



429 Shoreline Village Dr, Long Beach, CA 90802

CBRE



LONG  
BEACH  
IS  
BUSY!!





## LONG BEACH







## Yard House

\*First Yard House & a Top  
Performing Location\*



## Parker's Lighthouse



## Tequila Jack's



## OUR SETTING

Long Beach, CA, boasts a blend of urban energy and coastal charm, making the Shoreline Village a great waterfront destination. Some Long Beach attractions include the Aquarium of the Pacific, the historic Queen Mary, the picturesque Naples canals, and a vibrant arts and culture scene. Visitors can also enjoy year-round whale watching and explore diverse neighborhoods like the vintage-inspired Retro Row.

The main hub of all retail and restaurants for both locals and tourists, is the Shoreline Village. People are drawn here for its stunning waterfront, views of Rainbow Harbor and the Queen Mary, great shopping, and a wide array of restaurants. Shoreline Village also offers a variety of family-friendly activities like the carousel, bike rentals, harbor cruises, and much more, making it an essential stop for any Long Beach visitor.



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OUR TENANTS \*Partial List\*



**Parkers  
Lighthouse**





## AVAILABLE RETAIL

**SIZE(S)**      $\pm 346$  SF to  $\pm 6,315$  SF

**USE**         Retail / Restaurant / Fitness

**RENT**        Available upon Request





FUTURE DEVELOPMENTS





## FUTURE HAPPENINGS





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024 Population - Current Year Estimate</b>	<b>25,436</b>	<b>199,507</b>	<b>345,511</b>
2029 Population - Five Year Projection	26,311	195,215	337,306
2020 Population - Census	24,089	204,715	356,626
2010 Population - Census	21,201	207,278	355,872
2020-2024 Annual Population Growth Rate	1.29%	-0.60%	-0.74%
2024-2029 Annual Population Growth Rate	0.68%	-0.43%	-0.48%



## HOUSEHOLDS

<b>2024 Households - Current Year Estimate</b>	<b>14,292</b>	<b>81,632</b>	<b>134,440</b>
2029 Households - Five Year Projection	15,292	82,727	135,482
2020 Households - Census	13,106	80,849	134,094
2010 Households - Census	11,419	75,996	128,234
2020-2024 Compound Annual Household Growth Rate	2.06%	0.23%	0.06%
2024-2029 Annual Household Growth Rate	1.36%	0.27%	0.15%
2024 Average Household Size	1.68%	2.37%	2.48%



## HOUSING INCOME

<b>2024 Average Household Income</b>	<b>\$103,367</b>	<b>\$94,536</b>	<b>\$109,033</b>
2029 Average Household Income	\$118,290	\$110,870	\$127,396
2024 Median Household Income	\$74,530	\$67,944	\$77,449
2029 Median Household Income	\$84,762	\$79,647	\$88,501
2024 Per Capita Income	\$59,088	\$38,838	\$42,706
2029 Per Capita Income	\$69,696	\$47,132	\$51,456



## EDUCATION

<b>2024 Population 25 and Over</b>	<b>20,813</b>	<b>143,426</b>	<b>247,432</b>
HS and Associates Degrees	8,889	63,938	110,632
Bachelor's Degree or Higher	10,138	48,838	90,079



## HOUSING UNITS

<b>2024 Housing Units</b>	<b>16,487</b>	<b>87,743</b>	<b>143,459</b>
2024 Vacant Housing Units	2,195	6,111	9,019
2024 Occupied Housing Units	14,292	81,632	134,440
2024 Owner Occupied Housing Units	2,921	17,474	44,285
2024 Renter Occupied Housing Units	11,371	64,158	90,155



## PLACE OF WORK

<b>2024 Businesses</b>	<b>2,229</b>	<b>6,877</b>	<b>14,386</b>
2024 Employees	31,485	70,966	164,280





# THINGS TO DO IN LONG BEACH



## ACTIVITIES

SHORELINE VILLAGE  
HARBOR CRUISES  
SAILING  
AQUARIUM OF THE PACIFIC  
EARL BURNS MILLER JAPANESE GARDEN  
FAMILY PHOTOS  
BIKE RENTALS  
PARASAILING  
THE QUEEN MARY  
BIKE ALONG THE BEACH AND RIVER  
NEARBY AMPHITHEATER DEVELOPMENT  
ANNUAL LONG BEACH GRAND PRIX



## HOTELS IN LONG BEACH

FAIRMONT BREAKERS LONG BEACH  
THE WESTIN  
HYATT REGENCY  
HYATT CENTRIC  
HILTON  
HOTEL MAYA  
MARRIOTT  
HISTORIC BROADLIND  
HOTEL MAI  
THE BELMONT SHORE INN  
THE QUEEN MARY  
AND MORE!



