



COLDWELL BANKER
COMMERCIAL | BLAIR

Turnkey Restaurant with Bar Option

Partake Collective

456 ELM AVENUE
LONG BEACH, CA 90802

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The Bar at Partake Collective is a unique opportunity to open a Bar/Restaurant that currently has a Type 41 License available for use with a CUP application in process for the building to allow a future use of a Type 47 License. The space also includes a dining hall, chef's kitchen, private dining area, restrooms, and office/storage located on the ground floor.

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The Space

Approx. 3,460 SF Bar/Restaurant

SPACE INCLUDES:

Approximately 3,460 SF of bar/restaurant space available for lease on the ground floor of Partake Collective

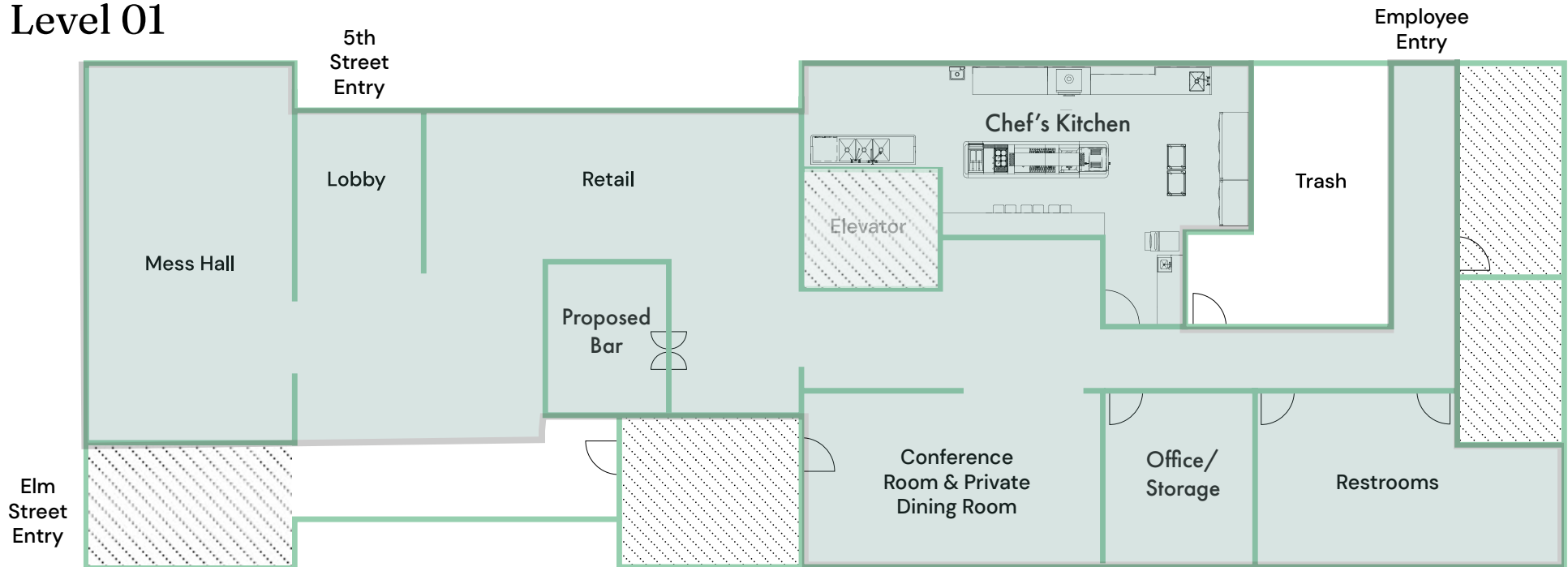
- Type 41 License available now for use
- CUP application in process for the building to allow for Type 47 License
- Dining hall
- Chef's restaurant (including all kitchen equipment)



- Private Dining Area for special events/ private parties
- One Office/Storage
- Two multi-stall restrooms

