8%	833	\$2.98	1.0%
Santa Ana	95.3%	821	\$2.63	3.3%
Downtown Santa Monica	95.2%	731	\$5.92	6.0%
Downtown Long Beach	95.1%	752	\$3.07	2.5%
Downtown Los Angeles	92.4%	831	\$3.15	-0.4%
Regional Medians	96.0%	795	\$2.75	2.6%

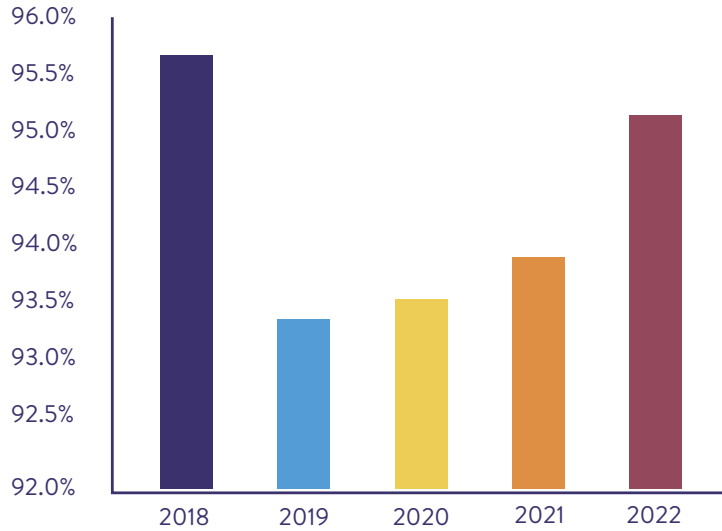


***note on CoStar: retroactive changes in the classification and/or availability of commercial real estate data may cause variations in historic real estate trends.

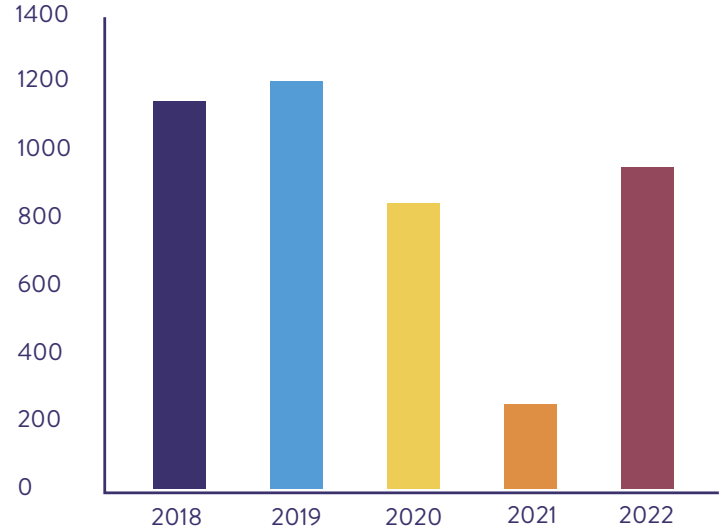
Breakers Hotel, 210 E. Ocean Blvd Source: CoStar 2023

MARKET TRENDS: DOWNTOWN LONG BEACH, 2018-2022

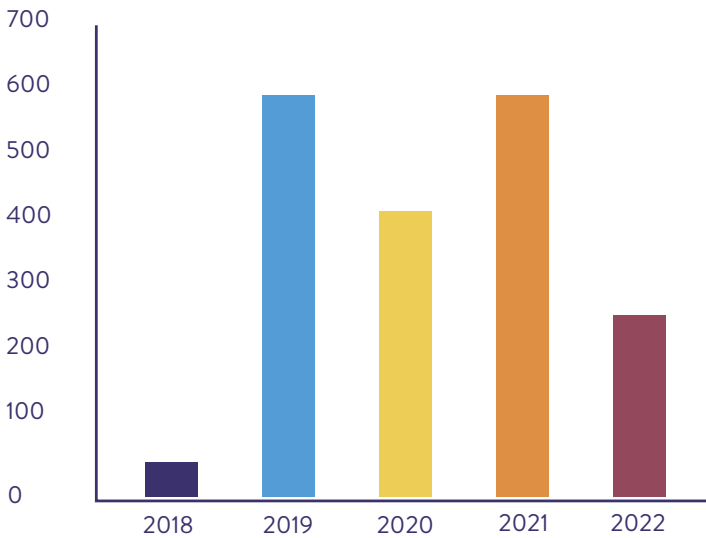
OCCUPANCY (%)



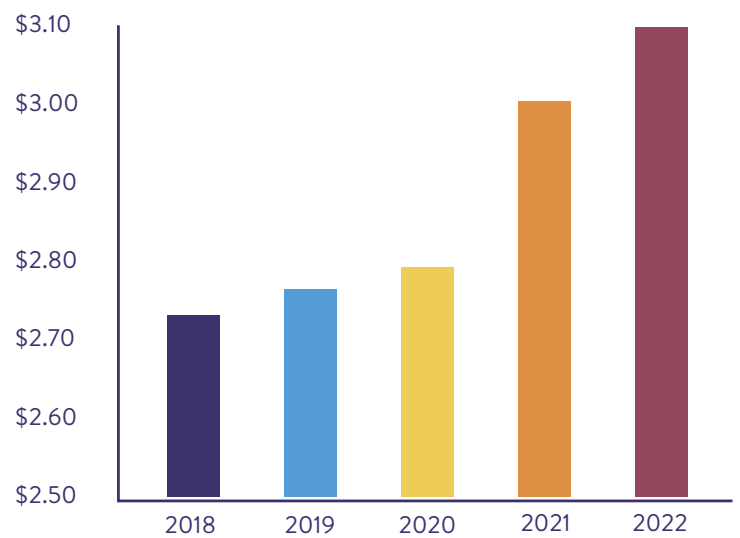
UNITS UNDER CONSTRUCTION



UNIT DELIVERIES



ASKING RENT (\$/SF)



The visualizations above illustrate the 5-year trend for occupancy, rent per square foot, vacancy rate, and units under construction. While quarter-to-quarter comparisons can show varying positive and negative fluctuations, historical trends offer a more holistic view and highlight continued growth in Downtown.

