



COLDWELL BANKER  
COMMERCIAL BLAIR

# Partake Collective

456 ELM AVENUE  
LONG BEACH, CA 90802

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*Partake Collective is a concept where restaurants can operate with lower overhead costs while maximizing profits with our take-out & dine-in options.*

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# What is a ghost kitchen?

**\* Partake Collective is the only Ghost Kitchen with a front of house experience**

Ghost Kitchens are a rapidly growing Food & Beverage segment, expected to become a \$1 trillion industry by 2030.\* Designed as professional cooking facilities and focused on production of food for take-out or delivery, Ghost Kitchens reduce typical brick-and-mortar restaurant model start-up and overhead costs by as much as 90%.

The restaurant industry is seeing dramatic shifts in consumer preferences driven by the pandemic and shifting consumer habits. Demand for food delivery is estimated to increase 82% by 2026\*; while the need for dine-in restaurants is returning as communities recover from COVID.

\*Source: Euromonitor



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# Why Partake?

PARTAKE is the first of its kind providing the means to capitalize on the latest food & beverage trends, and bringing customers and local chefs together as a community. In addition

- **PARTAKE offers flexible lease-terms**
- **PARTAKE offers operators a variety of flexible kitchens types**
- **PARTAKE features a food hall and retail space—giving customers options for delivery, takeout, or dine-in.**
- **Restaurants can be opened and operating within a matter of days.**

## How to Partake?

1. Customers can order from the PARTAKE website with contactless pick-up or delivery options.
2. The PARTAKE food hall has kiosks for on-site ordering. Customers can then dine-in or take-out.
3. Orders can be taken and delivered by third-party apps.



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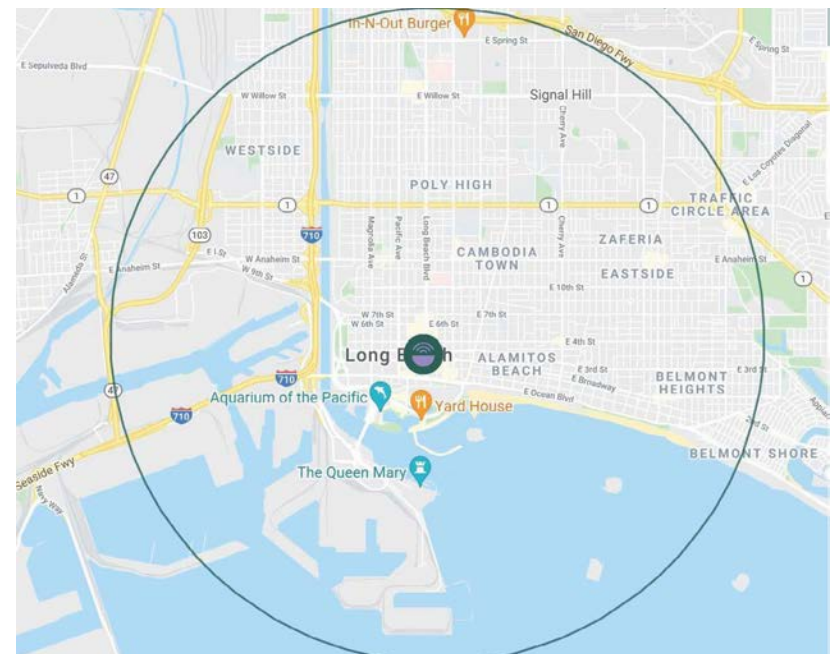
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# The Partake Neighborhood 90802



- Located at the center of the East Village, within a 5-minute walk [1/4 mile radius] of restaurants, shops, offices, and public transit.
- Within a 10-minute walk of Von's Grocery Store, City Place, First Street and the Promenade.
- Nearby Long Beach Transit lines and the Metro Blue line connect to regional locations such as Los Angeles, Hollywood, and Pasadena.
- Accessibility of public transit lessens dependence on automobiles.
- Near dedicated bikeways connecting throughout Long Beach and connecting to neighboring cities.
- Access to a local workforce.

\*Profiles were developed utilizing ESRI's Tapestry Segmentation data.



