



RETAIL + RESTAURANT SPACE FOR LEASE

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# JOIN Trader Joe's & BevMo!



**103,570 cars per day**  
at signalized intersection



**Household average income over  
\$183,000** within 1 mile radius



Barriers to Enter **Highly Successful**  
Trade Area



Immediate Access to  
**22, 405, & 605**  
**Freeways**



Long Beach Marketplace serves the  
dense coastal Communities of  
**Belmont Shore Naples, Los Alamitos  
& Seal Beach**



## CO-TENANTS

**TRADER JOE'S**

**BevMo!**

néktər  
JUICE BAR.



california  
pizza kitchen

veggiegrill.  
celebrate the vegetable!

**MATTRESS FIRM**



STRETCH  
LAB





DOWNTOWN LONG BEACH

MARINA PACIFICA

CVS pharmacy

BEST BUY

AMC THEATRES

GELSON'S THE Super MARKET

Ralphs

STARBUCKS

ULTA BEAUTY

NORDSTROM rack

BELMONT SHORE

NAPLES ISLAND

MOTHER'S BEACH

PENINSULA

ALAMITOS BAY

2ND & PCH

lululemon athletica SEPHORA

NIKE The Bungalow

URBAN OUTFITTERS WHOLE FOODS MARKET

IN-N-OUT BURGER

TO CAL STATE UNIVERSITY LONG BEACH

TO FREEWAYS

Future Residential Development

E PACIFIC COAST HWY. (45,192 CPD)

2ND ST. (62,583 CPD)