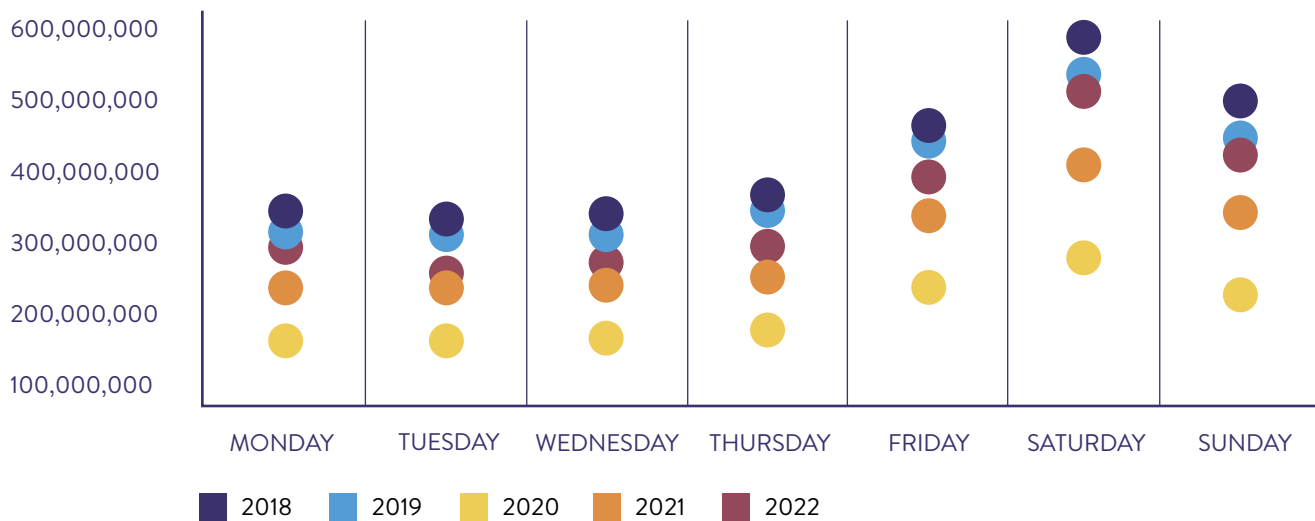
*Note: Retroactive changes in the classification of commercial real estate data may cause variations in historic metrics.

VISITOR STATISTICS

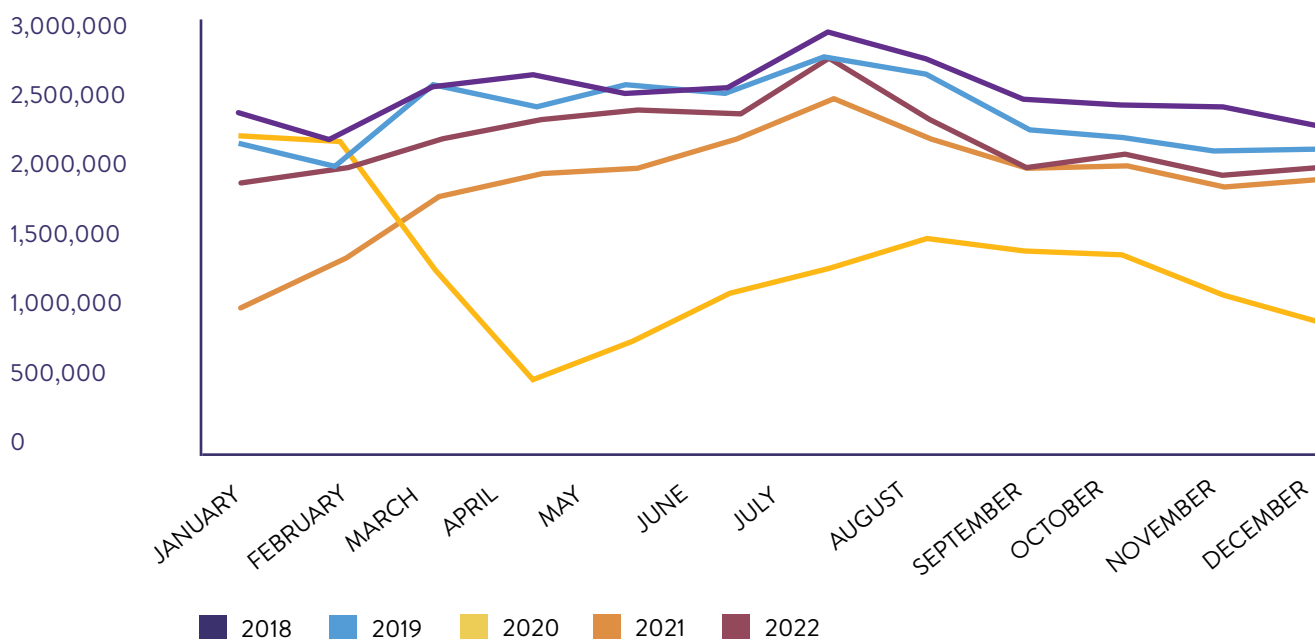
Visits to Downtown Long Beach steadily rose from the all-time lows experienced during 2020 and the beginning of 2021, with 5.7 million visits in Q4 2022. 2022 monthly visits vastly outperformed 2020 and 2021 visits through the second quarter, after which growth leveled off and monthly visits were comparable to Q3 and Q4 2021. There were 25 million visits to Downtown Long Beach in 2022, compared to 21.6 million in 2021 and 15.5 million in 2020.

