



E Pacific Coast Hwy 37,500 ADT

**For Lease –
2nd Gen Restaurants/
Fitness/Beauty/Medical.**

5 New Leases Signed!










Marina Center

6 2 0 0 - 6 2 5 2 P A C I F I C C O A S T H W Y / L O N G B E A C H , C A

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The Location.

LONG BEACH / CALIFORNIA

Long Beach is a coastal city situated in Los Angeles County. It has a population of +/-460,000 and over 6.5 million visitors annually. It is a central business and tourist hub-- home to the highly trafficked Port of Long beach, CSULB, Queen Mary, Long Beach Aquarium, Grand Prix of LB, and more. With such wide-ranging offerings, it is no surprise Long Beach is one of the most dynamic cities in California.

SUBMARKET / BELMONT SHORES

The Belmont Shores / Naples Island trade area is one of the most sought after and affluent coastal communities in Southern California. Offering an eclectic mix of shopping, entertainment, and elevated culinary experiences, this bustling market is in rapid growth mode. The submarket boasts average household incomes of approximately \$174,000 within a 1-mile radius and offers one of a kind waterfront peninsula living.



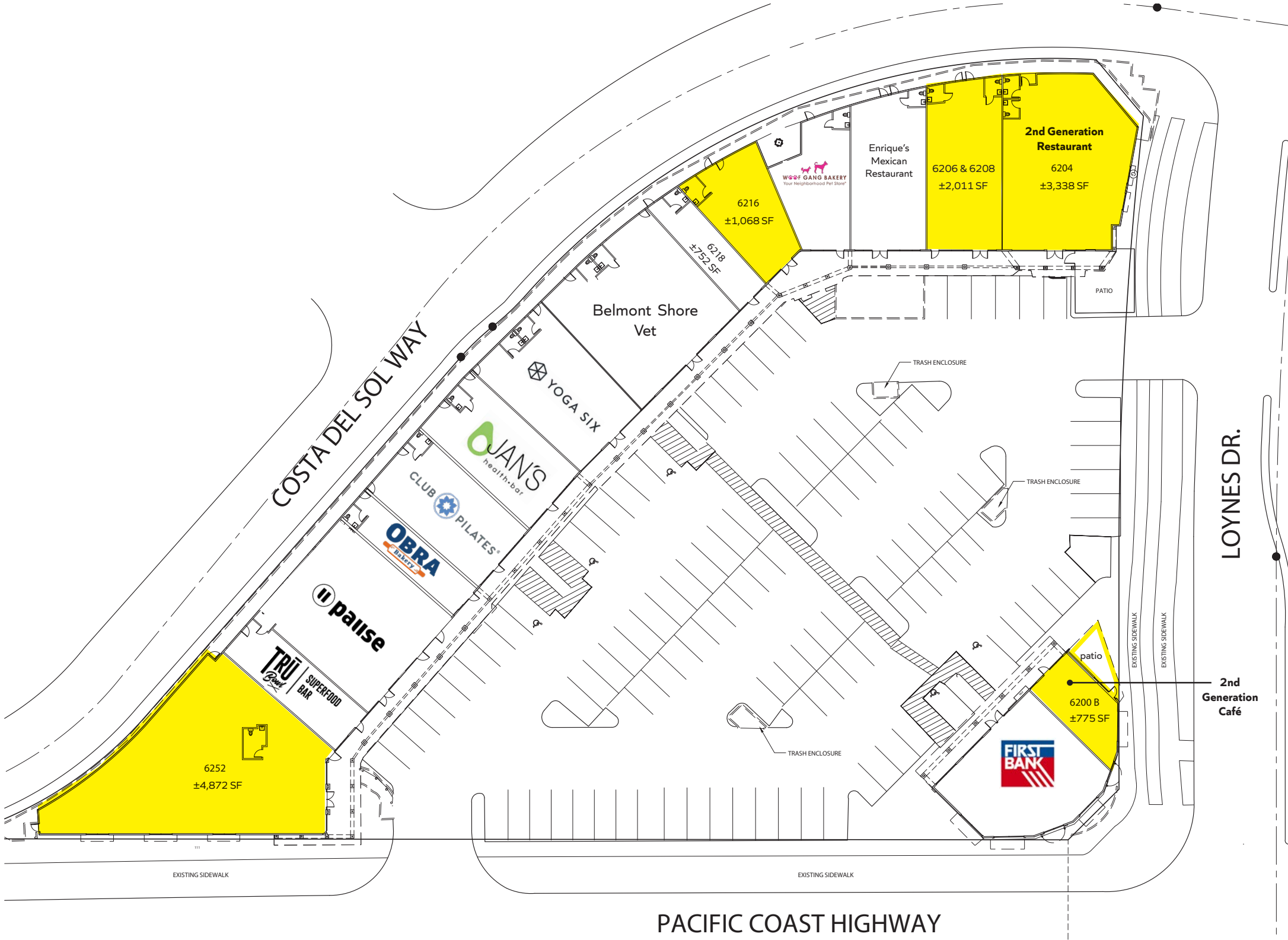
About Marina Center.



