



130 PINE AVE LONG BEACH

Located in the Heart of
Downtown Long Beach's
Entertainment District

Adjacent to the
Long Beach Convention Center

Turnkey Beautifully Designed Restaurant
with Full Liquor License

130 Pine Avenue | Long Beach, California

[VIEW ON MAP](#)

130 PINE AVE LONG BEACH

GROUND LEVEL + BASEMENT

Fully Built Restaurant Space | ± 6,600 SF
Elevator-Serviced Basement | ± 7,500 SF

LEVEL 2 - LEVEL 3 - LEVEL 4

Turnkey Creative Office | ± 1,000 - 7,500 SF

Multiple Parking Structures Nearby

monthly parking passes available

Located in the Heart of Downtown Long Beach's
Entertainment District



BO beau
kitchen + roof tap

130 PINE AVE
LONG BEACH

Sevilla
RESTAURANT & TAPAS BAR

GEORGE'S GREEK CAFE

King's
Fish
House
EST. 1945

LIVE
LOBSTER
Anchor icon

PINE AVENUE

7 ELEVEN
BROADWAY
LONG BEACH
PIZZA & GRILL
pinkberry

130 PINE AVE
LONG BEACH

Johnny Rockets
THE ORIGINAL HAMBURGER
Baby Bros

Spectrum

BO beau
kitchen + roof tap

Mary's
HAMBURGER
EAT, DRINK, AND BE MERRY

ALTAR SOCIETY
BREWING & COFFEE CO

Sevilla
RESTAURANT & TAPAS BAR

THE CARVERY
RESTAURANT
SHANNON'S

King's
Fish House
EST. 1945



GEORGE'S GREEK CAFE

L'OPERA
ITALIAN RESTAURANT

PUBLIC PARKING

PINE AVENUE

LONG BEACH
Conventions | Arena | Performing Arts

TOP 5% MOST VISITED CONVENTION CENTER NATIONWIDE
1.9M Visits Annually - Placer.ai

