

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



© SRS Real Estate Partners  
680 Newport Center Dr | Suite 300 | 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.

## 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

**Casey Mahony**  
949.698.1108 | [casey.mahony@srsre.com](mailto:casey.mahony@srsre.com)  
CA License No. 01886184

**Adam Handfield**  
949.698.1109 | [adam.handfield@srsre.com](mailto:adam.handfield@srsre.com)  
CA License No. 01959419

# Rare Retail Opportunity in the Heart of Downtown Long Beach

590 Long Beach Blvd | Long Beach, CA 90802



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

1	RISÙ
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 Ordinaire 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	<b>The Pike Outlets:</b> Nike Factory Store, Five Below, RH Outlet, Levi's Outlet Store, Cinemark, Laugh Factory
17	<b>Shoreline Village:</b> Acura, Company SAGA, Istanbul Home, Long Beach Exotic Jerky
23	<b>City Place Shopping Center:</b> Subway, GNC, Panda Express, Chuck E. Cheese
47	Long Beach Convention & Entertainment Center - <b>~1.6M visitors annually</b>
52	Aquarium of the Pacific - <b>~1.7M visitors annually</b>

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



This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

# Rare Retail Opportunity in the Heart of Downtown Long Beach

590 Long Beach Blvd | Long Beach, CA 90802