## Potential Customers in a 5 Mile Radius

**427K**  
Residents



**204K**  
Workers



**140K**  
Households



**2,195 Hotel Rooms**  
in 5-10 mile delivery range



## Potential Customers in a 10 Mile Radius

**1.5 M**  
Residents



**1.2 M**  
Workers



**505K**  
Households



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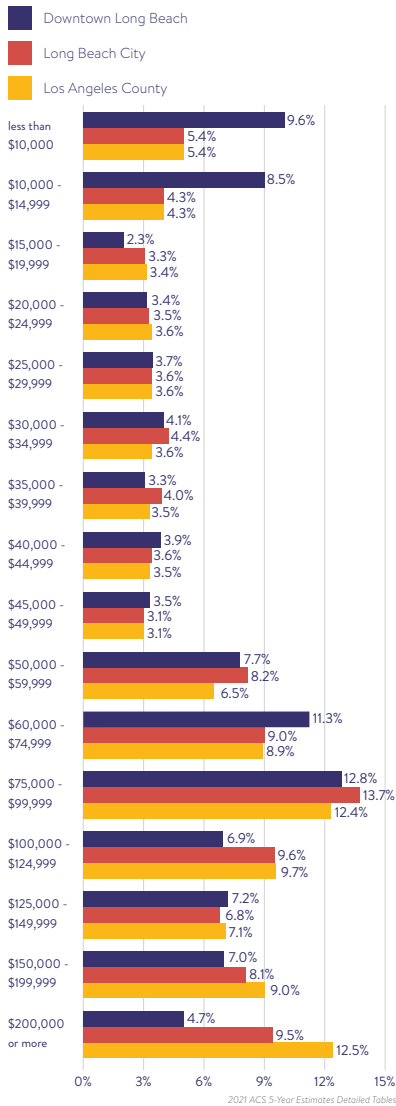
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Household Income in the Past 12 months  
(in 2021 inflation-adjusted dollars)

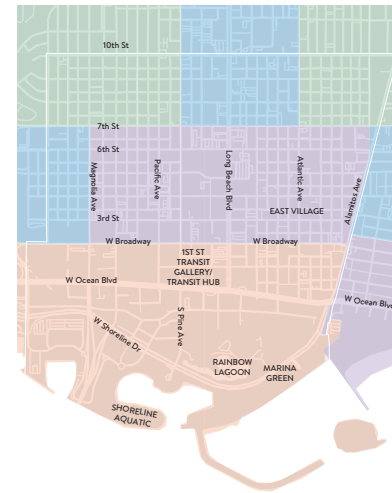


Median Household Income

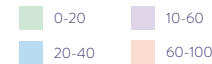


RACE & ETHNICITY	DIST.
HISPANIC OR LATINO	41%
WHITE	28%
BLACK	16%
ASIAN	10%
TWO OR MORE RACES	3%
OTHER	0.9%
NATIVE HAWAIIAN & PACIFIC ISLANDER	0.5%
AMERICAN INDIAN & ALASKA NATIVE	0.1%

Placer.ai & American Community Survey 2019 1-year data



% Pop Over 25 w/Bachelor's Degree or Higher



Education Attainment (25 years +)

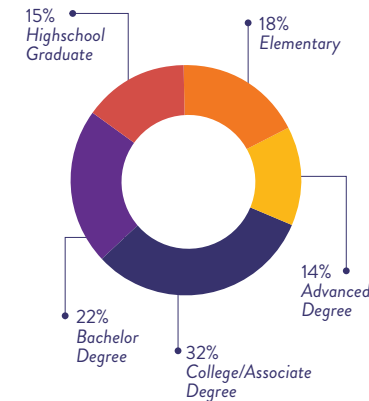


Photo by Studio LBP

- ◆ The largest age groups of residents is 25 to 29 and 30 to 34.
- ◆ Higher educational attainment concentrated in Waterfront census tracts.
- ◆ Hispanic or Latino and White residents are the predominant racial categories in Downtown. White residents are the predominant racial category in the Waterfront and Core areas, while Hispanic or Latino residents are predominant in the surrounding census tracts.