Fairmont
FAIRMONT BREAKERS
Reopened in 2024
185 Rooms

THE PIKE OUTLETS

AQUARIUM OF THE PACIFIC

TOP 2% MOST VISITED ATTRACTIONS NATIONWIDE
1.2M Visits Annually
Placer.ai

THE QUEEN MARY
HOTEL + ATTRACTIONS + EVENTS

DOWNTOWN LONG BEACH
Promenade Square

Marriott
HOTELS & RESORTS

376 Rooms

130 PINE AVE
LONG BEACH

200 WEST OCEAN
106 Apartment Units

OCEANAIRE
216 Apartment Units

CAMDEN HARBOR VIEW
Apartment Building

LINCOLN PARK
Skate Park

133 PROMENADE WALK
140 Condos

L'OPERA
ITALIAN RESTAURANT

GEORGE'S GREEK CAFE

THE HUBB
Business Center

BROADSTONE INKWELL
189 Apartments

Sevilla
RESTAURANT & TAPAS BAR

King's Fish House
EST. 1945

FARMER'S FRIDGE

BO beau
kitchen + roof tap

7 ELEVEN
BROADWAY PIZZA & GRILL
pinkberry

THE CARUERY RESTAURANT
SHANNON'S

Johnny Rockets
THE ORIGINAL HAMBURGER
Baby Bros



130 PINE AVE

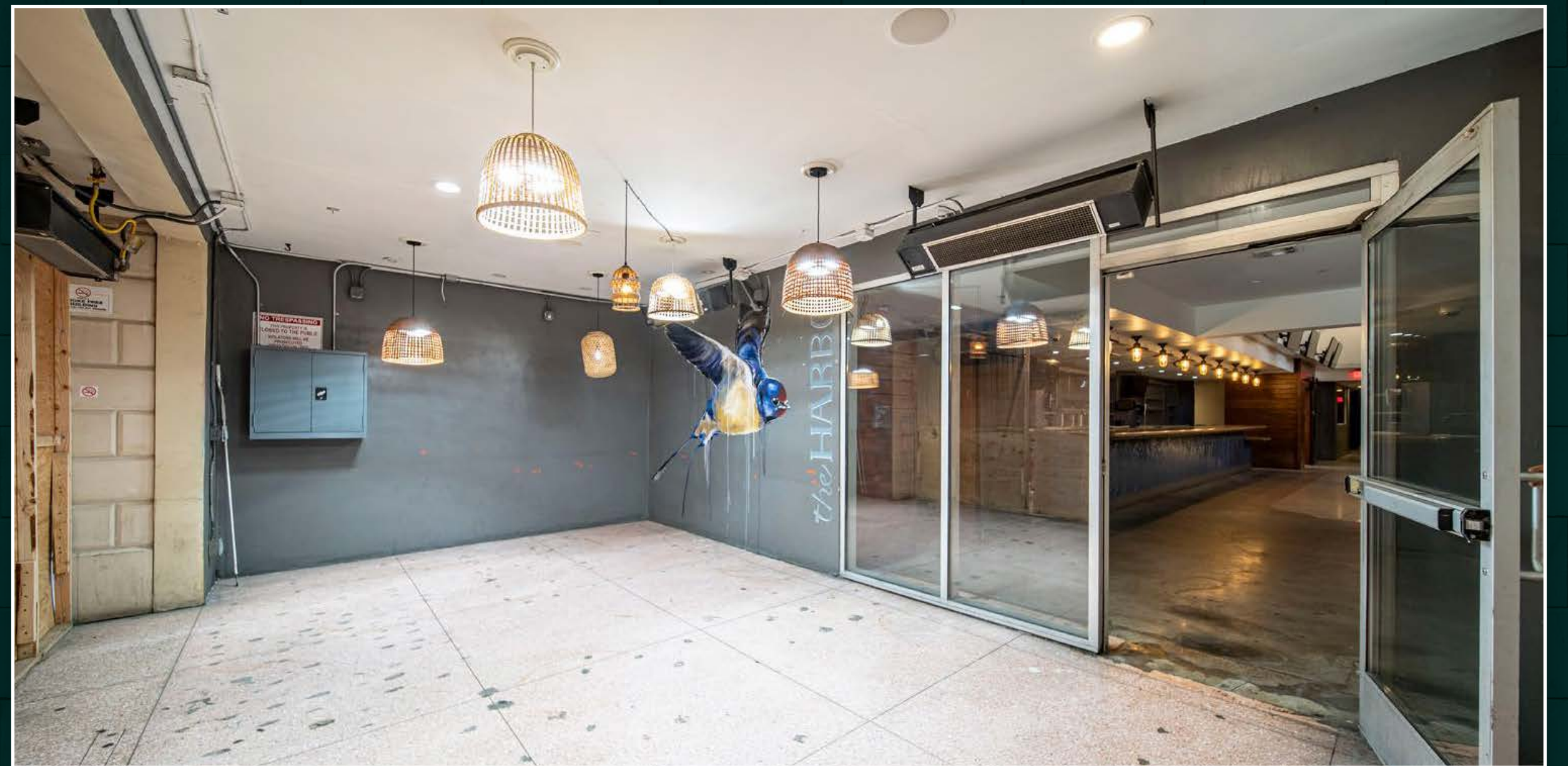
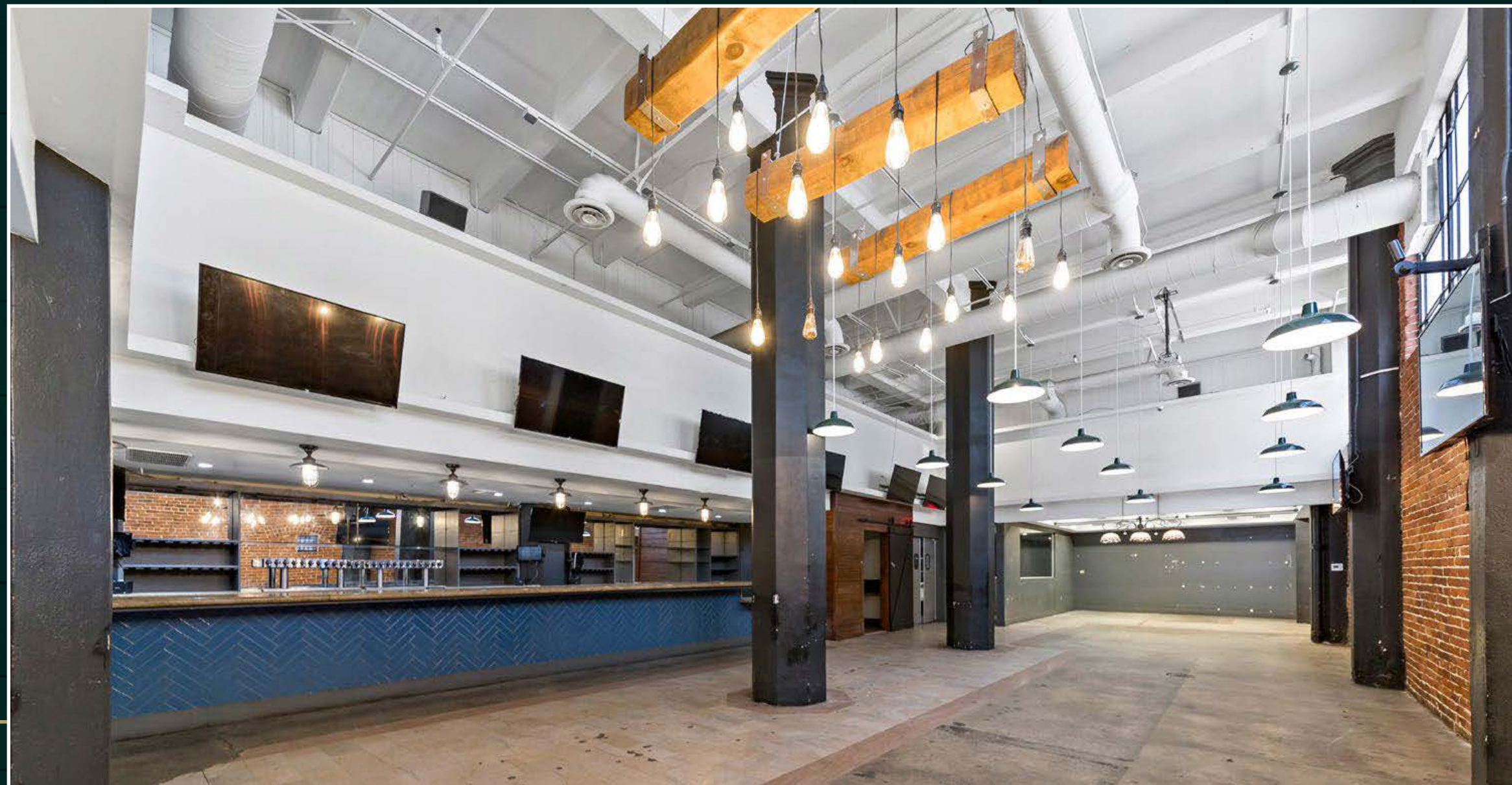