Although cumulative visits to Downtown are slowly recovering, an examination of total visits by week day shows lagging weekday metrics. Resumed events at venues including the Long Beach Convention Center, Shoreline Village, Pine Avenue, and the Queen Mary Events Park have definitely contributed to renewed weekend traffic. However, Monday through Thursday remains much closer to 2020/2021 levels.

TOTAL DAILY DOWNTOWN LONG BEACH VISITS, 2018 TO 2022



MONTHLY DOWNTOWN LONG BEACH VISITS, 2018 TO 2022





The Magnolia, 500 W. Broadway Source: CoStar

HOUSING AND DEMOGRAPHICS

Examining the socioeconomic makeup of Downtown Long Beach helps us to further understand the residential market and its residents, especially when compared to the City of Long Beach and Los Angeles County as a whole. Downtown's population is relatively small for Southern California markets. The Downtown Long Beach area is home to roughly 30,000 residents, which only comprises 6% of Long Beach's total population and less than half of 1% of Los Angeles County.

Downtown is home to a much greater proportion of single-person households living without children when compared to Long Beach and Los Angeles County, partly due to the fact that a large proportion of Downtown units are studio and 1-bedroom arrangements. 29.6% of Downtown households are comprised of just one adult living alone, as opposed to only 11.2% of total city households and 8.6% of County households. Two out of every 10 Downtown residents are children under 18, compared to 3 in 10 residents of

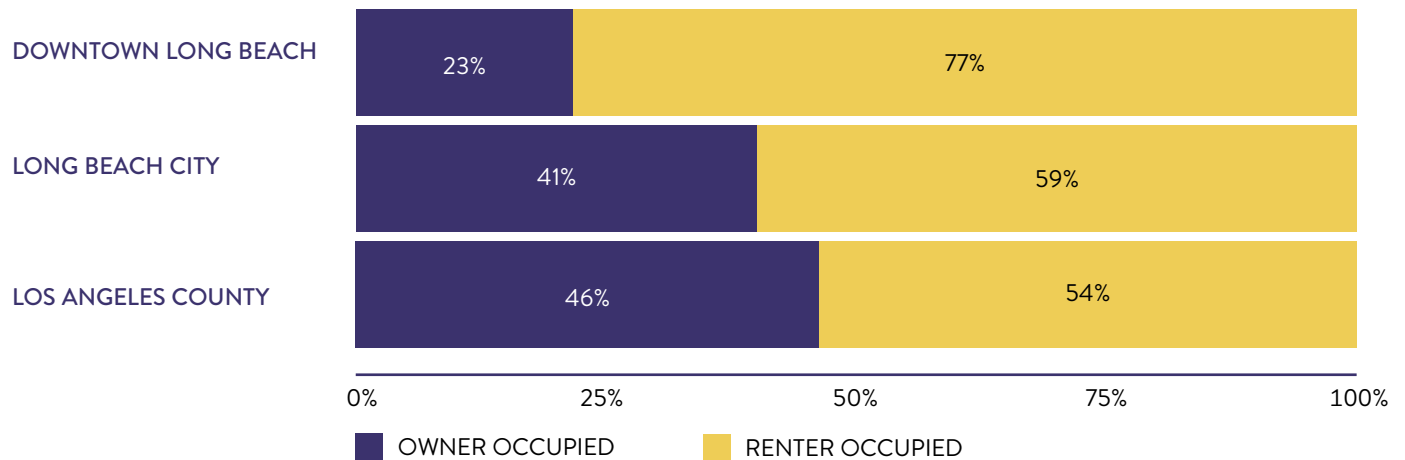
both Long Beach City and Los Angeles County. Additionally, Downtown Long Beach residents are overwhelmingly renters (77%) when compared to City (59%) and County (54%) tenures.

Household income in Downtown Long Beach also varies compared to Long Beach and Los Angeles County. Higher median household income is concentrated in Downtown's waterfront area and adjacent Downtown core, with lower household incomes in the surrounding neighborhoods. Weighted average household income for Downtown Long Beach census blocks was \$72,000 (2021 inflation-adjusted dollars), calculated from income distributions of the 22 census blocks comprising the Downtown area.

