



7 New Leases Signed!



Marina Center

6200-6252 PACIFIC COAST HWY / LONG BEACH, CA

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

Natalie
Ward

949.945.6281
nward@retailinsite.net

Connor
Stevens

949.490.1411
cstevens@retailinsite.net

Chris
Hodgman

949.284.0223
chodgman@retailinsite.net



The Location.

L O N G B E A C H / C A L I F O R N I A

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.

S U B M A R K E T / B E L M O N T S H O R E S

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.



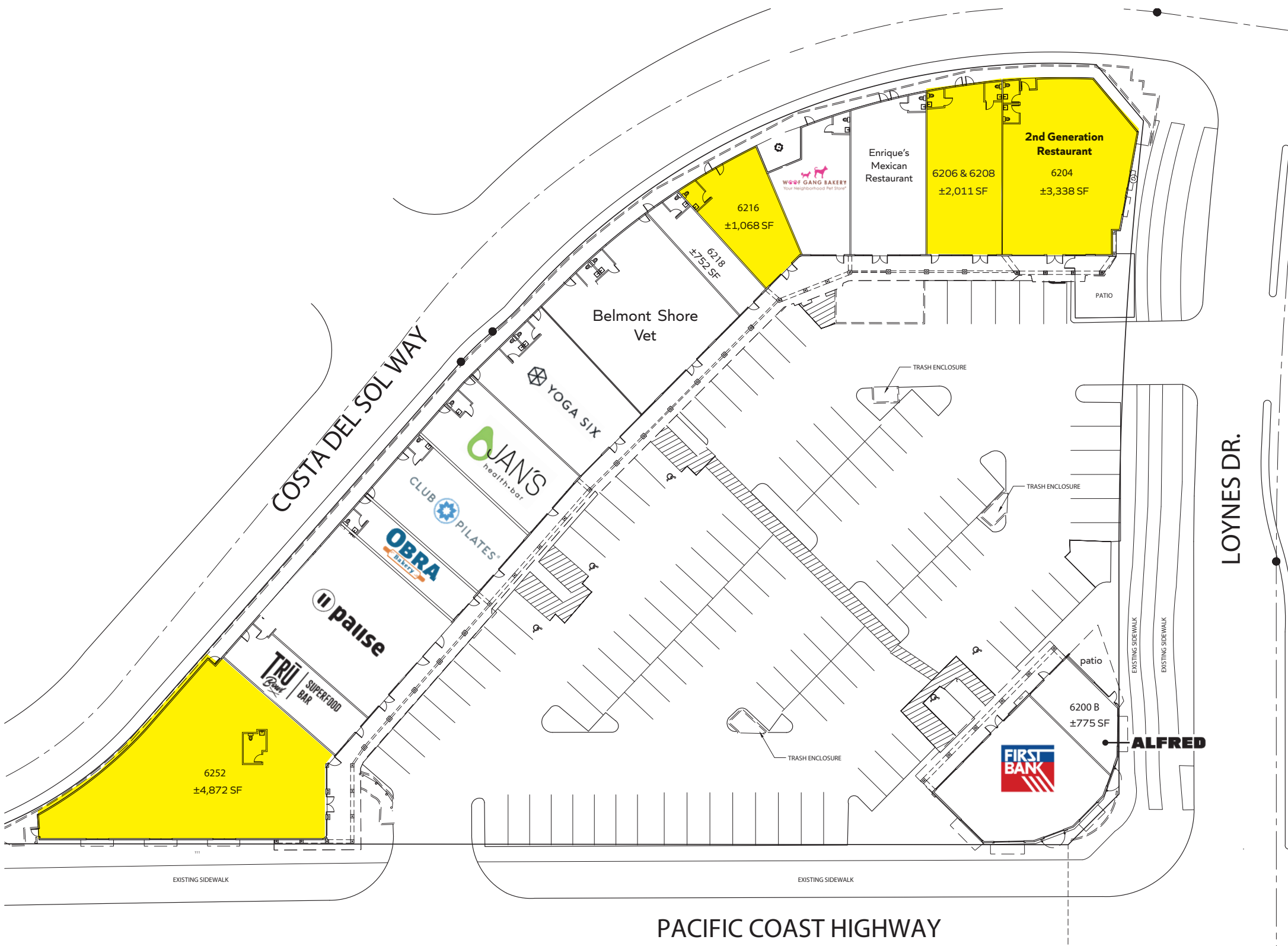
About Marina Center.



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 Alfred, 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 | Alfred | 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 Taqueria | 752 |
| 6220 & 6222 | Belmont Shore Veterinary Hospital, Inc. | 3,216 |
| 6226 | Yoga Six | |
| 6232 | Jan's Health Bar | 1,806 |
| 6236 | Club Pilates | 1,790 |
| 6240 | OBRA | 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



**For Lease –
Restaurant / Fitness /
Beauty / Medical.**

Natalie Ward
949.945.6281
nward@retailinsite.net

Connor Stevens
949.490.1411
cstevens@retailinsite.net

Chris Hodgman
949.284.0223
chodgman@retailinsite.net

RI RETAIL INSITE
405 S. Hwy 101, Suite 150, Solana Beach, CA 92075
Lic #01206760 | retailinsite.net