

OFFERING MEMORANDUM



Signal Hill Jewel

2581 California Ave
Signal Hill CA 90755



Signal Hill Jewel

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Exclusively Marketed by:



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01 Executive Summary
Investment Summary

SIGNAL HILL JEWEL

OFFERING SUMMARY

ADDRESS	2581 California Ave Signal Hill CA 90755
COUNTY	Los Angeles
BUILDING SF	1,100 SF
LAND ACRES	.10
APN	7211-004-004

FINANCIAL SUMMARY

PRICE	\$700,000
PRICE PSF	\$636.36

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	29,221	283,082	530,859
2026 Median HH Income	\$72,982	\$76,739	\$87,992
2026 Average HH Income	\$102,584	\$103,509	\$118,101

- Rare opportunity to acquire a small-format commercial shell in the highly constrained Signal Hill/Long Beach submarket. The property is ideal for a build-to-suit buyer, owner-user, or investor seeking to create a customized space from the ground up. The existing improvements have been gutted, allowing a new owner to bring fresh vision, layout, and design to the project, while permits and plans are reportedly in place to help accelerate completion. This offering is well suited for office, showroom, studio, service retail, or other entrepreneurial commercial uses, subject to buyer verification of zoning and intended use. Small freestanding assets of this size are rarely available in Signal Hill, creating a compelling value proposition for buyers who recognize the long-term benefit of controlling a strategically located infill commercial site near Long Beach, the 405 and 710 Freeways, and major regional business corridors



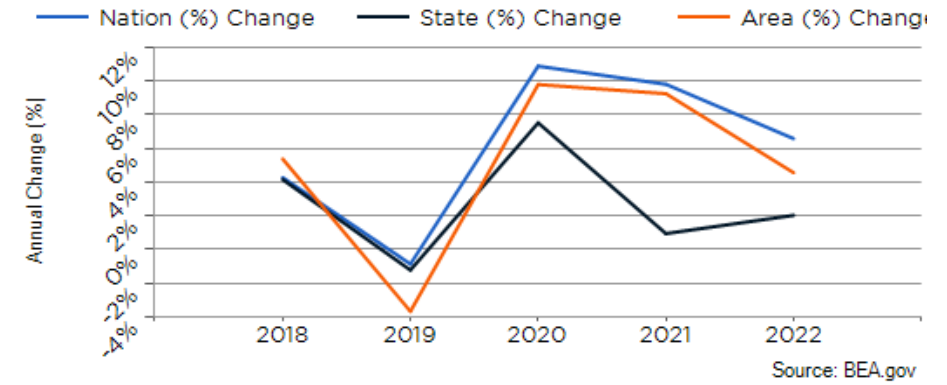
02

Location

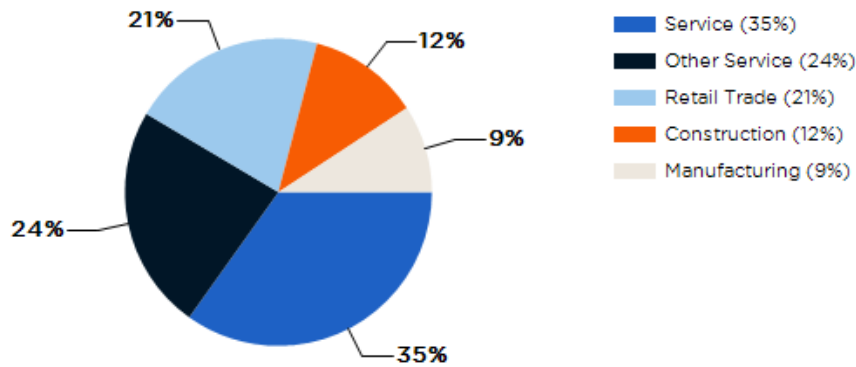
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

- Highly desirable infill location in the heart of Signal Hill, surrounded by the amenities and population base of adjacent Long Beach. The property benefits from strong neighborhood density, nearby retail and service businesses, and convenient access to the 405 and 710 Freeways, providing excellent connectivity to the greater South Bay, Downtown Long Beach, and the broader Los Angeles basin. Positioned in a supply-constrained small-commercial submarket, the site offers rare owner-user and value-add potential within minutes of major employment centers, ports, and regional transportation corridors.

