

The Premier Retail Destination
in the Heart of Long Beach

AVISON
YOUNG

OCEAN CENTER / RETAIL

110 West Ocean Boulevard, Long Beach, CA



Ocean Boulevard

Pine Avenue

AVISON
YOUNG

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PROPERTY DESCRIPTION

The Ocean Center Building is a 14-story Spanish Renaissance Revival project designed by Raymond M. Kennedy, best known as the guiding light of the Grauman's Chinese Theater in Hollywood. Once located at the gateway to the Long Beach Pike, the building is located in the Core of Downtown Long Beach and proximate to the Pike Outlet Shops, Waterfront, Restaurant Row and the Breakers Hotel.

Having recently undergone a \$50-million renovation, the project has reopened as an 80-unit apartment complex with a trio of rooftop amenity decks, grand lobby, terrazzo flooring and ground-floor retail. The project's renaissance is indicative of the ascendance of Long Beach as one of the premier Live-Work-Play destinations in Southern California.

Available Now:

Suite A: 2,475 SF (Restaurant/Retail)

Suite B: 1,734* SF (Retail)

Suite C: 1,400* SF (Retail)

Suite D: 1,198 SF (Retail)

Suite E: 1,356 – 3,856 SF** (Restaurant/Retail)

*Can be combined

**Can be demised

PROPERTY HIGHLIGHTS

Prime Location

Situated in downtown Long Beach, the retail space benefits from high visibility and significant foot traffic due to its proximity to popular attractions and businesses.

Accessibility

Easy access from major roads and public transportation, making it convenient for both locals and tourists.