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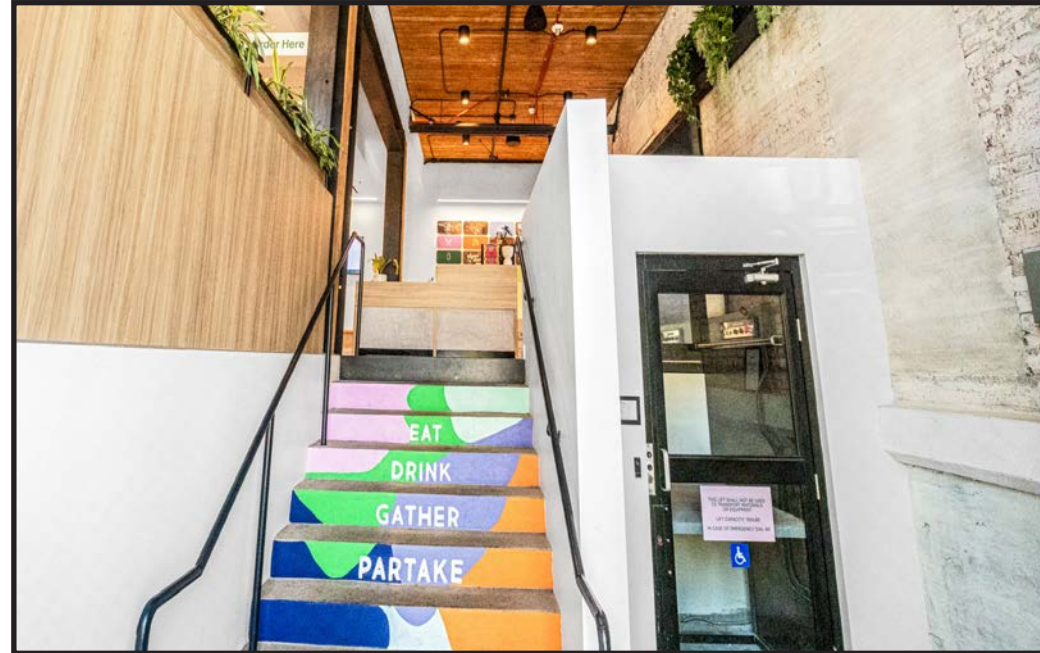
# The Space

25,000 SF in Downtown Long Beach

## OUR KITCHENS

### Commercial Kitchens 370-750 SF

- Includes pre-installed commercial exhaust system
- Pre-run utility connections
- Delivered empty for maximum customization
- Available for lease on a 1-year term