Los Angeles County GDP Trend

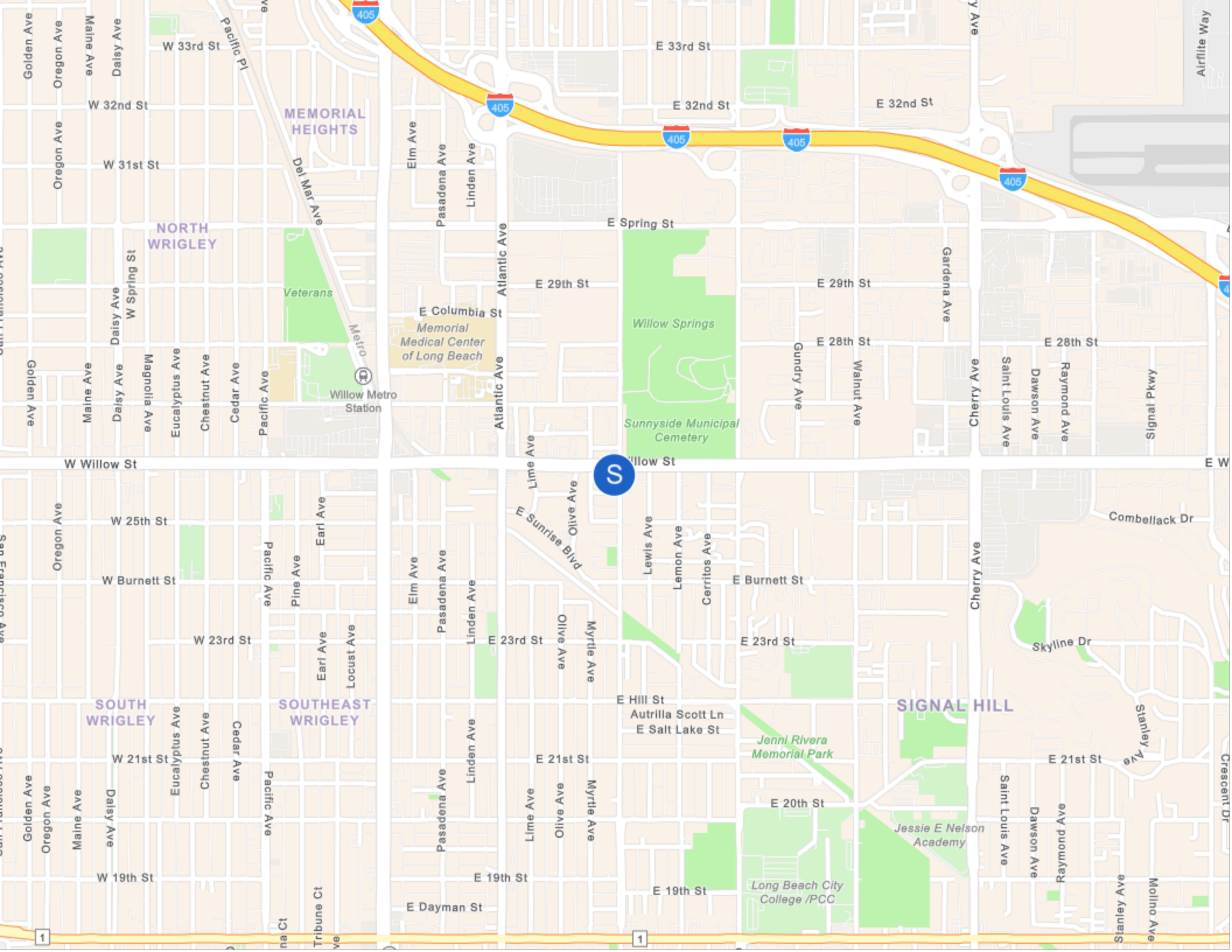


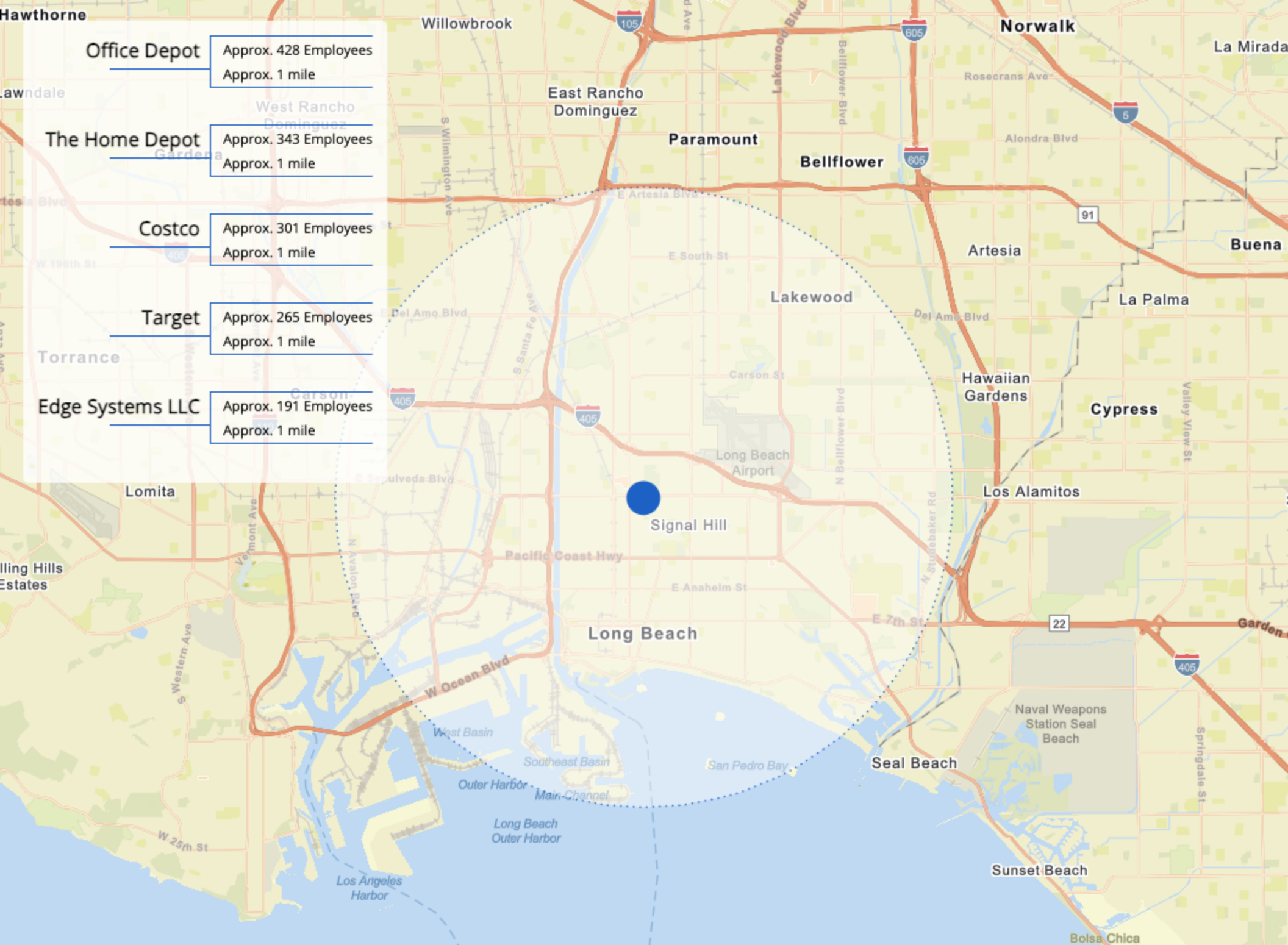
