

**FORMER CAFE  
FOR LEASE**

**2300 East 4th Street Long Beach, California**



**Your Local Market Experts**



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TENANT SAGNAGE

hello!  
COFFEE & ESPRESSO  
LOCAL FOOD  
ARTISAN BREAD

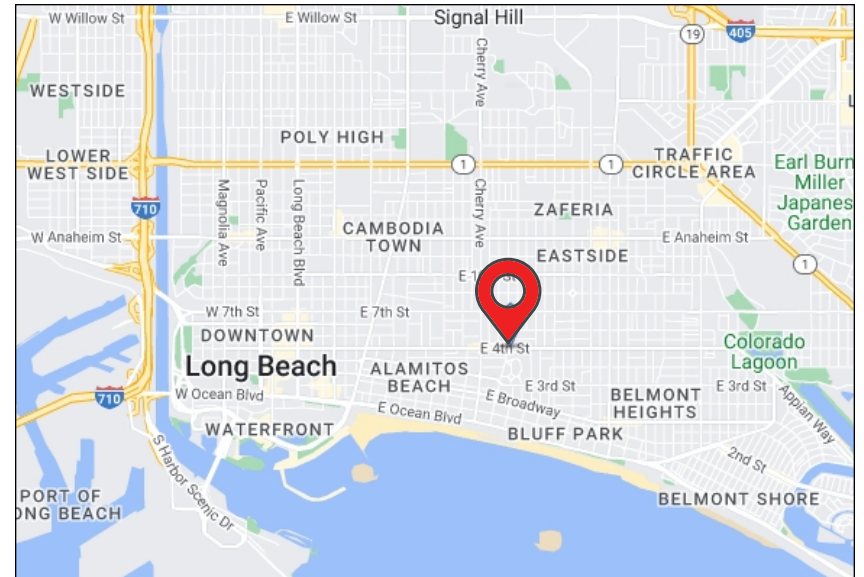
PROPERTY  
SUMMARY



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## PROPERTY SUMMARY

**4th + Junipero** is located at the gateway of the eminent arts community known as “Retro Row.” The hard corner space was home to Portfolio Coffeehouse and has not been available for over 30 years. The adjacent space was occupied by Scholb and P3 Artisan Pizza. Ownership is now looking to rebrand the anchor of the neighborhood and bring two unique, quality operators to 4th St. Exterior renovations are currently underway which include a refreshed façade, bifold doors, enclosed patio seating, outdoor lighting and misters. Please call us for more information.



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## 2300 East 4th Street

*Corner Location/Former Café Space*

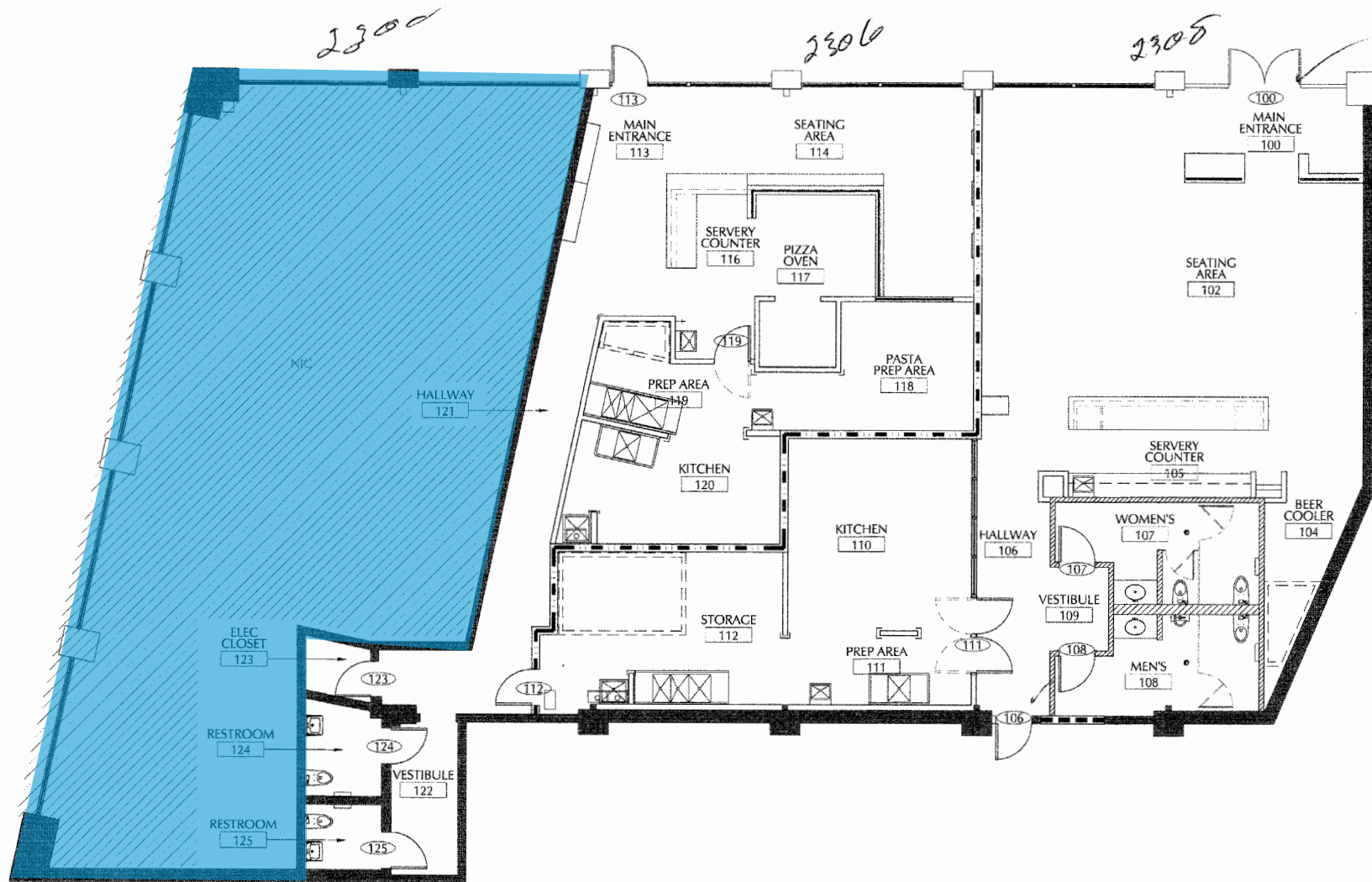
- Size: ± 2,282 SF + ± 415 SF patio
- Rental Rate: \$3.15 / SF per month NNN
- NNN: ± \$0.48 /SF per month
- Term: 5-10 years
- Occupancy: Negotiable
- On-site Parking: Limited
- Liquor License Not Included