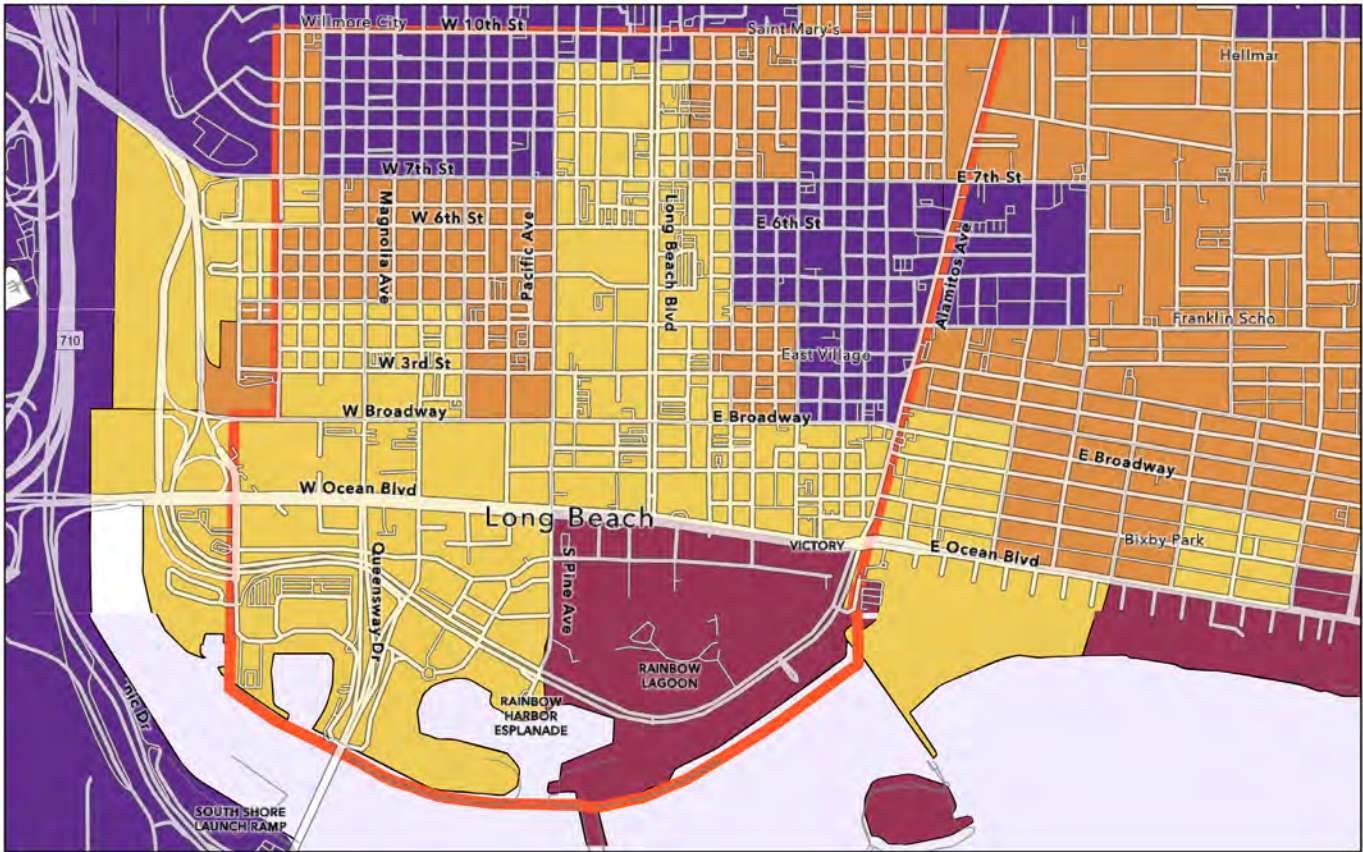
DOWNTOWN LONG BEACH POPULATION HIGHLIGHTS

Residential Highlights	Downtown Long Beach	Long Beach City	Los Angeles County
Total Population	27,792	466,565	10,019,635
% Pop. in Single Person HH	29.6%	11.2%	8.6%
% Population Children	19.9%	29.2%	30.7%

