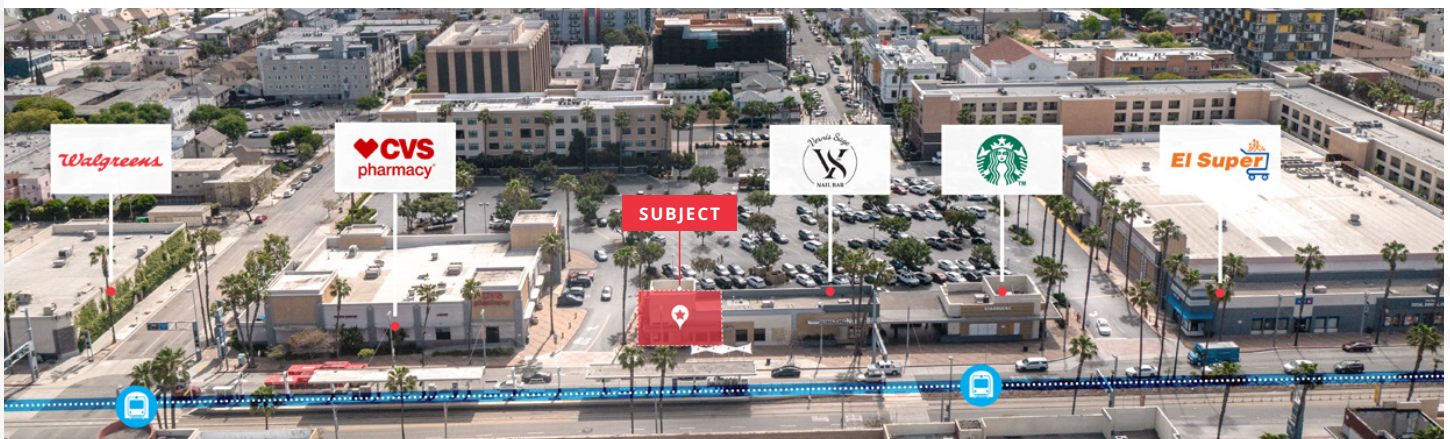


FOR LEASE

Rare Retail Opportunity in the Heart of Downtown Long Beach

590 Long Beach Blvd | Long Beach, CA 90802



Retail, Medical and Office Opportunity

1,267 SF
Available

DESCRIPTION

- High visibility end-cap space in grocery anchored shopping center visible to over 25,000 cars per day
- Ample parking in dedicated surface lot
- Strategically positioned in a rapidly developing downtown marketplace with a diverse and dense population, providing a robust customer base
- Incredibly dense and rapidly growing population with over 65,000 residents in a 1 mile range

TRAFFIC COUNTS

Long Beach Blvd
E 4th St

Source: Costar

approx. 18,400 cpd
approx. 9,300 cpd

CONTACT

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The A Line is the oldest and busiest light rail line in the Los Angeles Metro Rail system, carrying over 15 million passengers in 2023, with an average of 69,216 weekday riders in May 2024.

- Retail Pharmacy
- Fitness
- Restaurant
- Entertainment/Venue
- Hotel
- Apartment
- Cafe/Coffee
- Retail Centers

Subject

East Village

Long Beach Courthouse

Shoreline Village

Shoreline Marina

- 1 RISÜ
 - 2 Ruth's Chris Steak House
 - 4 The Auld Dubliner
 - 5 California Pizza Kitchen
 - 6 Buono's Pizzeria
 - 7 Cafe Sevilla
 - 8 George's Greek Café
 - 9 The Ordinarie Tavern
 - 10 ISM Brewing & Kitchen
 - 11 Agaves Kitchen & Tequila
 - 12 L'Opera Italian Restaurant
 - 13 BO-beau kitchen + roof tap
 - 14 Altar Society Brewing and Coffee Co.
 - 15 King's Fish House
 - 16 Shannon's On Pine Irish Pub & Sports Bar
 - 18 Gladstone's Long Beach
 - 20 Tequila Jack's Restaurant & Cantina
 - 21 Shenanigans Irish Pub & Grille
 - 22 Parkers' Lighthouse
 - 24 P.F. Chang's
 - 19 CVS
 - 25 Walgreens
 - 26 24 Fitness
 - 27 The Camp Transformation Center
 - 28 Planet Fitness
 - 29 Crunch Fitness
 - 30 Hardcore Fitness Long Beach
 - 31 Gold's Gym Long Beach
 - 32 YOGA108
 - 48 Rose Park Roasters
 - 49 Recreational Coffee
 - 50 Ground Hideout Coffee
 - 51 Coffee Station
 - 3 The Pike Outlets: Nike Factory Store, Five Below, RH Outlet, Levi's Outlet Store, Cinemark, Laugh Factory
 - 17 Shoreline Village: Aqqua, Company SAGA, Istanbul Home, Long Beach Exotic Jerky
 - 23 City Place Shopping Center: Subway, GNC, Panda Express, Chuck E. Cheese
 - 47 Long Beach Convention & Entertainment Center - ~1.6M visitors annually
 - 52 Aquarium of the Pacific - ~1.7M visitors annually
- | | |
|--------------------------------------|-----------|
| 33 Hilton Long Beach | 399 Rooms |
| 34 Marriott Long Beach Downtown | 376 Rooms |
| 35 Hyatt Centric The Pike Long Beach | 138 Rooms |
| 36 Hyatt Regency Long Beach | 531 Rooms |
| 37 Fairmont Breakers Long Beach | 185 Rooms |
| 38 The Westin Long Beach | 469 Rooms |
| 39 Onni East Village (OEV) | 432 Rooms |
| 40 Avana on Pine Apartments | 211 Units |
| 41 Griffis Pine Avenue | 221 Units |
| 42 Shoreline Gateway | 315 Units |
| 43 The Current | 223 Units |
| 44 Aster | 218 Units |
| 45 Broadstone Inkwell | 189 Units |
| 46 200 West Ocean | 106 Units |



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EST DEMOGRAPHICS

1 Mile

Population	66,799
Avg Household Income	\$86,380
Daytime Population	39,346

3 Miles

Population	226,938
Avg Household Income	\$98,546
Daytime Population	95,309

5 Miles

Population	389,844
Avg Household Income	\$111,217
Daytime Population	186,815

*Source: Esri

Site

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Long Beach, CA 90802



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