

FOR LEASE

Pine Square

245 Pine Avenue | Long Beach, CA 90802



Available

2,400 SF

Ground Floor Improved Fitness

1,196 SF

Upper Floor Improved Restaurant

1,294 SF

Upper Floor Retail

DESCRIPTION

- Exterior common area renovations completed!
- Exceptionally positioned retail center in the heart of the downtown Long Beach market fronting Pine St.
- Close proximity to Long Beach Convention Center (**approx. 1.6 million annual visitors**), and the Long Beach Aquarium, (**approx 1.4 million annual visitors**)
- Excellent daytime population density in immediate downtown Long Beach market with over 89k workers in a 3 mile radius
- Pine Square benefits from an estimated 713,000 number of visitors per year with an average length of stay at 107 minutes (*source: Placer.ai)

CONTACT

Adam Handfield

949.698.1109 | adam.handfield@srsre.com

CA License No. 01959419

Tony Vuona

949.270.8211 | tony.vuona@srsre.com

CA License No. 02046746

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	52,297	222,694	385,883
Avg Household Income	\$84,290	\$89,385	\$103,415
Daytime Population	39,628	91,148	177,008

Source: Esri

TRAFFIC COUNTS

E. Broadway	approx. 20,000 cpd
E. 3rd Street	approx. 13,300 cpd

Source: Costar

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610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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Pine Square