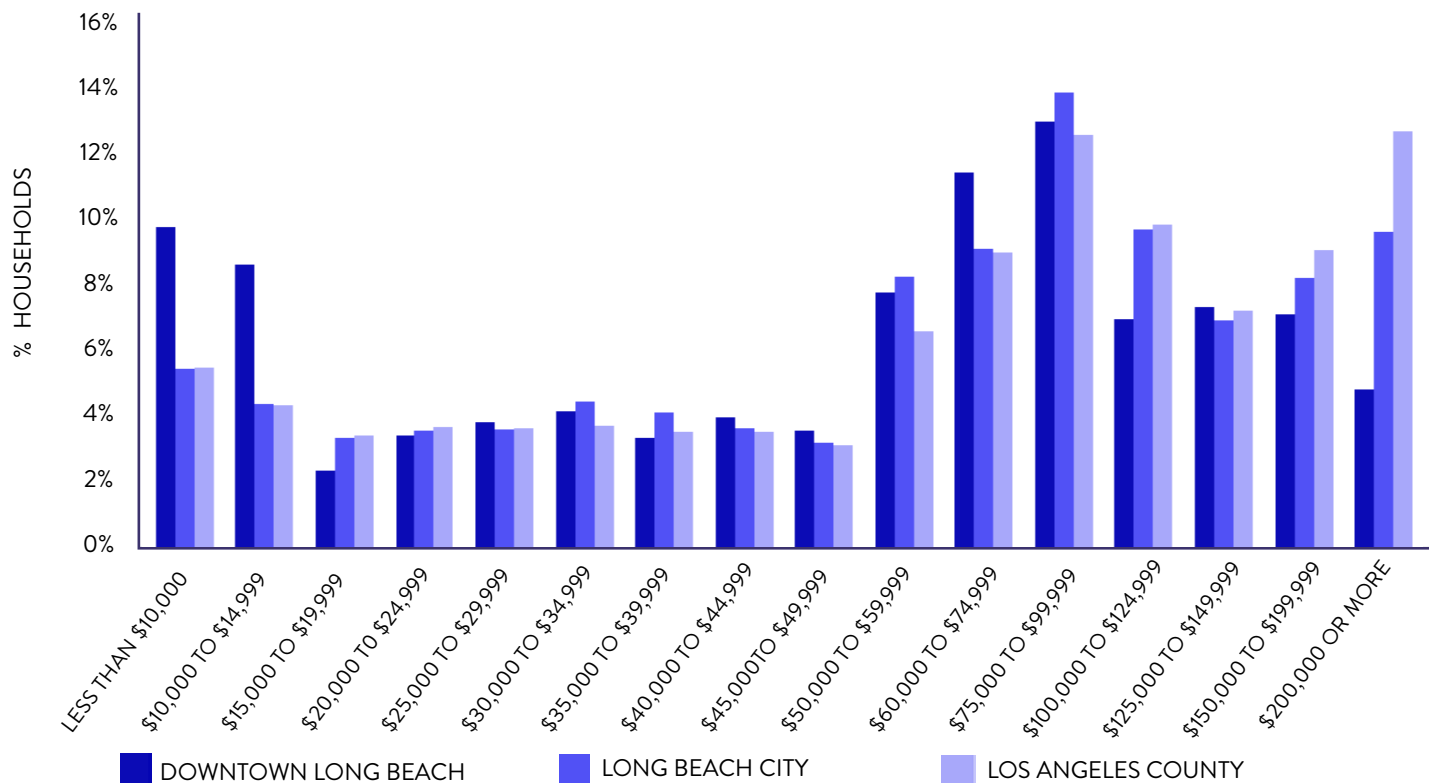
OCCUPIED HOUSING UNITS BY TENURE



2022 MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



HOUSEHOLD INCOME DISTRIBUTION (2021 INFLATION-ADJUSTED DOLLARS)



DOWNTOWN LONG BEACH RESIDENTIAL DEVELOPMENT MAP



DOWNTOWN LONG BEACH RESIDENTIAL DEVELOPMENT MAP

	Property Name	Property Address	Anticipated Year Built	Building Status	Number of Units	Style	Rent Type
1	The Magnolia	500 W Broadway	2022	Completed	142	Mid-Rise	Market
2	200 West Ocean	200 W Ocean Blvd	2022	Completed	106	Mid-Rise	Market
3	Promenade 495 N	495 N Promenade St	2022	Completed	20	Mid-Rise	Market
4	Ocean Center Apartments	110 W Ocean Blvd	2023	Under Construction	80	Mid-Rise	Market
5	Broadstone Promenade	201 The Promenade N	2024	Under Construction	189	Mid-Rise	Market
6		437 5th St	2023	Under Construction	18	Mid-Rise	Market
7	Aster	125 Long Beach Blvd	2023	Under Construction	218	Mid-Rise	Market
8	Onni East Village	232 Long Beach Blvd	2023	Under Construction	432	Hi-Rise	Market/Affordable
9	3rd & Pacific	328 Pacific Ave	2024	Entitlements Approved	271	Hi-Rise	Market
10		320 Alamitos Ave	2024	Entitlements Approved	71	Mid-Rise	Market
11	The Residences at Linden	135 Linden Ave	2024	Entitlements Approved	82	Mid-Rise	Market
12	Civic Center Mid-Block	321 W Ocean Blvd	2024	Entitlements Approved	580	Mid-Rise	Market/Affordable
13	Armory Lofts	825 E 7th St	2024	Under Review	27	Mid-Rise	Market/Affordable
14		525 E Broadway	2024	Proposed	48		Market
15	Fifth & Pacific	507 Pacific Ave	2024	Proposed	157	Mid-Rise	Condo
16	Senior Living Facility	810 Pine Ave	2024	Proposed	78	Mid-Rise	Senior
17	West Gateway	600 W Broadway	2025	Entitlements Approved	756	Hi-Rise	Market
18	Armory Arts Collective	854 E 7th St	2024	Entitlements Approved	86	Mid-Rise	Market/Affordable
19	Calypso	636 Locust Ave	-	Entitlements Approved	108	Mid-Rise	Market
20	Queen Beach	937 Pine Ave	-	Under Review	69	Mid-Rise	
21	Varden Hotel	335 Pacific Ave	-	Under Review	35	Mid-Rise	
22	Mosaic	450 The Promenade N	-	Under Review	900	Mid-Rise	Market/Affordable