Major Industries by Employee Count

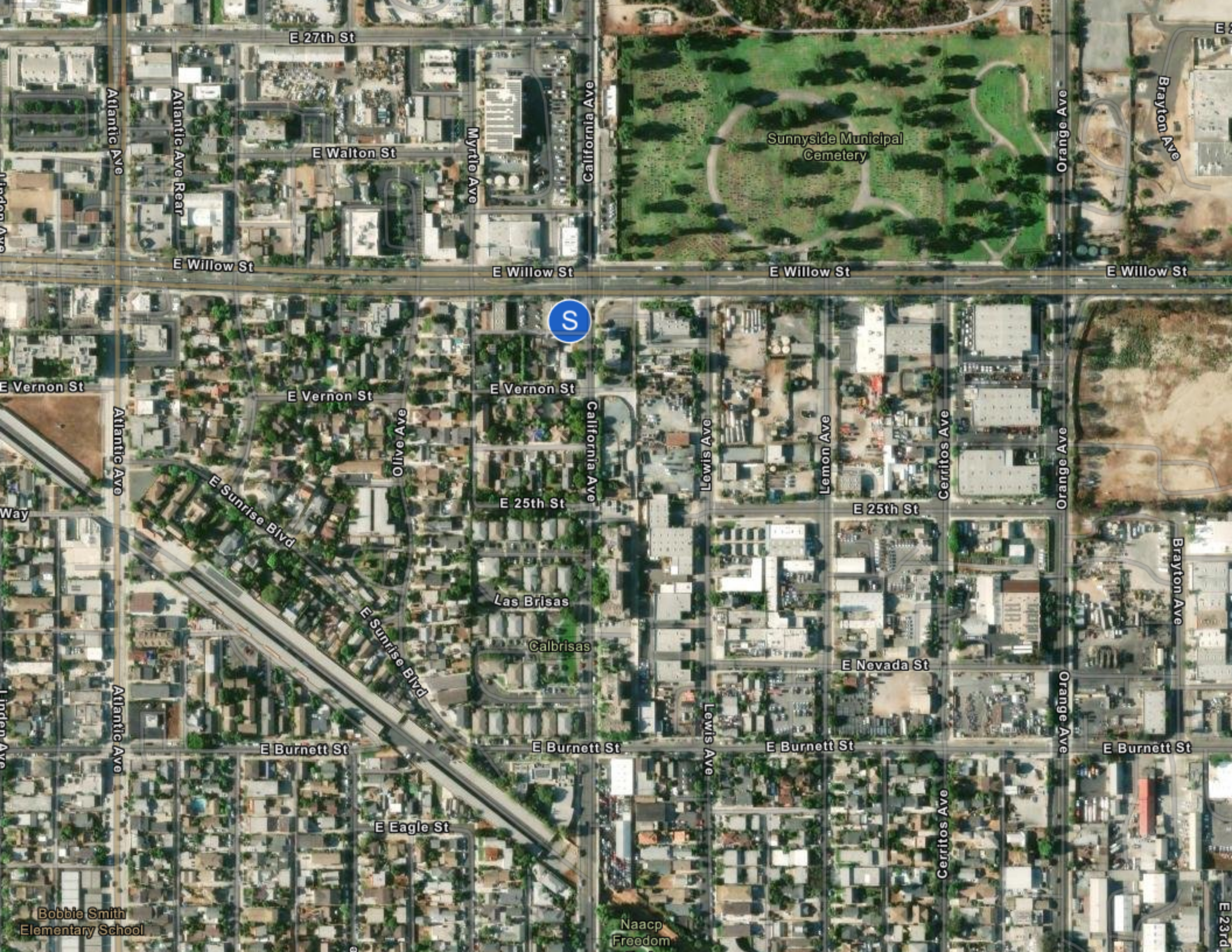


Largest Employers

Office Depot	428
The Home Depot	343
Costco	301
Target	265
Edge Systems LLC	191
Warren Distributing	163
Long Beach BMW Auto	143
Accountable Healthcare IPA	136