LONG BEACH, CALIFORNIA



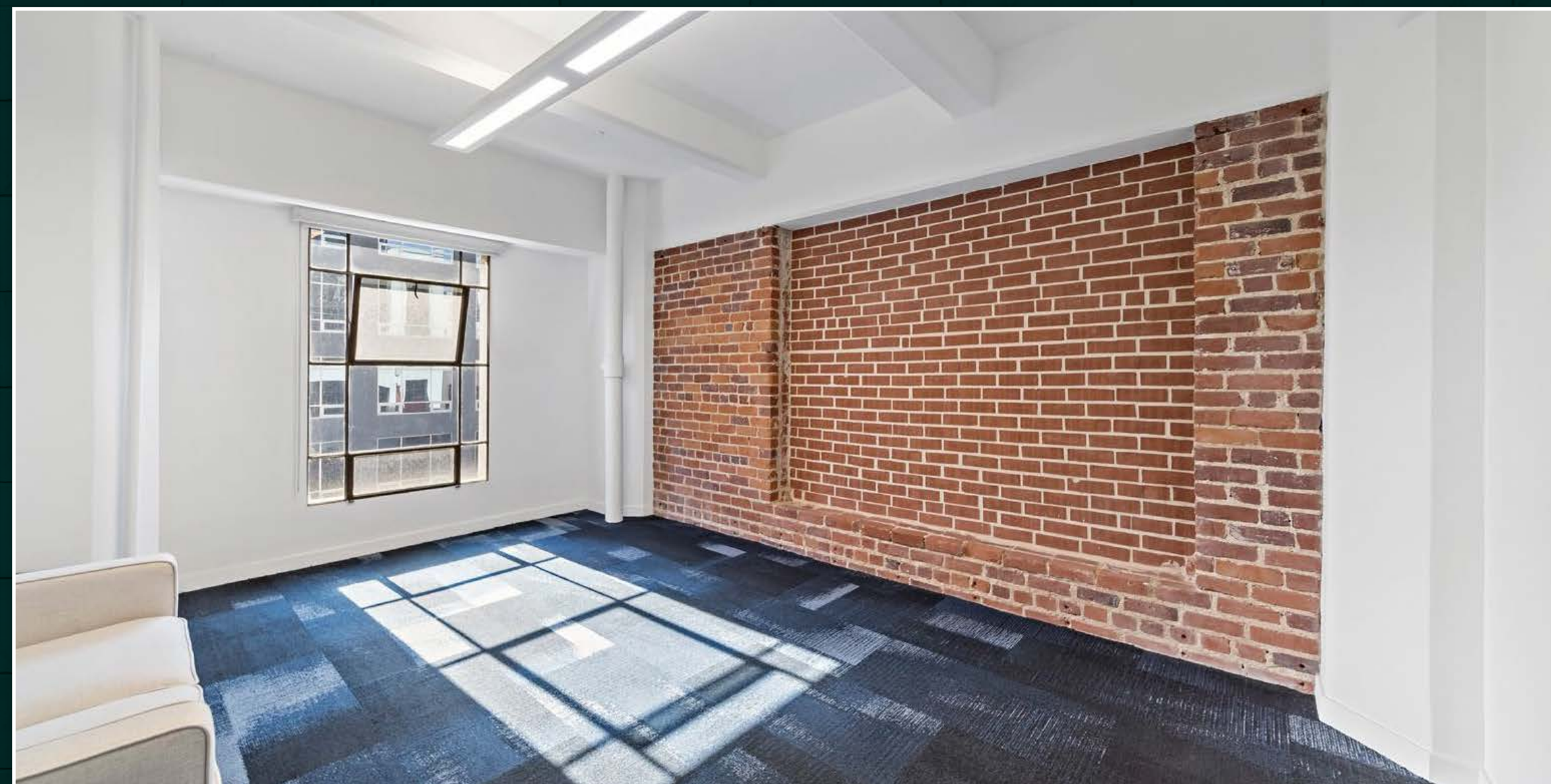