DEVELOPMENT SUMMARY

Units Completed 2022 **268**

Units Under Construction **937**

Units Planned **3,268**



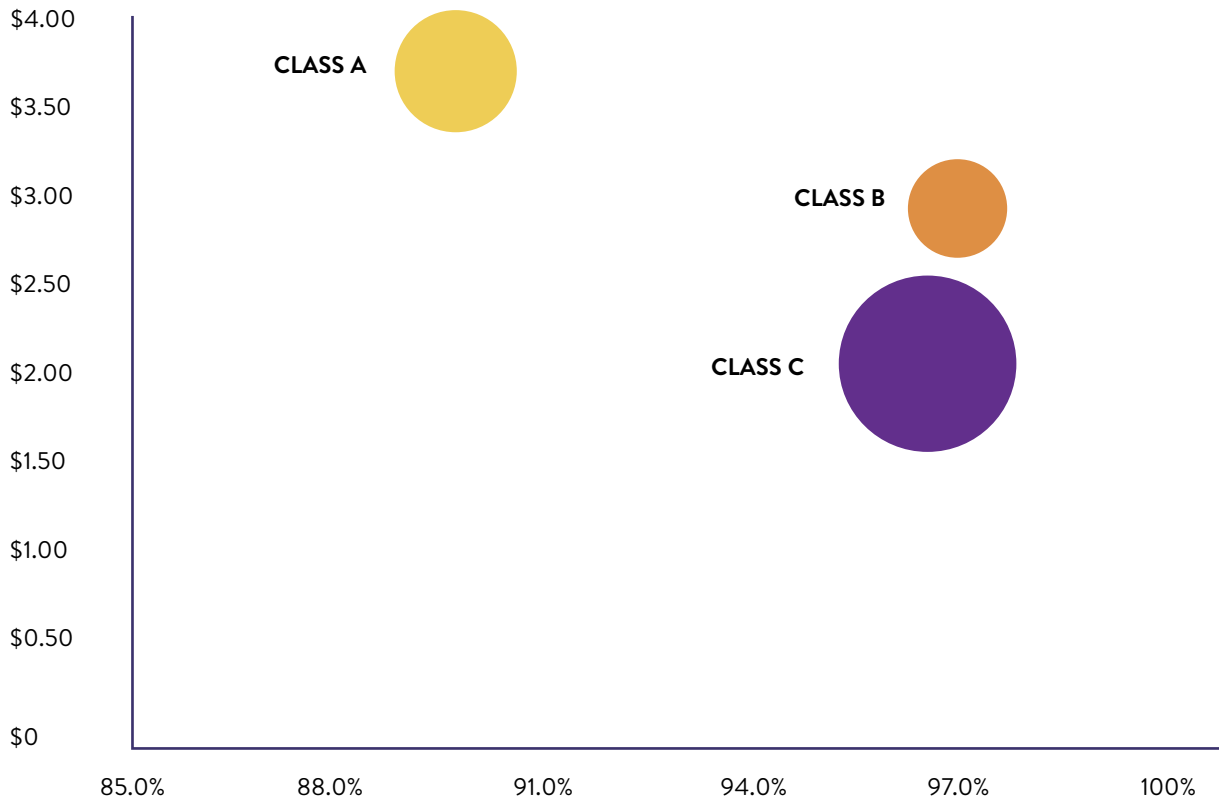
The Cooper Arms, 455 E Ocean Blvd Source: CoStar

RESIDENTIAL MARKET SURVEY Q4

	Property Address	Property Name	Year Built	Occupancy (%)	Average Weighted Rent	# of Units	# of Studios	# of Bedrooms		
								# of 1	# of 2	# of 3
BUILT SINCE 2000	Camden Harbor View	40 Cedar Walk	2003	97.7%	\$3.12	547	0%	37%	63%	0%
		626 Locust Ave	2003	98.2%	-	5	0%	100%	0%	0%
	Griffis Pine Avenue	404 Pine Ave	2003	96.5%	\$4.25	221	7%	60%	33%	0%
	Puerto Del Sol	745 W 3rd St	2007	99.9%	\$0.81	64	0%	0%	58%	25%
	210 Third Lofts	225 Long Beach Blvd	2008	96.0%	\$3.14	104	0%	60%	40%	0%
	IMT Gallery 421	421 W Broadway	2010	97.9%	\$3.07	291	0%	56%	44%	0%
	Bella Mare 6th Street Lofts	431 E 6th St	2015	82.0%	\$2.92	30	30%	50%	20%	0%
	The Edison	100 Long Beach Blvd	2016	97.6%	\$3.40	156	31%	36%	33%	0%
	The Current	707 E Ocean Blvd	2016	96.9%	\$3.83	223	13%	67%	20%	0%
	Tech Coast Lofts	137 W 6th St	2016	97.2%	-	10	0%	10%	90%	0%
	The Linden	434 E 4th St	2019	89.8%	\$3.23	49	0%	61%	39%	0%
	AMLI Park Broadway	245 W Broadway	2019	94.8%	\$3.86	222	13%	64%	23%	0%
	Oceanaire	150 W Ocean Blvd	2019	98.6%	\$3.55	216	16%	44%	37%	4%
	Burano	442 W Ocean Blvd	2019	94.2%	\$3.68	94	49%	19%	32%	0%
	The Alamitos	101 Alamitos Ave	2020	88.5%	\$3.58	136	4%	85%	10%	0%
	CityPlace	495 The Promenade N	2020	97.2%	-	20	0%	0%	0%	0%
	The Pacific	230 W 3rd St	2020	87.2%	\$3.45	163	17%	59%	25%	0%
	The Crest	207 Seaside Way	2020	97.9%	\$3.85	112	21%	61%	19%	0%
	Shoreline Gateway	777 E Ocean Blvd	2021	77.1%	\$4.12	315	5%	55%	39%	0%
	Volta on Pine	635 Pine Ave	2021	91.7%	\$3.56	271	57%	12%	24%	7%
	The Magnolia	500 W Broadway	2022	82.4%	\$3.72	142	32%	48%	16%	4%
	200 West Ocean	200 W Ocean Blvd	2022	34.9%	\$5.31	106	33%	39%	27%	1%
	Promenade 495 N	495 N Promenade St	2022	96.8%	\$2.90	20	0%	75%	20%	5%