E 27th St

E Walton St

E Willow St

E Willow St

E Willow St

E Willow St

S

E Vernon St

E Vernon St

E Vernon St

E 25th St

E 25th St

E Sunrise Blvd

E Sunrise Blvd

Las Brisas

Calbrisas

E Nevada St

E Burnett St

E Burnett St

E Burnett St

E Burnett St

E Eagle St

Bobbie Smith Elementary School

Naacp Freedom

Sunnyside Municipal Cemetery



03 Property Description

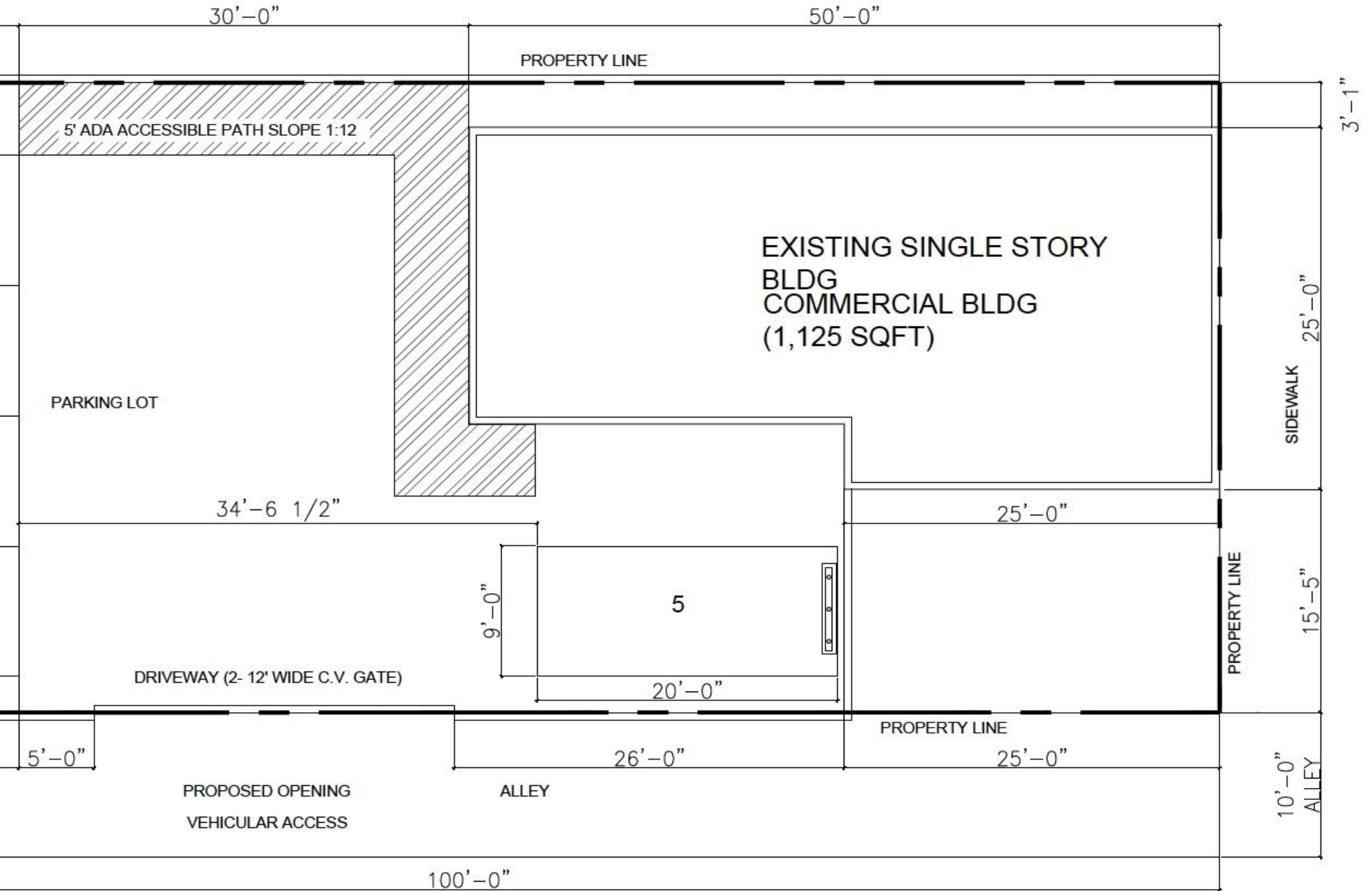
- Property Features
- Site Plan
- Property Images