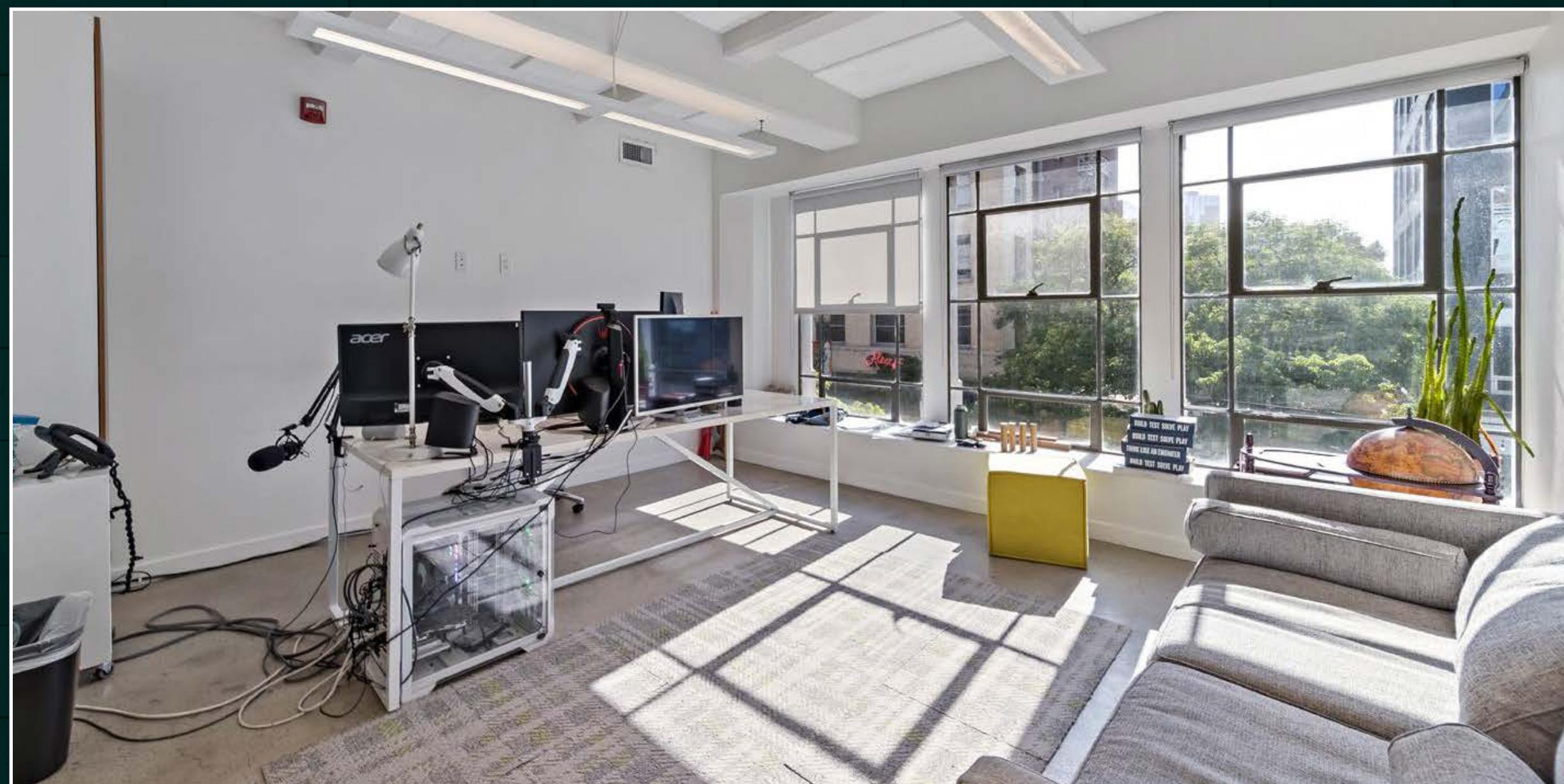
INTERIOR PHOTOS