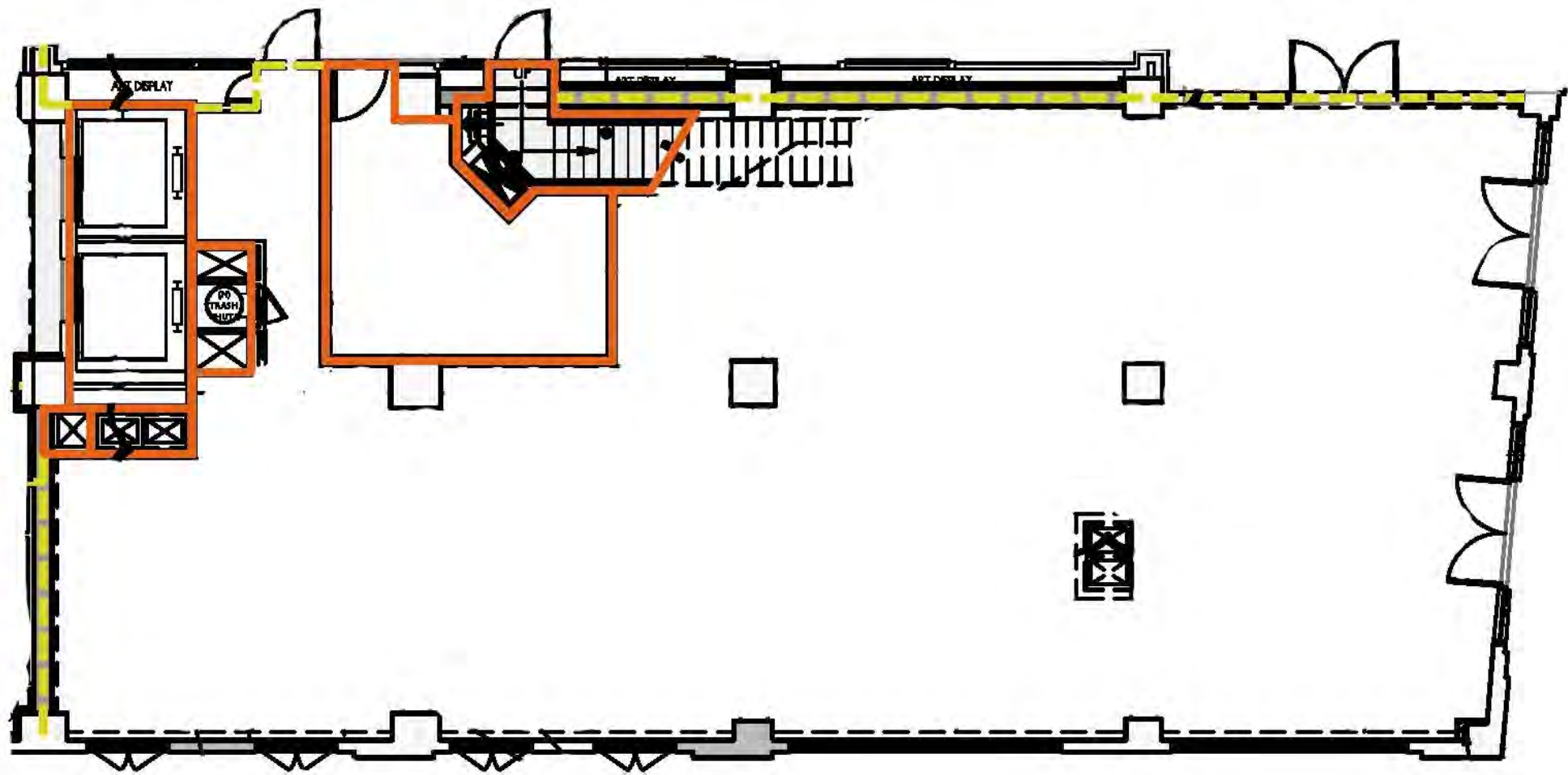
Historic Building

The Ocean Center Building's unique Spanish Renaissance Revival design and historical significance add charm and attract visitors.

Modern Amenities

Recent renovations have equipped the building with modern amenities while preserving its vintage appeal.

Available Now:
Suite A: 2,475 SF (Restaurant/Retail)