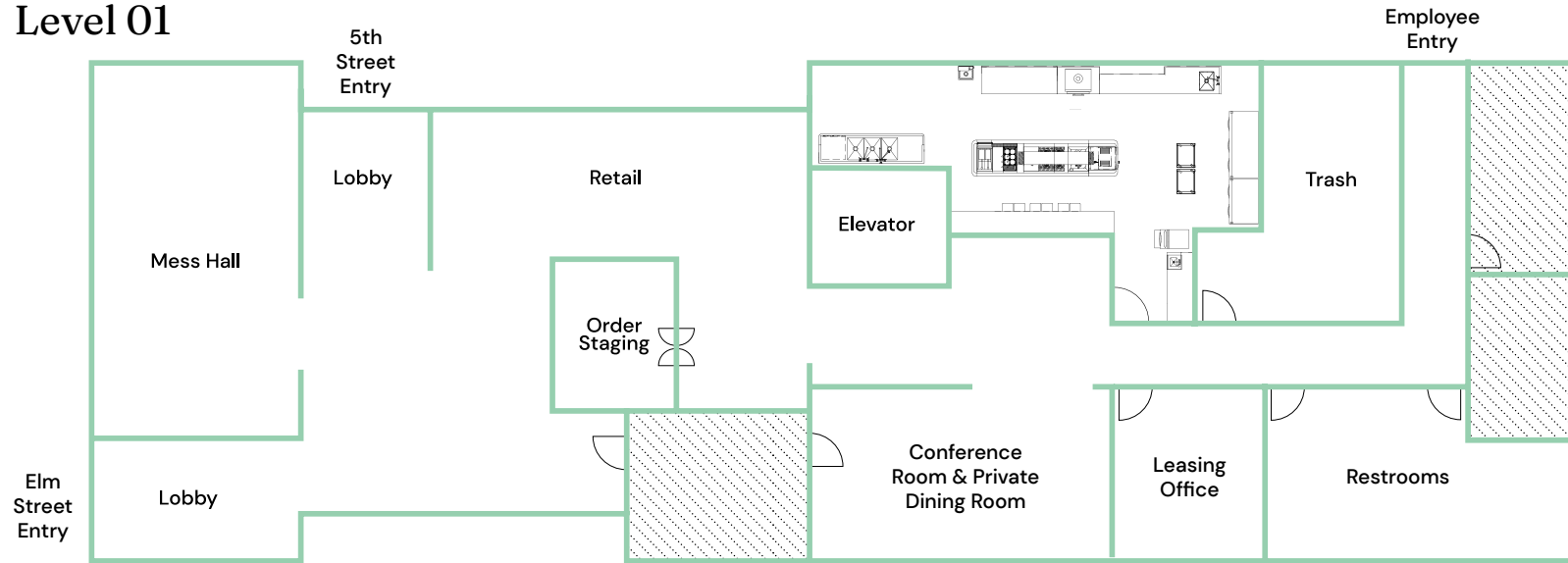
### Prep Kitchens 200-470 SF

- Code-compliant finish materials + pre-run utilities
- For cold food preparation-type operations
- Available for lease at 6, 9, & 12 month terms