RESTAURANT SPACE



INTERIOR PHOTOS

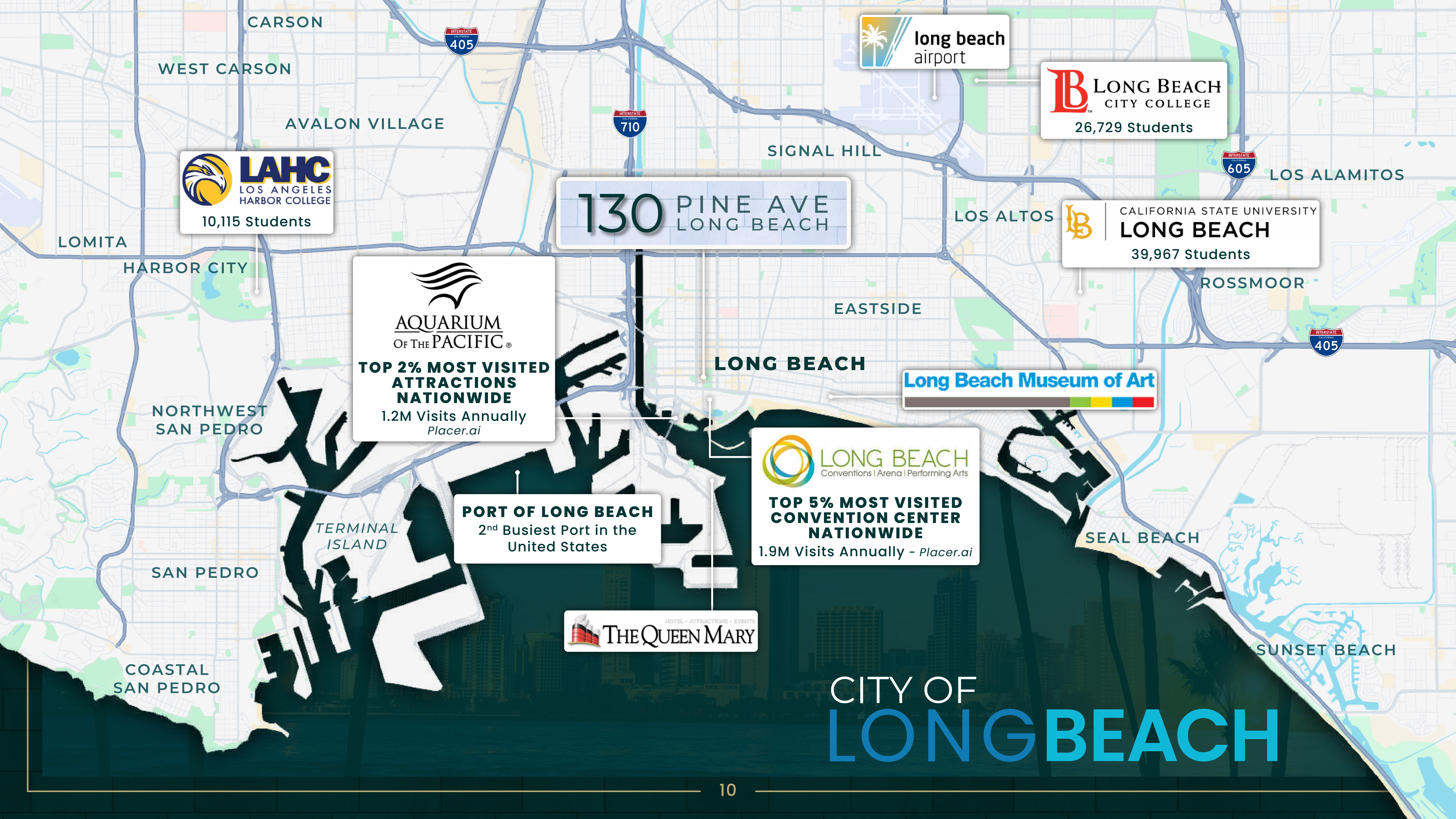
UPSTAIRS OFFICE



Fairmont BREAKERS



REOPENED IN 2024 FOLLOWING MULTI-MILLION DOLLAR RENOVATION
TWO BLOCKS FROM SUBJECT PROPERTY



LAHC
LOS ANGELES
HARBOR COLLEGE
10,115 Students

130 PINE AVE
LONG BEACH

long beach
airport

LONG BEACH
CITY COLLEGE
26,729 Students

LONG BEACH
CALIFORNIA STATE UNIVERSITY
39,967 Students

AQUARIUM
OF THE PACIFIC®
TOP 2% MOST VISITED
ATTRACTIONS
NATIONWIDE
1.2M Visits Annually
Placer.ai

Long Beach Museum of Art

PORT OF LONG BEACH
2nd Busiest Port in the
United States

LONG BEACH
Conventions | Arena | Performing Arts
TOP 5% MOST VISITED
CONVENTION CENTER
NATIONWIDE
1.9M Visits Annually - *Placer.ai*