## 2028 OLYMPICS

11 OLYMPIC EVENTS

7 PARALYMPIC EVENTS

7 DIFFERENT VENUES IN LONG BEACH

### **MARINE STADIUM**

ROWING & CANOE SPRINT

### **ALAMITOS BEACH**

BEACH VOLLEYBALL

### **BELMONT SHORE**

SAILING

### **LONG BEACH CONVENTION CENTER PARKING LOT**

ARTISTIC SWIMMING, SPORT CLIMING, & WATER POLO

### **LONG BEACH CONVENTION CENTER**

SHOOTING & HANDBALL

### **LONG BEACH WATERFRONT**

MARATHON SWIMMING & COASTAL ROWING





THE STREETS

Restaurants

King Buffet  
The Green Olive  
Subway  
Panda Express  
AMMATOLI  
Portuguese Bend Distilling  
Lupe's De La Mar  
Loose Leaf Boba Company  
The ThickShake Factory  
Churrito Gourmet Dessert  
Wingstop  
Hamburger Mary's  
Omelette Inn  
Fresh Kabobs  
Mitaki  
Milana's New York Pizzeria  
Long Beach Coffee and Tea  
Romeo Chocolates  
Sushi Zan  
The Pie Bar  
Plant Junkie

Shopping & Entertainment

Hellada Gallery  
DTLB Art Walk  
Clay  
Village Treasures  
A1's Fingerprinting  
Paper Crane Studio  
Vons  
Hops & Vines Market  
Proverse  
Bagatelle Records  
Brushstrokes and Beverages  
Museum of Latin American Art  
Museum of Pacific Islands Art

AMENITIES

PINE AVE & PROMENADE

Restaurants

123 Pho  
Dog House Biergarten  
Beachwood BBQ  
Congregation Ale House  
Harvelle's Long Beach  
Long Beach Creamery  
Foundation Sandwich Shop  
Big Catch Seafood House  
Presto Deli  
Sip Lounge  
The Stave Bar  
Pier 76 Fish Grill  
L'Opera Italian  
Cafe Sevilla  
BO-beau  
Pinkberry  
The Harbor  
Octopus Japanese  
Shannon's On Pine  
5th Ave Bagelry  
Chipotle  
Donburi Cafe  
Gu Ramen

Shopping & Entertainment

Mark Schneider Fine Jewelry  
The UPS Store  
The Loft on Pine  
Lovers Novelty Store  
MADE by Millworks  
Outfitters  
Designer Suit Warehouse  
T-Mobile

THE PIKE AT RAINBOW HARBOR & PIKE OUTLETS

Restaurants

California Pizza Kitchen  
Islands Restaurant  
Cold Stone Creamery  
Snowopolis  
Outback Steakhouse  
Tokyo Wako  
PF Chang's  
Chili's Bar & Grill  
Hooters of Long Beach  
Bubba Gump Shrimp Co  
Buono's Pizzeria  
WaBa Grill  
Starbucks

Shopping & Entertainment

Converse  
GAP  
Columbia  
H&M  
Nike  
Forever 21  
G by GUESS  
Express  
Levi's  
RH Outlet  
Sunglass Hut  
Hot Topic  
Kay Jewelers

- Office
- Retail
- Institutional
- Cultural
- Prominent Residential
- Residential
- Parking



Restaurants

Modica's Deli  
555 East American Steakhouse  
James Republic  
Wa Wa  
Subway  
Long Beach Cafe  
House of Hayden  
Utopia Good Food & Fine Art  
Blind Donkey  
District Wine  
PADRE  
Starbucks  
Roscoe's Chicken and Waffles  
The Breakfast Bar  
Maru Maki Sushi  
Clancy's  
Berlin Bistro

Shopping & Entertainment

Hellada Gallery  
DTLB Art Walk  
Clay  
Village Treasures  
A1's Fingerprinting  
Paper Crane Studio  
Vons  
Hops & Vines Market  
Proverse  
Bagatelle Records  
Brushstrokes and Beverages  
Museum of Latin American Art  
Museum of Pacific Islands Art





HILTON LONG BEACH

PORT OF LONG BEACH

SHORELINE PARK

THE PIKE OUTLETS

MARRIOTT LONG BEACH

THE LONG BEACH ARENA & CONVENTION CENTER

HYATT REGENCY LONG BEACH

LONG BEACH MARINA





# SHORELINE VILLAGE

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