Source: CoStar 2022

PRICE VS OCCUPANCY, BUBBLES SCALED BY INVENTORY SIZE



Properties by Class: All Downtown Residential Buildings				
	Inventory	Avg Rent/Unit	Avg \$/SF	Occupancy
Class A	2,728	\$3,268	\$3.70	89.3%
Class B	1,927	\$2,576	\$3.12	97.3%
Class C	6,345	\$1,294	\$2.19	96.9%
*excludes unclassified properties				

RESIDENTIAL LISTINGS



CoStar

THE MAGNOLIA 500 W BROADWAY

Ensemble Real Estate Solutions

- 142 Units constructed in 2022
- Location adjacent to Long Beach Civic Center, close access to 710 freeway
- State of the art appliances, amenities, and community spaces
- 1 BR asking: \$2,737



200 WEST OCEAN

Palisades Capital Partners

- 106 Units constructed in 2022
- Prime location in Downtown Core along historic Ocean Blvd.
- Located next to Pike Outlets, Long Beach Convention Center, and Pine Ave Restaurants
- 1 BR asking: \$4,074



CoStar



Volta on Pine, 635 Pine Ave. Source: CoStar

OFFICE & RETAIL MARKET UPDATES

In order to provide a more comprehensive update Downtown Long Beach, DLBA publishes a quarterly update of office space and available retail properties as an addendum to the Q4 Residential Snapshot. The following data was collected from CoStar in January 2022.

Note on CoStar: Retroactive changes in the classification and/or availability of commercial real estate data may cause small variations in historic trends, and may not fully reflect the current market conditions.

OFFICE MARKET SURVEY Q4

CLASS A

CLASS B

CLASS C

	Property Address	Property Name	Average Weighted Rent (\$/SF)	RBA (SF)	Average Weighted Rent (\$/SF/YR)	% Occupied	Total Available Space (SF)	Direct Available Space (SF)	Sublet Available Space (SF)	Year Built	Year Renovated
1	111 W Ocean Blvd	Landmark Square	\$28.94	463,123	\$2.41	50%	232,428	217,822	9,606	1991	-
2	1 World Trade Ctr	One World Trade Center	\$36.53	574,981	\$3.04	69%	176,021	154,591	21,045	1989	2019
3	301 E Ocean Blvd	Shoreline Square Tower	\$27.00	389,492	\$2.25	81%	73,345	52,259	21,086	1988	-
		Total/Average	\$30.82	1,427,596	\$2.57	67%	481,794	424,672	51,737	1989	-
4	Oceangate Tower	100 Oceangate	\$30.54	228,484	\$2.55	76%	54,372	52,122	-	1971	
5	The Hubb - Creative	100 W Broadway	\$35.89	210,428	\$2.99	72%	59,370	47,691	-	1985	2017
6	Bank of America	150 Long Beach Blvd	\$24.10	49,436	\$2.01	79%	10,140	10,140	-	1981	
7	The 180 Ocean Building	180 E Ocean Blvd	-	212,639	-	32%	144,857	144,857	-	1984	2022
8		200 Pine Ave	\$31.34	65,909	\$2.61	83%	11,035	9,254	1,781	1968	2022
9	211 OCEAN	211 E Ocean Blvd	\$37.20	114,355	\$3.10	92%	8,716	5,680	3,036	1982	2000
10	249 Ocean	249 E Ocean Blvd	\$26.03	112,215	\$2.17	80%	21,885	21,885	-	1981	2021
11	Molina Center 1	200 Oceangate	-	230,632	-	100%	-	-	-	1983	
12	Molina Center 2	300 Oceangate	-	230,631	-	82%	40,887	-	40,887	1983	
13	Union Bank Building	400 Oceangate	\$23.40	157,683	\$1.95	79%	33,496	33,496	-	1975	1990
14		401 E Ocean Blvd	\$22.20	134,773	\$1.85	51%	66,618	66,618	-	1983	1996
15	Catalina Landing 1	310 Golden Shore	\$35.40	63,736	\$2.95	50%	31,819	31,819	-	1984	
16	Catalina Landing 2	320 Golden Shore	\$35.40	53,832	\$2.95	40%	32,507	32,507	-	1984	
17	Catalina Landing 3	330 Golden Shore	\$35.40	98,666	\$2.95	60%	39,096	39,096	-	1984	
18		340 Golden Shore	\$35.40	56,270	\$2.95	66%	19,176	19,176	-	1984	
19	444 W Ocean Building	444 W Ocean Blvd	\$25.83	186,439	\$2.15	65%	65,281	51,639	11,842	1968	
20	"555"	555 E Ocean Blvd	\$23.89	138,592	\$1.99	58%	58,507	51,096	7,411	1968	2002
21	Press Telegram Building	604 Pine Ave	-	70,110		0%	70,110	70,110	-	1924	2013
22	Meeker-Baker Bldg	650 Pine Ave	-	120,000		0%	120,000	120,000	-	2014	
		Total/Average	\$30.14	2,534,830	\$2.51	61%	887,872	807,186	64,957	1978	
23	The Loft Bldg	130 Pine Ave	\$23.77	26,333	\$1.98	86%	3,733	3,733	-	1923	2000
24	L'Opera Building	115 Pine Ave	\$22.26	67,000	\$1.86	73%	18,052	18,052	-	1906	1989
25	Sevilla/Design Science	136-140 Pine Ave	\$21.60	24,000	\$1.80	53%	11,237	11,237	-	1995	
26	Creative Office on The Promenade	216-218 The Promnade N	-	22,500	-	100%	-	-	-	1937	
27	The Arts Bldg	230-236 E 3rd St	-	30,000	-	100%	-	-	-	1930	2012
28	Pacific Tower	235-247 E Broadway	-	106,754	-	100%	-	-	-	1923	2002
29	Sea Spray Gardens	333 W Broadway		33,000	-	100%	-	-	-	1983	
30	F&M Tower	320 Pine Ave	-	52,000	\$2.20	66%	17,821	17,821	-	1923	1988
		Total/Average	\$26.40	361,587	\$1.96	85%	50,843	50,843	-	1940	