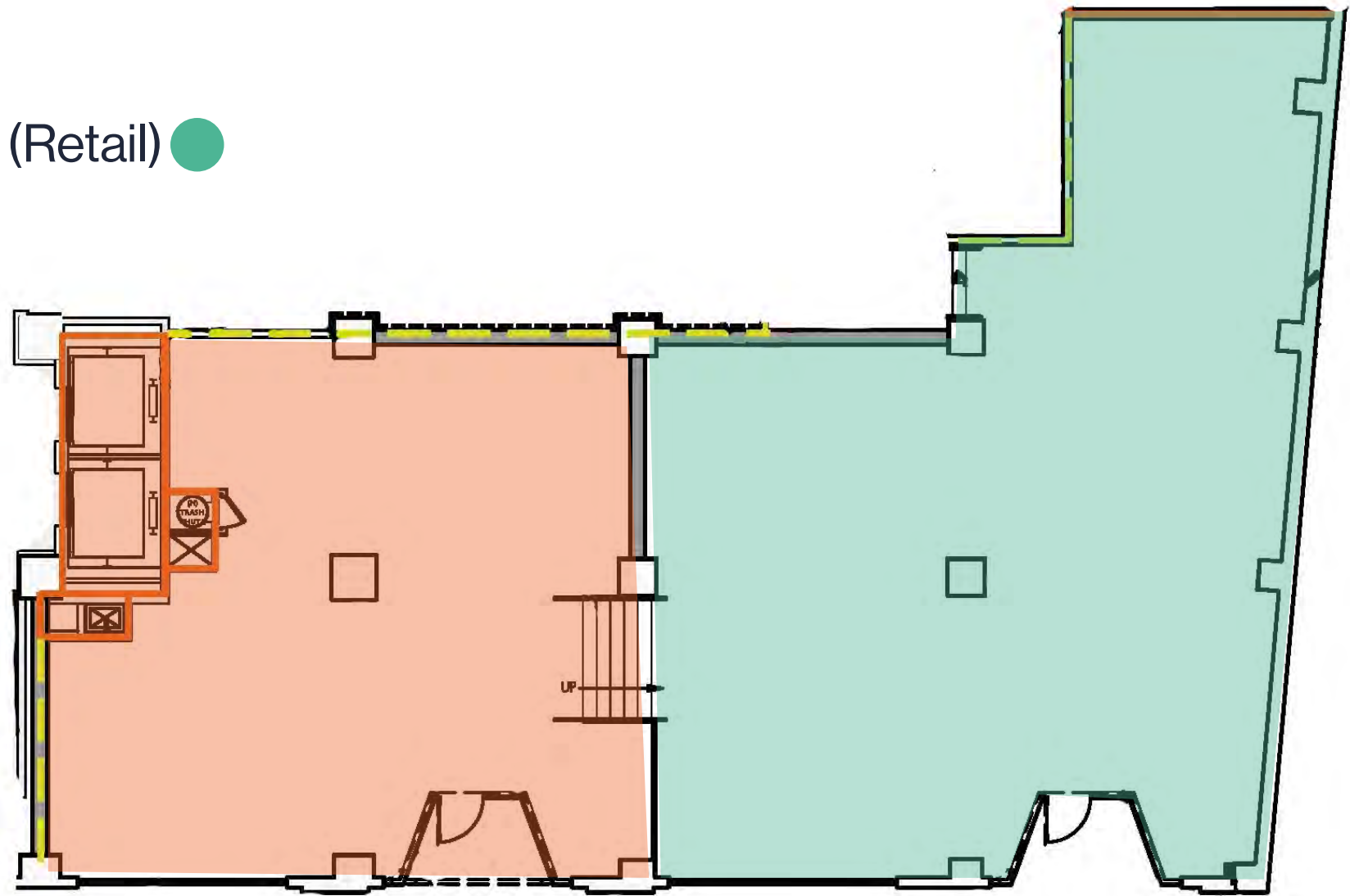


Available Now:
Suite B: 1,734* SF (Retail) ●

*Can be combined

Available Now:
Suite C: 1,400* SF (Retail) ●

*Can be combined



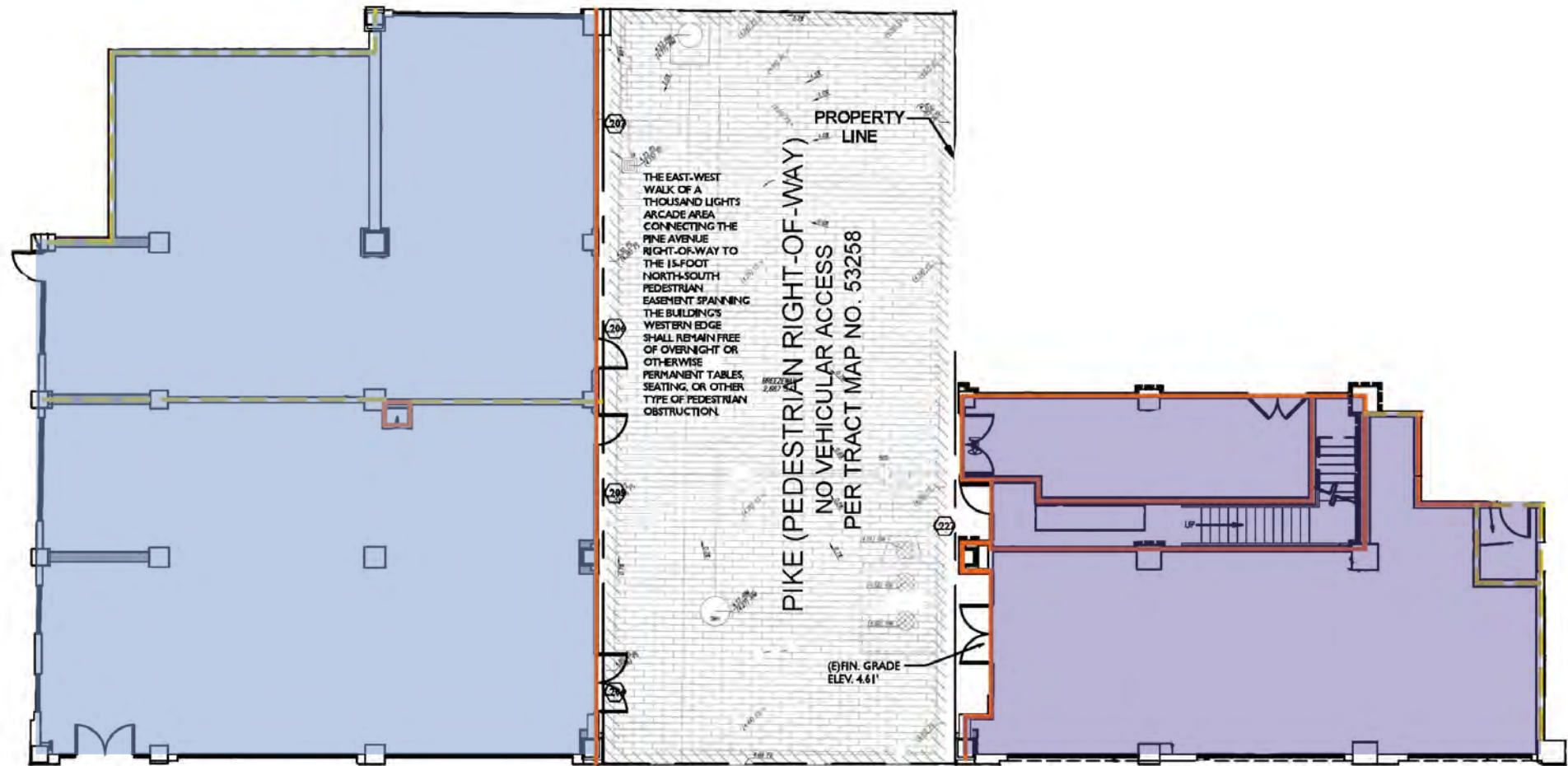


Available Now:
Suite D: 1,198 SF (Retail) ●

*Can be combined

Available Now:
Suite E: 1,356 – 3,856 SF (Restaurant/Retail)** ●

****Can be demised**





OCEAN CENTER





OCEAN CENTER

LONG BEACH
CIVIC CENTER

M

OCEAN BLVD

PINE AVE

THE PIKE
OUTLETS

SHORELINE DR

LONG BEACH CONVENTION
& ENTERTAINMENT CENTER

ELEPHANT LOT

SHORELINE VILLAGE

AQUARIUM OF
THE PACIFIC



Shoreline Drive / The Pike Outlets



Long Beach Civic Center



Lincoln Park



Thank You

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