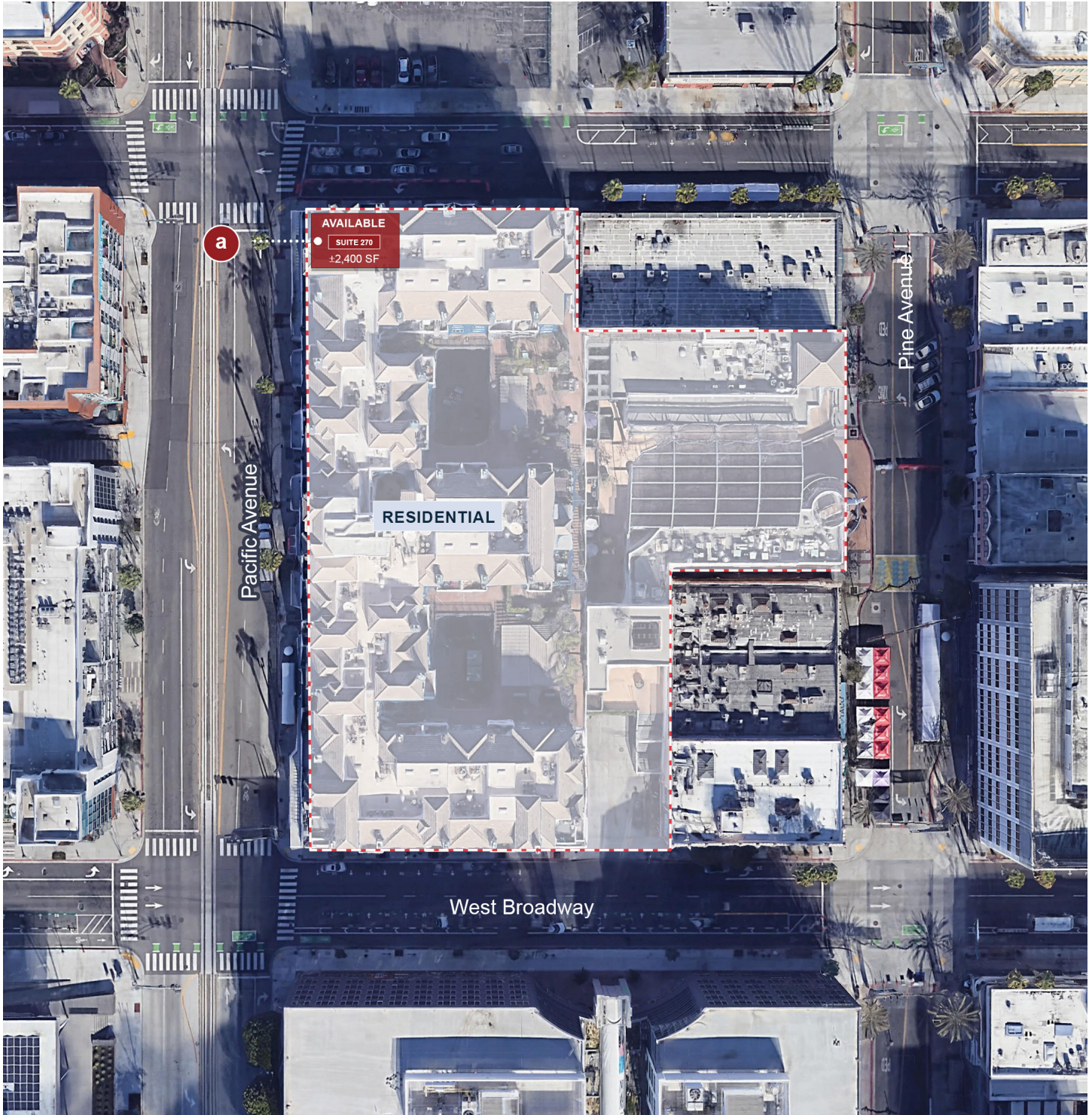
245 Pine Avenue | Long Beach, CA 90802



Available

a Space 270: ±2,400 SF Ground Floor Improved Fitness

PLEASE DO NOT DISTURB

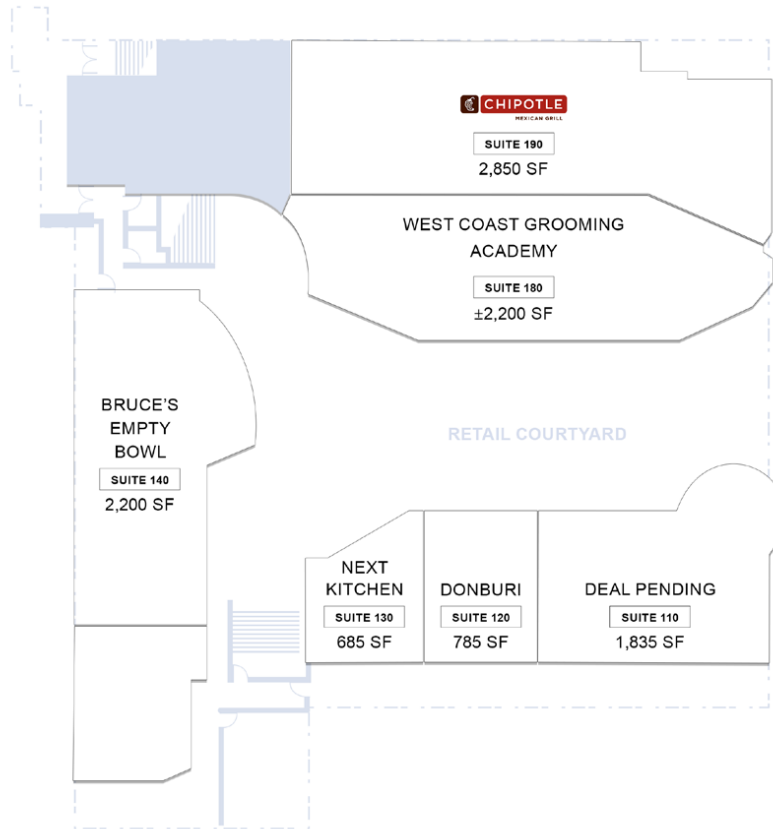


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Ground Floor



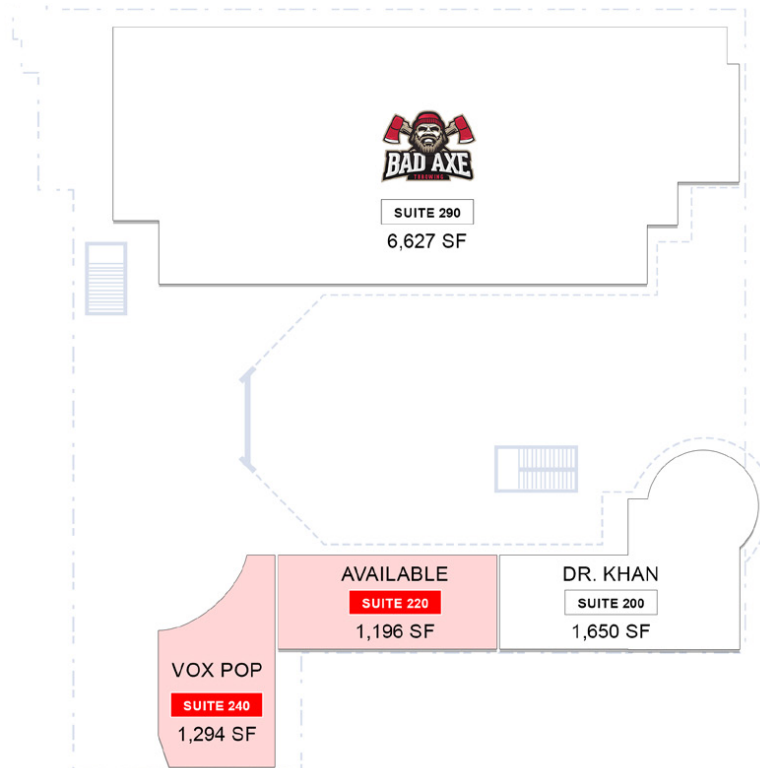
Pine Ave



Upper Floor

Suite 220:
1,196 SF
Improved Restaurant

Suite 240:
1,294 SF
Retail Space

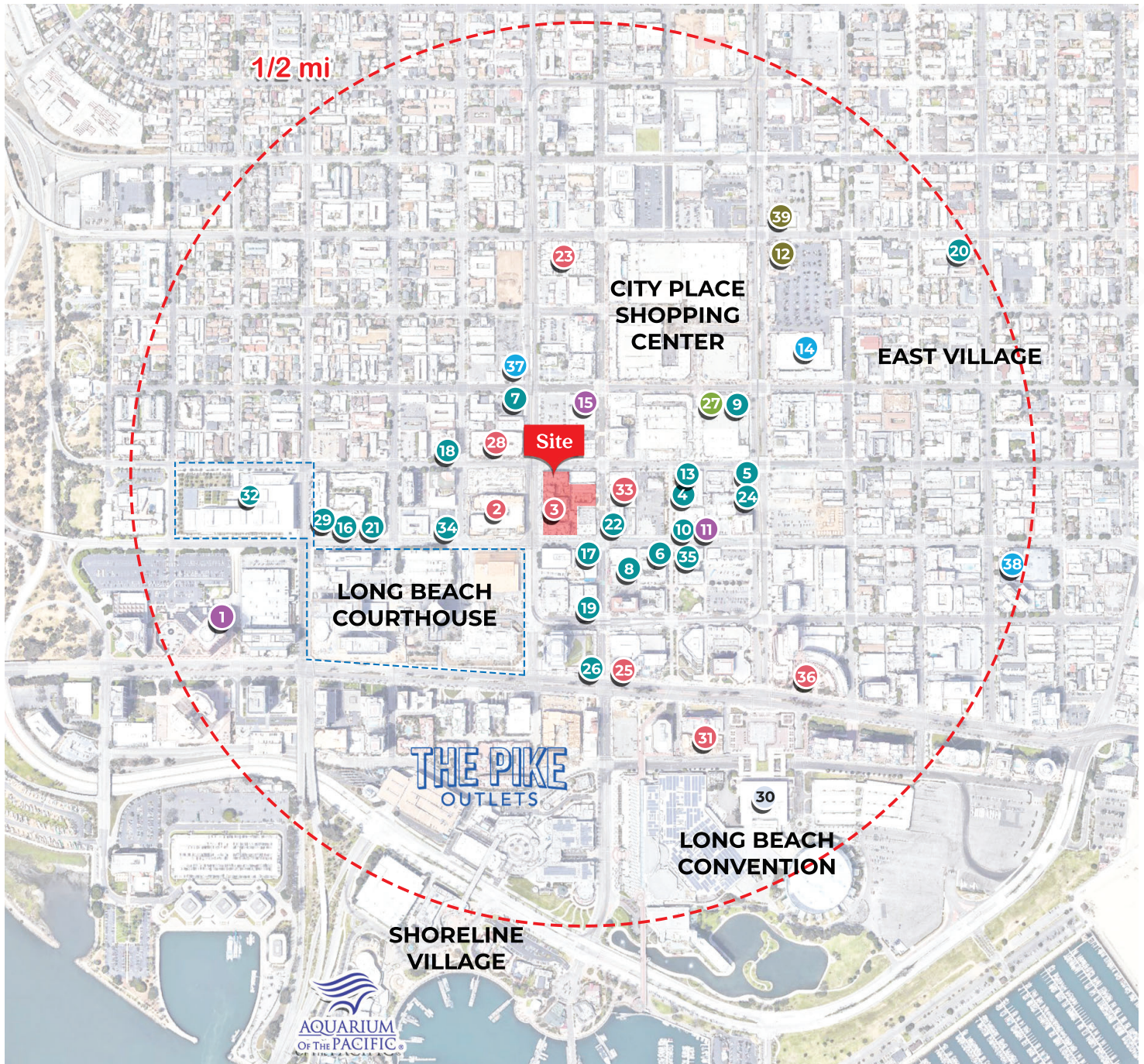


Pine Ave



Pine Square