RETAIL MARKET SURVEY Q4

Property Address	Property Name	Retail Type	Year Built	RBA	Total Available Space (SF)	Smallest Available Space (SF)	Average Weighted Rent (\$/SF)
115 Pine Ave	L'Opera Building	Storefront Retail/Office	1906	67,000	18,052	350	\$1.86
327-333 Pine Ave		Storefront	1922	7,500	7,500	3,500	\$1.25
433-449 E Broadway	P3 Office Lofts	Storefront	1922	4,914	508	508	\$-
135-137 5th St		Storefront Retail/Office	1923	3,915	2,000	2,000	\$2.10
120 E 3rd St		Loft/Creative Space	1924	2,500	2,500	200	\$-
851-855 Pine Ave		Storefront Retail/Office	1924	11,570	1,915	1,915	\$2.25
335-343 Pine Ave		Storefront Retail/Office	1930	20,860	4,200	4,200	\$1.50
209-217 Pine Ave	Bradley Bldg	Storefront	1930	20,197	4,311	4,311	\$3.00
700 E Broadway		Restaurant	1937	6,351	3,200	3,200	\$2.99
827-833 E 4th St		Storefront Retail/Office	1938	5,010	551	551	\$1.77
456 Elm Ave	"555"	Restaurant	1942	25,129	4,400	200	\$11.74
714 Pine Ave		Freestanding	1942	7,000	7,000	7,000	\$1.25
555 E Ocean Blvd		Storefront Retail/Office	1968	138,592	58,507	771	\$1.99
100 Oceangate St	Oceangate Tower	Storefront Retail/Office	1971	228,484	54,372	100	\$2.55
150 Long Beach Blvd	Bank of America	Storefront Retail/Office	1981	49,436	10,140	450	\$2.01
180 E Ocean Blvd	The 180 Ocean Building	Storefront Retail/Office	1984	212,639	144,857	1,353	\$-
330 Golden Shore		Storefront Retail/Office	1984	98,666	39,096	1,450	\$2.95
340 Golden Shore		Storefront Retail/Office	1984	56,270	19,176	1,299	\$2.95
100 W Broadway	The Hubb - Creative	Storefront Retail/Office	1985	210,428	59,370	694	\$2.99
301 E Ocean Blvd	Shoreline Square Tower	Storefront Retail/Office	1988	389,492	73,345	521	\$2.25
111 W Ocean Blvd	Landmark Square	Storefront Retail/Office	1991	463,123	232,428	100	\$2.41
245 Pine Ave	Pine Square	Storefront Retail/Office	1992	93,389	14,785	685	\$-
225-310 E 3rd St		Mixed-Use Residential	2002	83,561	16,370	16,370	\$-
307-309 The Promenade N	Bldg. F	Shopping Center	2002	3,752	1,127	482	\$-
350 The Promenade N	Bldg. E	Shopping Center	2002	14,081	3,661	1,034	\$-
145-195 E 4th St	Bldg. D	Shopping Center	2003	15,802	3,948	1,739	\$-
470-480 Pine Ave	Bldg. P	Shopping Center	2003	9,868	2,654	1,000	\$-
500-590 Pine Ave	Bldg. J	Shopping Center	2004	24,511	12,400	12,400	\$-
61 S Pine Ave	The Pike Outlets	Shopping Center	2003	106,274	10,433	10,433	\$-
95 S Pine Ave		Shopping Center	2004	74,042	835	835	\$-
225 Long Beach Blvd	210 Third Lofts	Mixed-Use Residential	2008	94,240	2,550	1,100	\$4.00
199 The Promenade N	IMT Gallery 421	Mixed-Use Residential	2008	10,447	10,447	10,447	\$2.69
421 W Broadway		Mixed-Use Residential	2010	289,247	3,404	1,567	\$2.73
100 Long Beach Blvd		Mixed-Use Residential	2016	114,000	2,112	2,112	\$5.00
707 E Ocean Blvd	The Edison	Mixed-Use Residential	2016	225,000	2,485	2,485	\$4.50
434 E 4th St	The Linden	Mixed-Use Residential	2019	49,000	2,522	2,522	\$3.00
245 W Broadway	AMLI Park Broadway	Mixed-Use Residential	2019	260,804	5,962	1,309	\$-
101 Alamitos Ave	The Alamitos	Mixed-Use Residential	2020	129,927	2,549	2,549	\$2.75
495 The Promenade N	CityPlace	Mixed-Use Residential	2020	20,000	5,621	5,621	\$3.50
777 E Ocean Blvd	Shoreline Gateway	Mixed-Use Residential	2021	325,000	6,617	2,038	\$3.76
635 Pine Ave	Volta on Pine	Mixed-Use Residential	2021	285,415	1,305	1,305	\$-



A product by ASI Communications
Vannica Svay, Sr. Designer
Cover by Nina Walker, Designer

A Long Beach State University Department

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