**[CLICK HERE TO VIEW 3D MATTERPORT TOUR](#)**

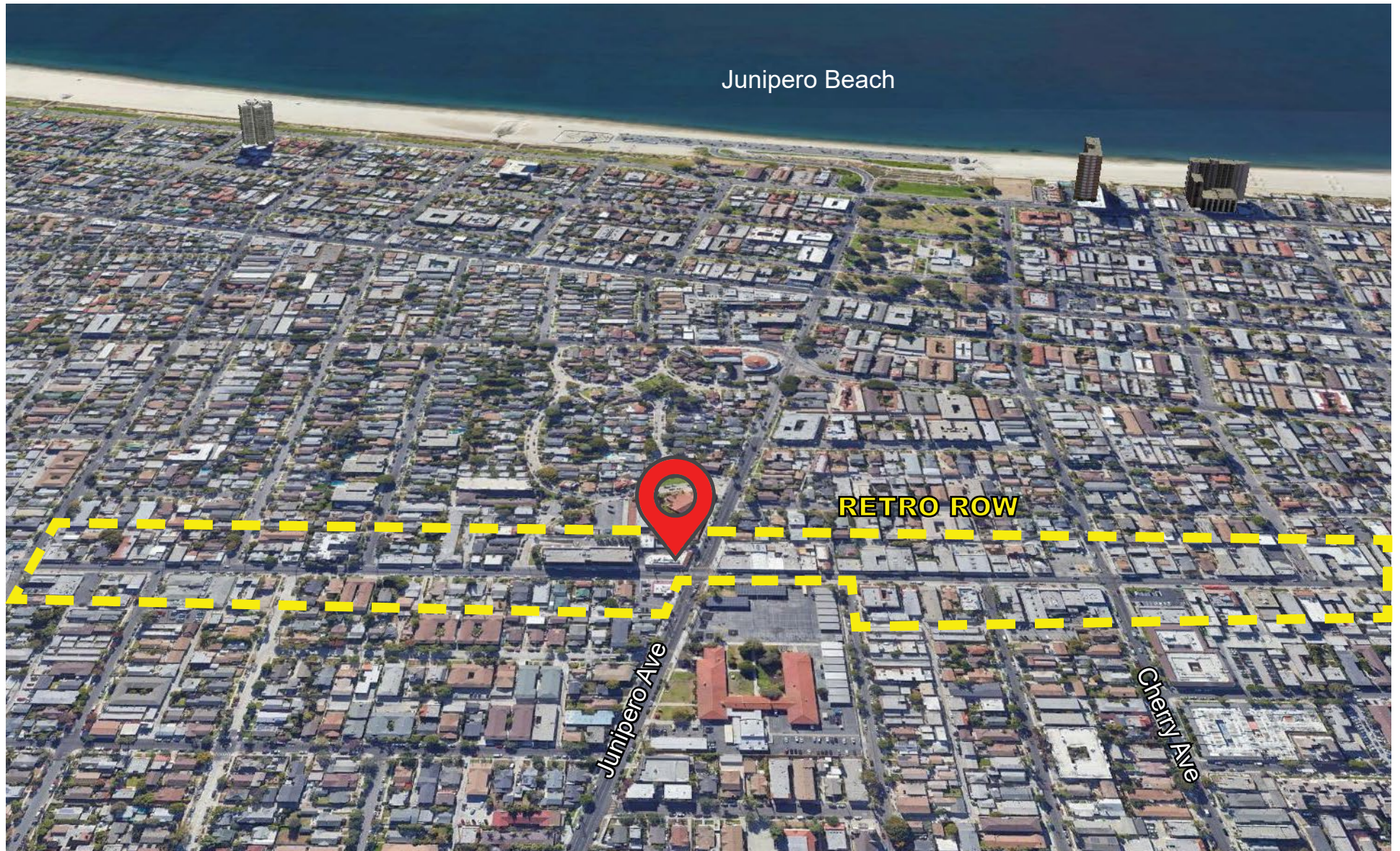


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# FLOOR PLAN



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## 4TH STREET HISTORY

Fourth Street is a community that brings business, residents and visitors together in celebration of independence and diversity. Diversity means everyone looks different and cares about different things. Diversity means each storefront and residence has a personality unto itself. Diversity means we create experiences you won't find elsewhere. Diversity means that our difference is our biggest strength.

Fourth Street is a creative launching pad for ideas and enterprises. We live in support of originality and independent thinking to create an environment where everyone is free to live and create as they want. The more unique ideas, personalities and lifestyles we have, the better we are and the closer we become.

Fourth Street was born of authentic roots. Nothing has been manufactured. We grew organically from a few personalities with a vision for a completely different kind of culture and experience. We celebrate and use our legacy as a roadmap for the future to make sure we maintain our independence while always making progress and reinventing ourselves along the way. Fourth Street means the freedom to live the way you want, shop somewhere special, and eat something different.

For more information, please visit:  
<https://www.4thstreetlongbeach.com/>



Photo from  
<https://longbeach-nightlife.com/>

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## RETRO ROW AMENITIES

### DRINKS & DINING

- 4th Street Vine  
Golden Burger
- Gusto Bread
- Honduras Kitchen
- Hug Life  
MVP's Grill & Patio
- Oh La Vache
- La Tarantella Osteria
- Little Coyote
- Lola's Mexican Cuisine
- Salud Juice
- The Hippea
- The Pike Bar & Restaurant
- The Social List
- V Burger