PROPERTY HIGHLIGHTS

- ±32,757 SF shopping center located at the highly trafficked intersection of Pacific Coast Highway (37,500 ADT) and Loynes Dr (10,770 ADT).
- Property recently underwent strategic remodel with facade upgrades and new monument signage along PCH.
- New deals include Pause Wellness Studio, Jan's Health Bar, Club Pilates, Yoga Six, TruBowl Superfood Bar, and Woof Gang Bakery.
- Located in the affluent submarket of Belmont Shores/Naples Island boasting household incomes of \$134,000 within a 1-mile radius.
- Property sits within close proximity to retailers such as Target, Trader Joe's, and Whole Foods, and is also a short drive to the Long Beach Marina, Cal State Long Beach, the Long Beach Aquarium, and more.
- Parking - 136 stalls onsite for tenant's use.

Site Plan.

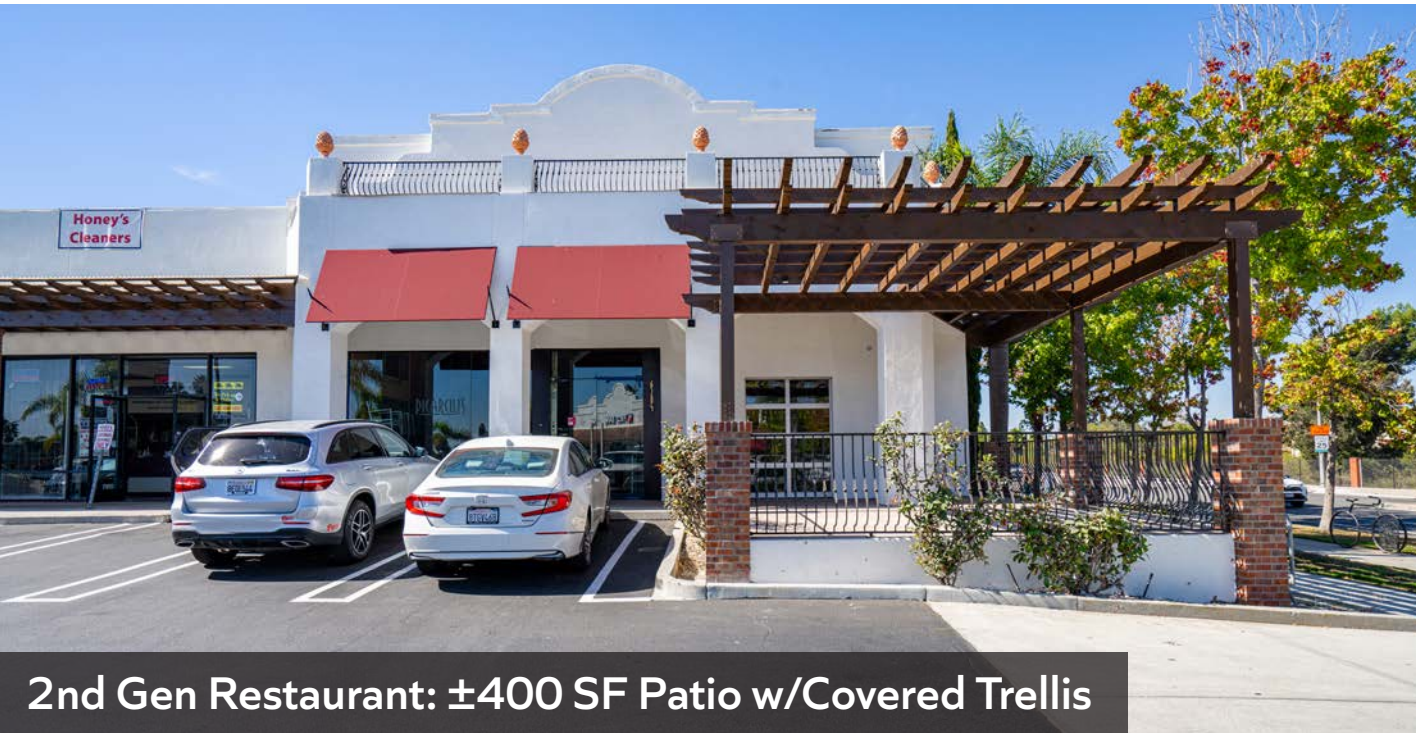


TENANT ROSTER

SUITE	TENANT	SF
6200A	First Bank	
6200B	AVAILABLE (2nd Generation Café)	775 + patio
6206 & 6208	AVAILABLE	2,011
6210 & 6212	Enrique's Mexican Restaurant	1,842
6214	Woof Gang Bakery	1,299
6216	AVAILABLE	1,068
6218	Kique's Pasta	752
6220 & 6222	Belmont Shore Veterinary Hospital, Inc.	3,216
6226	Yoga Six	
6232	In Lease	1,806
6236	Club Pilates	1,790
6240	Jan's Health Bar	859
6246	Pause Wellness Studio	2,959
6250	Trubowl	1,244
6252	AVAILABLE	4,872
6204	AVAILABLE (2nd Generation Restaurant)	3,338

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Availabilities.



2nd Gen Restaurant: ±400 SF Patio w/Covered Trellis



Retail/Service Availabilities



Premier ±4,872 SF End Cap w/PCH Frontage

Property Photos.



Aerial Map.



The Neighborhood.

NICK'S ON 2ND



PHILZ COFFEE



MARINA PACIFICA



SAINT & SECOND

BELMONT SHORES
NAPLES ISLAND
LONG BEACH / CALIFORNIA



TRADER JOE'S / LONG BEACH MARKETPLACE



2ND & PCH

Marina Center

LONG BEACH / CALIFORNIA



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