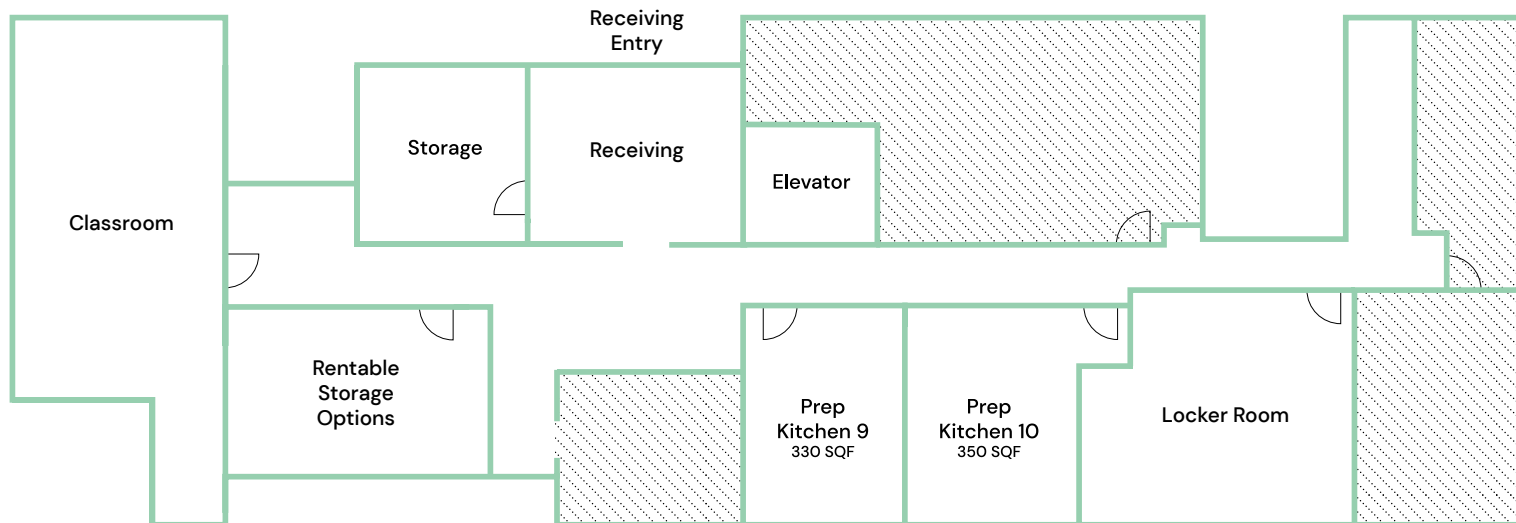


# Floor Plan

## Level 01

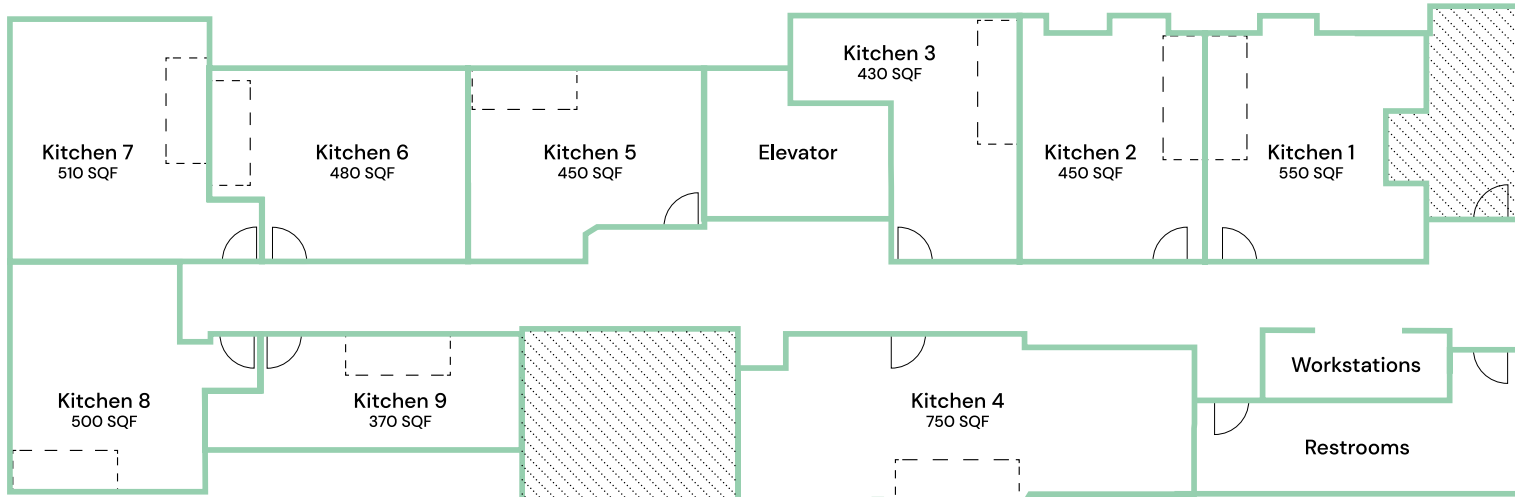


## Level B1

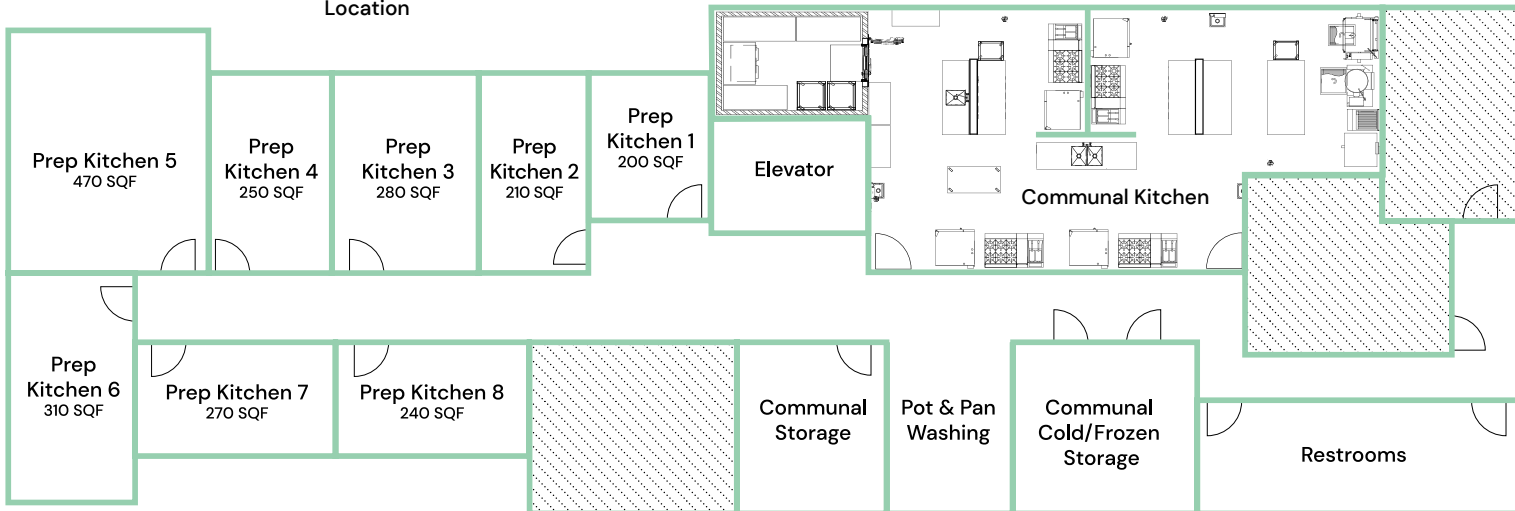


# Floor Plan

## Level 02



## Level 03





# Commercial Kitchens



# Prep Kitchens





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*Thank you for considering  
Partake. For all leasing  
inquiries, please contact:*



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