PROPERTY FEATURES

BUILDING SF	1,100
LAND ACRES	.10



NOTE: EXISTING 6'-0" CHAIN-LINK FENCE
AROUND THE ENTIRE PROPERTY













SIGNAL HILL JEWEL

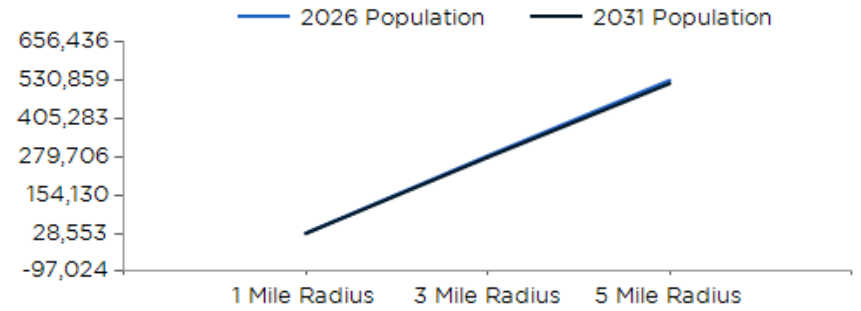
04 Demographics

General Demographics

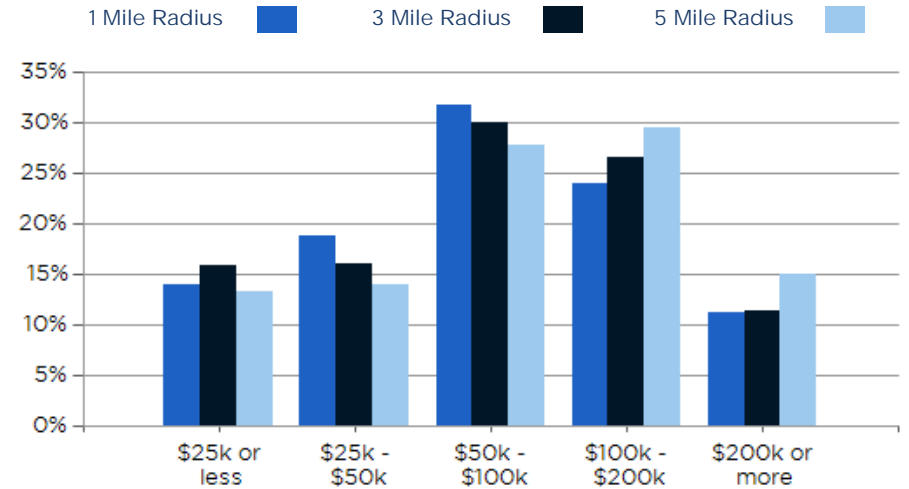
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,579	292,996	539,501
2010 Population	30,255	291,056	544,199
2026 Population	29,221	283,082	530,859
2031 Population	28,553	278,426	520,875
2026 African American	4,372	38,077	64,819
2026 American Indian	505	4,706	8,103
2026 Asian	6,033	44,242	74,946
2026 Hispanic	15,507	131,713	240,073
2026 Other Race	10,426	80,558	141,214
2026 White	3,871	72,021	156,371
2026 Multiracial	3,729	40,932	80,247
2026-2031: Population: Growth Rate	-2.30%	-1.65%	-1.90%

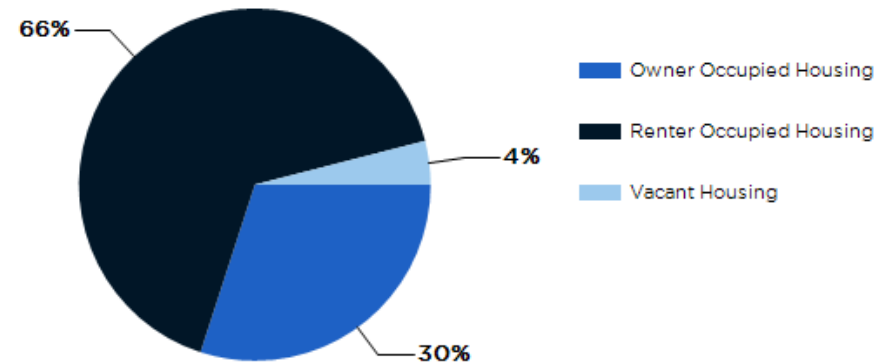
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	637	10,754	16,007
\$15,000-\$24,999	656	6,709	10,573
\$25,000-\$34,999	777	7,319	11,457
\$35,000-\$49,999	956	10,458	16,537
\$50,000-\$74,999	1,690	18,528	29,349
\$75,000-\$99,999	1,227	14,519	25,967
\$100,000-\$149,999	1,448	18,448	36,299
\$150,000-\$199,999	766	10,779	22,138
\$200,000 or greater	1,044	12,666	29,997
Median HH Income	\$72,982	\$76,739	\$87,992
Average HH Income	\$102,584	\$103,509	\$118,101