marketplace long beach

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## Long Beach, California

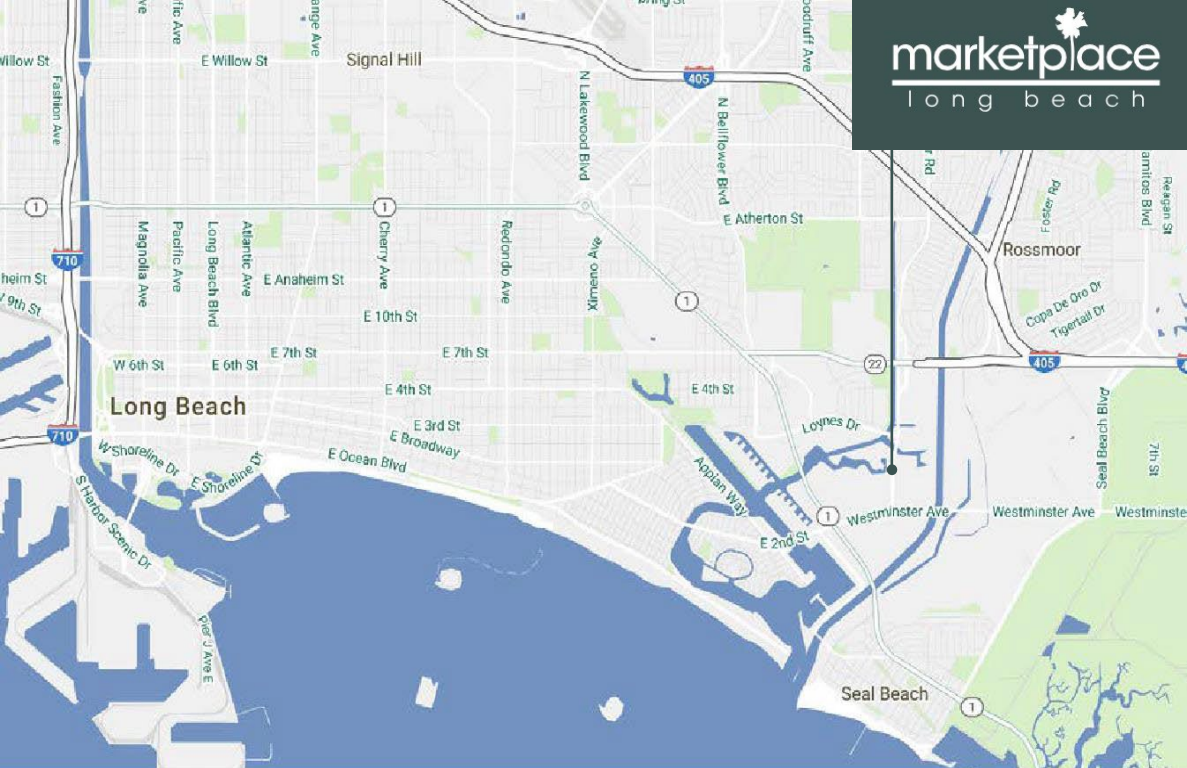


- + Long Beach is the seventh-largest city in California and is situated on San Pedro Bay, south of Los Angeles, in Los Angeles County.
- + Long Beach is a major industrial port, ranked second-busiest in the U.S. and tenth-busiest in the world.
- + Long Beach has been named as one of the best cities for young people to live. 17% of the people living in Long Beach are between the ages of 25 and 34.
- + There are over 40 attractions in Long Beach for tourists or area residents to enjoy. More than five million tourists travel to the city each year. Major attractions are the Queen Mary, the Aquarium of the Pacific, 2nd Street, The Pike, whale watching tours, and water sports.
- + The Aquarium of the Pacific, located in the city, has a record of more than 1.7 million visitors each year.



 [www.visitlongbeach.com](http://www.visitlongbeach.com)





## 2024 Demographics

	1 Mile	3 Miles	5 Miles
Population	12,618	111,373	345,595
Avg. HH Income	\$183,630	\$153,378	\$139,612
Households	6,859	53,500	144,859
Daytime Population	13,794	107,809	335,953

## Top tourist attractions

- Queen Mary
- Aquarium of the Pacific
- El Dorado Regional Park
- The Long Beach Greenbelt
- 2nd Street
- The Pike

## Traffic Counts

2nd St	53,154 CPD
East Pacific Coast Highway	50,416 CPD

## Commute to Belmont Shore



9 min



12min



6 min

# Site Plan

In Leases  
 Available



E. 2nd Street

E. Pacific Coast Highway



No.	Tenant	SF
A-1	California Pizza Kitchen	5,004
A-2	StretchLab	1,244
A3-A4	Mayweather Boxing & Fitness	2,465
A-5	Healthy Spot	2,703
A-6	Pacific Dental	2,978
A7-A9	Mattress Firm	6,225
B-1	BevMo!	6,152
B-2	Watch Me! Sports Bar	1,721
C1-C2	Lease Pending	2,000
C-3	Orangetheory Fitness	3,498
C-4	Trader Joe's	11,411
C5-C6	Veggie Grill	2,521
C7-C8	Available	1,877
C-9	Cellevate	2,709

No.	Tenant	SF
C-10	Available 2 <sup>nd</sup> Gen Restaurant	2,326
E-1A	Nékter Juice Bar	964
E-1B	Jersey Mikes	970
E-1C	The Joint	920
E-2	Crumbl Cookies	1,365
E-3	Blk Dot Coffee	614
E-4	The Mail Box	800
E-5	Sanctuary Spa	1,780
E-6	AM AM Salon	1,680
E-7	Long Beach Market Nails & Spa	1,160
E-8	Available	840
E-9	Available	1,194
E-10	Available	3,326
E-11	F45 Training	2,452

No.	Tenant	SF
F-1	LBS Financial	2,600
F2-F3	Modern Animal	3,983
G-1	Lease Pending	3,180
G-2A	SEV Laser	1,261
G-2B	Dr. Christine Truong Optometrist	1,200
G-3	Marina Endodontics	1,525
H-1	Purple Yoga	2,400
H2-H4	LiveMetta Pilates	3,400
H-7	NuVision Credit Union	1,400
H-9	Phenix Salon Suites	7,405
H-11	Nomad Chinese Bistro	3,800
PAD 5	Wild Fork Foods	6,015





Available For Lease

2,326 SF 2<sup>nd</sup> Generation Restaurant  
Space Available

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# marketplace

long beach



## CONTACT INFORMATION

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