- WEOP - Wide Eyes Open Palms

### SHOPPING

- Alien Artifacts
- Assistance League of LB
- Casa De Luxe
- Code of Harmony
- Earthing
- East 4th Skate
- Far Outfit
- Hobo Jane
- Lil Devils Boutique
- Meow
- Native SOL
- Old Gold Boutique
- Page Against The Machine
- Pigeon's Roller Skate Shop
- Port
- Relics
- Songbird
- The Hangout
- Third Eye Records

### ENTERTAINMENT

- Art Theatre
- 4th Street Vine
- Ashley's Bar & Grill
- The Pike Bar & Restaurant

### SERVICES

- 4th Street Postal
- Artistic Edge Art and Framing
- Code of Harmony
- Edgewater Convalescent Hospital
- Hawleywood's Barber Shop
- Long Beach United Boxing Club
- Salon Pop & Barber Shop
- The LGBTQ Center Long Beach

Long Beach is the 7th most populous city in California with over 470,000 residents. Spanning over 51 square miles with 11 miles of coastline, it is the second largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 30 minute drive of Downtown Los Angeles and Orange County business centers. The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and noted arts and cultural resources. Long Beach has been named by USA Today as the most diverse city in the United States - one of the City's strongest assets.

LBUSD now educates 81,000 students in 84 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the third largest in California and employs more than 8,000 people, making it the largest employer in Long Beach.

The Port of Long Beach is one of the world's busiest seaports, a hub for one-third of all the trade moving through West Coast ports. Port related trade supports more than 30,000 Long Beach jobs and more than 300,000 jobs throughout Southern California. Trade valued annually at more than \$140 billion moves through Long Beach, making it the second busiest seaport in the United States.



470,000  
Estimated Population



84 Public Schools With  
Over 81,000 Students



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