2026 Household Income



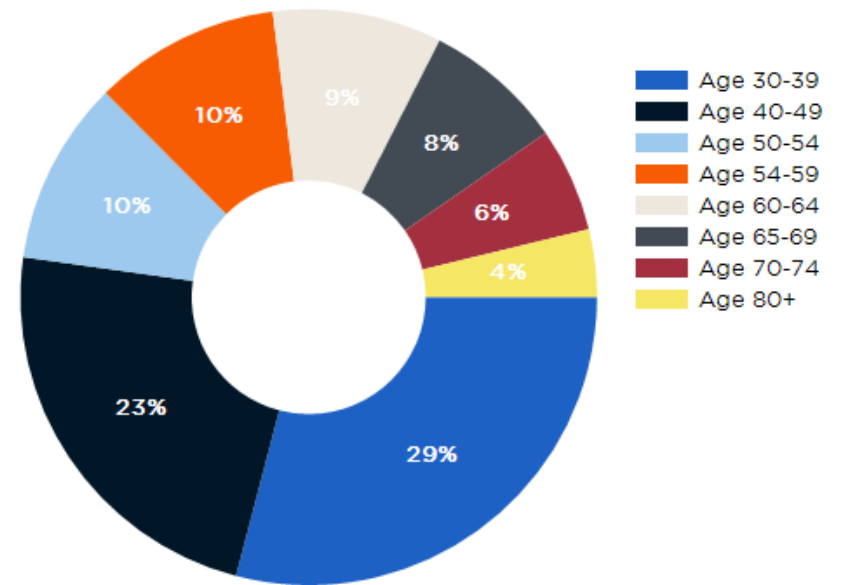
2026 Own vs. Rent - 1 Mile Radius



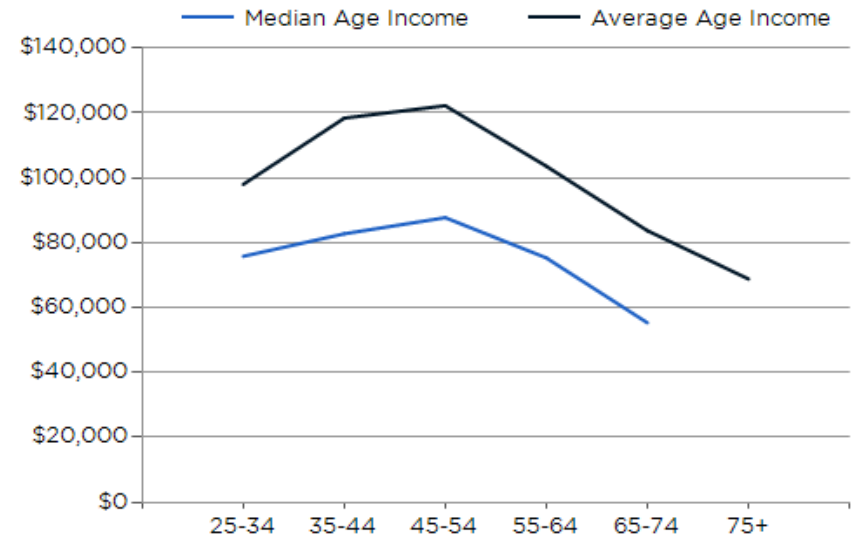
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,603	27,575	46,421
2026 Population Age 35-39	2,214	23,383	40,948
2026 Population Age 40-44	2,078	20,758	37,868
2026 Population Age 45-49	1,760	17,559	33,057
2026 Population Age 50-54	1,713	17,035	33,005
2026 Population Age 55-59	1,729	16,516	32,373
2026 Population Age 60-64	1,574	15,421	30,663
2026 Population Age 65-69	1,302	13,113	26,941
2026 Population Age 70-74	970	10,476	21,743
2026 Population Age 75-79	629	7,419	15,790
2026 Population Age 80-84	335	4,227	9,363
2026 Population Age 85+	261	3,541	7,579
2026 Population Age 18+	22,431	230,246	429,029
2026 Median Age	35	37	38
2031 Median Age	37	38	39

