

Douglas Park

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The campus of Douglas Park:

1. Future development Pacific Pointe East

2. Shimadzu Aircraft Equipment USA

3. Turbo Air

4. Virgin Galactic

5. United Pacific Industries

6. Rubbercraft

7. LD Products

8. Boeing Building

9. Providence Industries/My Dyer

10. The Kong Company

11. Food Pharma

12. Future development Pacific Pointe Northwest

13. Two Medical Office Buildings include Long Beach Gastroenterology, Columbia

23. Boeing buildings (not part of Douglas Park)

23 Future retail development by Burnham USA Equities, Inc. Red box on photograph. Here are some of the companies located within the boundaries of the box: Science Care, IQA Solutions, Allgas Business Support Services, Overland, Pacific & Color, In-JDA Inc. Heat Treedy, Gaisign, Italy Employment Lawyers, GunnJenkins, MHP Structural Engineers, Agencies, and (Business Journal photograph taken March 16, 2106)

Douglas Park Continues To Be A Hot Market

■ By SAMANTHA MEHREZ
Senior Writer

What was once an expanse of vacant land left behind by the dwindling presence of the local aviation and aerospace industry has been revived into a bustling mixed-use business community, Douglas Park, home to globally recognized firms like Mercedes-Benz USA and Virgin Galactic. With significant acreage left for development, developer Sares-Regis group has big plans for the park, with more headquarters-type office and industrial buildings a new hotel, expansive retail and more in the works.

By April 1, Sares-Regis plans to break ground on a new extension of Douglas Park, Pacific Pointe East, at the southeast corner of Conant Street and Lakewood Boulevard. Located across the street and south of the Mercedes operation, the land is currently an unused parking lot. A representative from Sares-Regis told the Business Journal that the new extension of Douglas Park will include three new industrial buildings totaling about 494,000 square feet.

A similar expansion is planned on the north side of the business park off of Carson Street. Dubbed Pacific Pointe Northwest, a couple of new industrial flex-use buildings are in the planning stages, and remaining land may be used for a corporate campus or built-to-suit buildings.

A near-zero percent vacancy rate of Long Beach industrial properties, which are in high demand due to warehousing and manufacturing needs affiliated with port activity, is the driving factor behind these expansions. Douglas Park offers the opportunity to build facilities from the ground up, as it remains the largest undeveloped area of land in the Greater Long Beach area.

Also along Carson Street, a new 250,000-square-foot retail center is being planned. Burnham USA Equities, Inc., an Orange County firm known for its high-quality retail developments, is in escrow for the site and should close on the property by the third quarter of this year, according to Sares-Regis.

To accommodate the needs of visitors and firms like Mercedes, where all the company's and its affiliated dealers' employees from 14 western states come to train, a new 241-room, five-story Hampton Inn and Homewood Suites is planned at the southeast corner of Cover Street and Lakewood Boulevard. Across Cover Street is another hotel, the Courtyard Long Beach Airport, and on the other side of Lakewood Boulevard is Mercedes' one-million-square-foot operation.

Regional, national and international firms continue to move into Douglas Park. The latest was Nautilus International Holding Corp., which moved into its new headquarters there in February. The maritime company relocated from nearby Wilmington, where it had been based for 50 years.

Recently, Gardena-based United Pacific, which owns, operates and supplies gas station convenience stores throughout the Western U.S., announced it was building a new 40,000-square-foot headquarters near Nautilus's new building.

CEO Joe Juliano recently told the Business Journal that site grading may begin as soon as June. He expected that construction should be complete by the second quarter of 2017.

MemorialCare Health System, which already has affiliated physician groups and a surgery center at Douglas Park, informed the Business Journal in early March that it is creating a new imaging center at the business park, which it expects to open by this September.

"We believe Douglas Park has the potential to attract more high quality businesses that promote excellent employment opportunities in Long Beach," Patrick Russell, Sares-Regis's senior vice president, commercial development, recently told the Business Journal. "Douglas Park's highly desirable location adjacent to the Long Beach Airport as well as the freeway and the port, coupled with the state-of-the-art facilities and amenities that have been created, is a really unique workplace opportunity." ■