HOTEL • ATTRACTIONS • EVENTS
THE QUEEN MARY

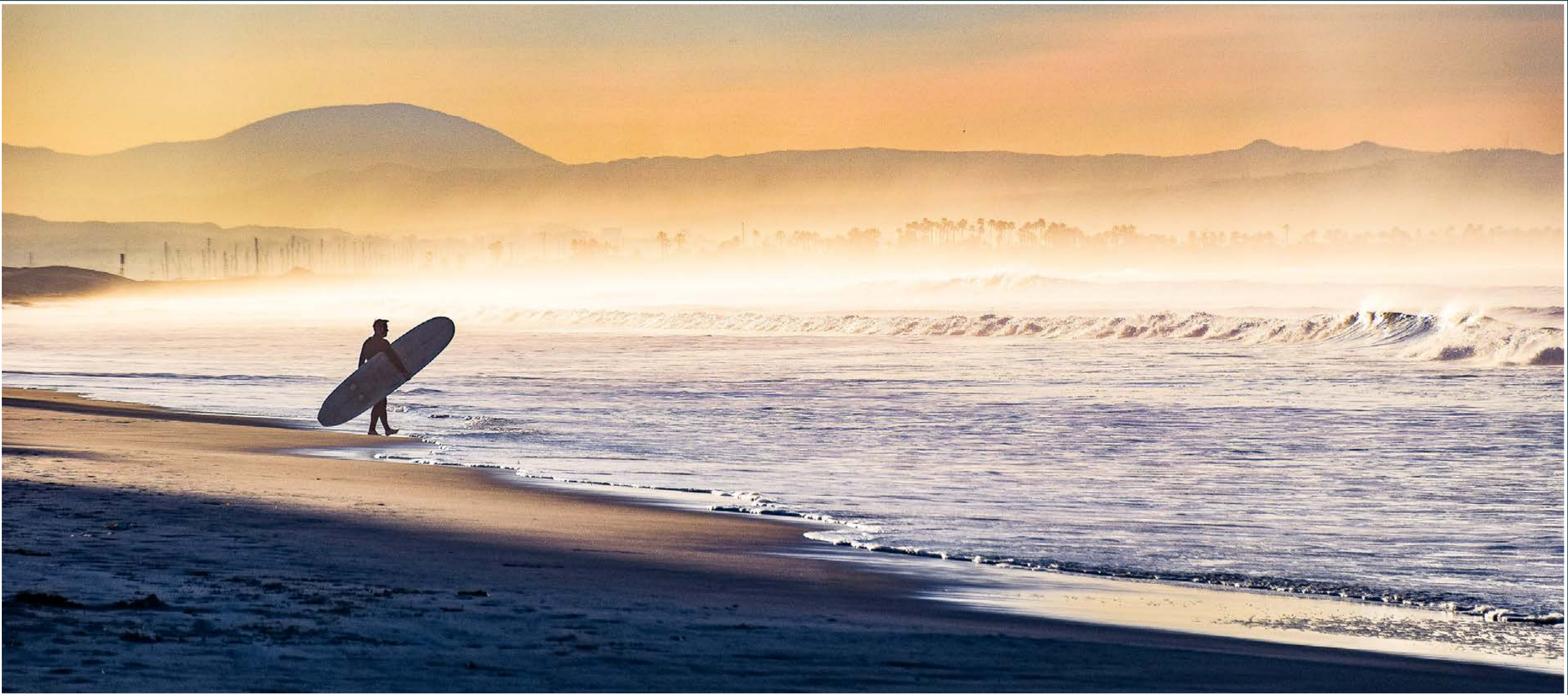
CITY OF
LONG BEACH



MARKET OVERVIEW

LONG BEACH, CALIFORNIA

Long Beach, California, plays a crucial role in the greater Los Angeles metropolitan area, serving as both an economic powerhouse and a key transportation hub. The Port of Long Beach, one of the largest in the world, is a vital artery for international trade, contributing significantly to the economy of Southern California and beyond. The city's strategic location near major freeways and its connections to the LA Metro light rail system provide essential links between downtown Los Angeles and coastal communities. Long Beach's thriving industries, including aerospace, healthcare, and tourism, further cement its importance to the region's economic landscape, while its cultural attractions, such as the Aquarium of the Pacific and the Long Beach Convention Center, draw visitors from across the metro area. As a major coastal gateway and urban center, Long Beach is integral to the functioning and identity of the LA metro.



2024 POPULATION

52,819 - 216,204 - 374,462
one mile - three mile - five mile

NO. OF HOUSEHOLDS

24,973 - 84,182 - 138,540
one mile - three mile - five mile

AVG. HOUSEHOLD INCOME

\$76,131 - \$82,437 - \$93,094
one mile - three mile - five mile



130 PINE AVE LONG BEACH

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