Population By Age

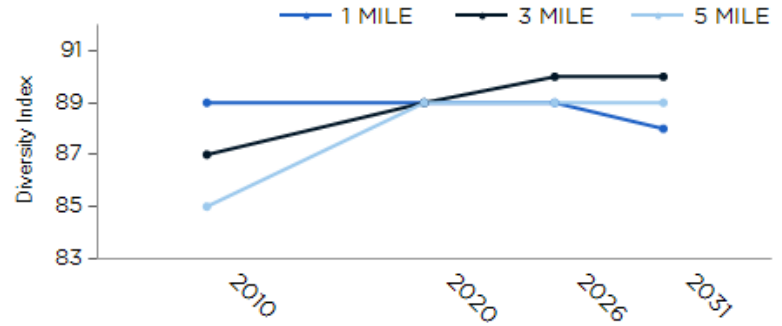


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,809	\$77,982	\$85,121
Average Household Income 25-34	\$97,987	\$98,475	\$108,644
Median Household Income 35-44	\$82,754	\$87,904	\$103,227
Average Household Income 35-44	\$118,414	\$118,025	\$133,709
Median Household Income 45-54	\$87,736	\$92,197	\$108,857
Average Household Income 45-54	\$122,245	\$121,537	\$140,807
Median Household Income 55-64	\$75,318	\$83,183	\$101,687
Average Household Income 55-64	\$103,592	\$112,727	\$132,465
Median Household Income 65-74	\$55,311	\$60,887	\$75,194
Average Household Income 65-74	\$83,706	\$89,166	\$102,806
Average Household Income 75+	\$68,813	\$67,132	\$76,297



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	90	89
Diversity Index (current year)	89	90	89
Diversity Index (2020)	89	89	89
Diversity Index (2010)	89	87	85

POPULATION DIVERSITY



POPULATION BY RACE

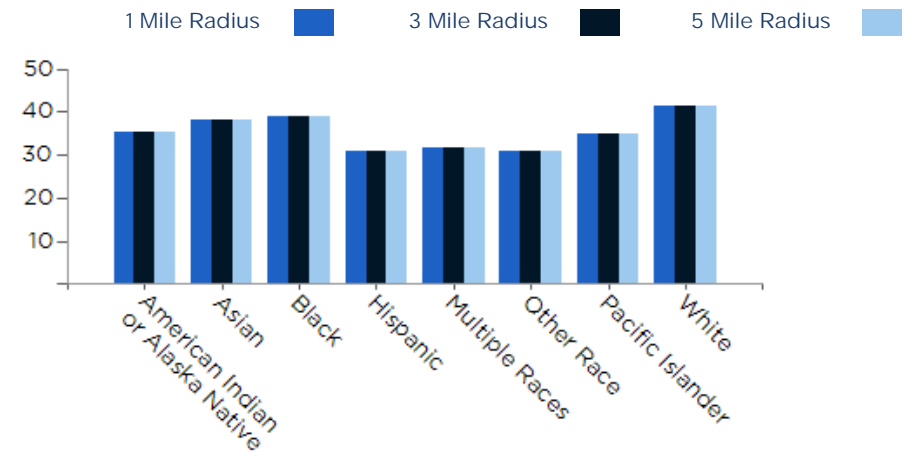


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	38
Median Asian Age	38	40	41
Median Black Age	39	39	39
Median Hispanic Age	31	32	32
Median Multiple Races Age	32	33	33
Median Other Race Age	31	32	33
Median Pacific Islander Age	35	34	35
Median White Age	41	42	45

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	9%	8%
American Indian	1%	1%	1%
Asian	14%	11%	10%
Hispanic	35%	32%	31%
Multiracial	8%	10%	10%
Other Race	23%	20%	18%
White	9%	17%	20%

2026 MEDIAN AGE BY RACE



SIGNAL HILL JEWEL

05 Company Profile

Advisor Profile



James Daughrity
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.

06 Additional Information

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