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- CONVENIENT STORES ● GROCER
- FITNESS ● HOTEL & APARTMENTS
- FOOD & RESTAURANT ● DEPARTMENT STORE

- 1 24 FITNESS
- 2 AMLI PARK BROADWAY
- 3 AVANA ON PINE APARTMENTS
- 4 BEACHWOOD BBQ AND BREWING
- 5 BEER BELLY
- 6 BIG CATCH SEAFOOD HOUSE
- 7 BIRDCAGE COFFEE HOUSE
- 8 BO-BEAU KITCHEN + ROOF TAP

- 9 CHUCK E. CHEESE
- 10 CONGREGATION ALE HOUSE
- 11 CROSSFIT INVERSION DTLB
- 12 CVS
- 13 DOG HAUS
- 14 EL SUPER
- 15 GOLD'S GYM
- 16 JIMMY JOHN'S
- 17 KING'S FISH HOUSE
- 18 LA TRAVIATA
- 19 L'OPERA ITALIAN RESTAURANT

- 20 LOUIE'S BURGER
- 21 MOVITA JUICE BAR
- 22 OCTOPUS JAPANESE RESTAURANT
- 23 PINE AT 6TH
- 24 RECREATIONAL COFFEE
- 25 RENAISSANCE L HOTEL
- 26 ROCK BOTTOM RESTAURANT & BREWERY
- 27 ROSS
- 28 SOFI AT 3RD
- 29 STARBUCKS
- 30 TERRACE THEATER, LONG BEACH PERFORMING ARTS CENTER

- 31 THE BREAKERS OF LONG BEACH
- 32 THE COFFEE BEAN AND TEA LEAF
- 33 THE LOFT ON PINE
- 34 THE POTHOLDER CAFE TOO
- 35 THE STAVE BAR
- 36 THE WESTIN
- 37 TOP VALUE MARKET
- 38 VONS
- 39 WALGREENS