Ground Level Floor Plan

Level 01



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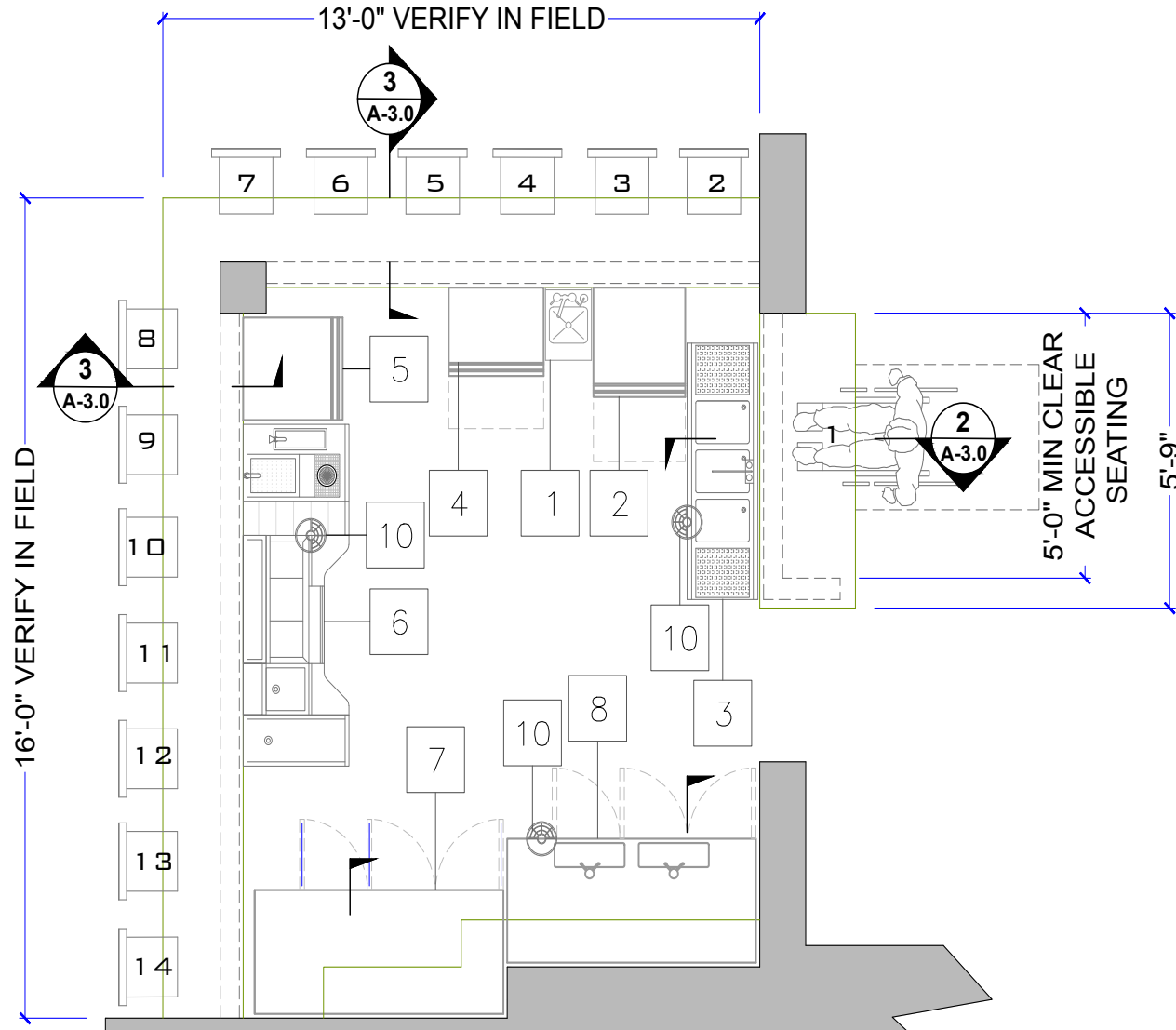
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Bar Floor Plan



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The Bar/Restaurant - Proposed Renderings



Exterior Photos - Proposed Renderings



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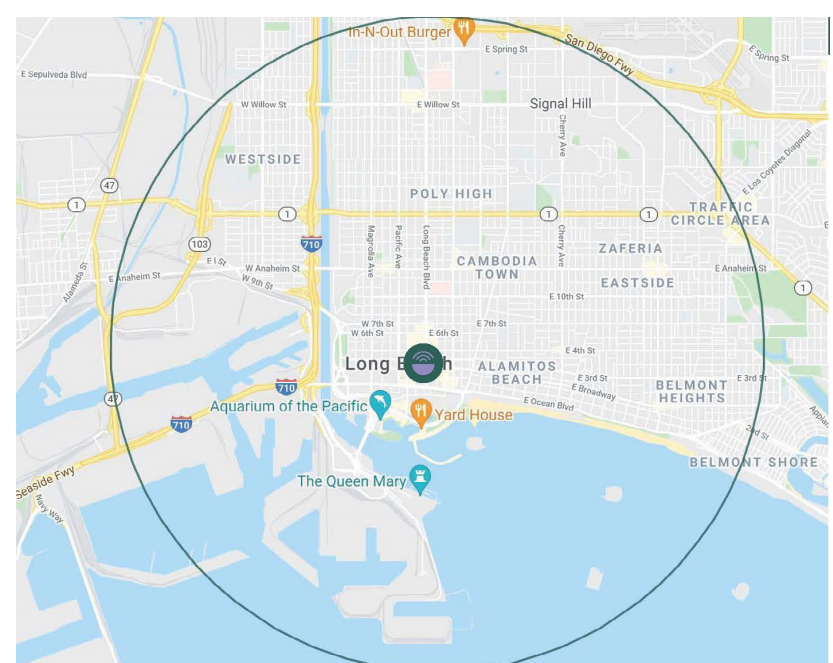
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The Partake Neighborhood 90802



- Located at the center of the East Village, within a 5-minute walk (1/4 mile radius) of restaurants, shops, offices, and public transit.
- Within a 10-minute walk of Von's Grocery Store, City Place, First Street, and the Promenade.
- Nearby Long Beach Transit lines and the Metro Blue line connect to regional locations such as Los Angeles, Hollywood, and Pasadena.
- Accessibility of public transit lessens dependence on automobiles.
- Near dedicated bikeways connecting throughout Long Beach and connecting to neighboring cities.
- Access to local workforce.

*Profiles were developed utilizing ESRI's Tapestry Segmentation data.



Potential Customers in a 5 Mile Radius

427K
Residents



204K
Workers



140K
Households



2,195 Hotel Rooms
in 5-10 mile delivery range



Potential Customers in a 10 Mile Radius

1.5 M
Residents



1.2 M
Workers



505K
Households



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What is Partake Collective?

*** Partake Collective is the only Ghost Kitchen with a front of house experience**

Ghost Kitchens are a rapidly growing Food & Beverage segment, expected to become a \$1 trillion industry by 2030.* Designed as professional cooking facilities and focused on production of food for take-out or delivery, Ghost Kitchens reduce typical brick-and-mortar restaurant model start-up and overhead costs by as much as 90%.

*Source: Euromonitor



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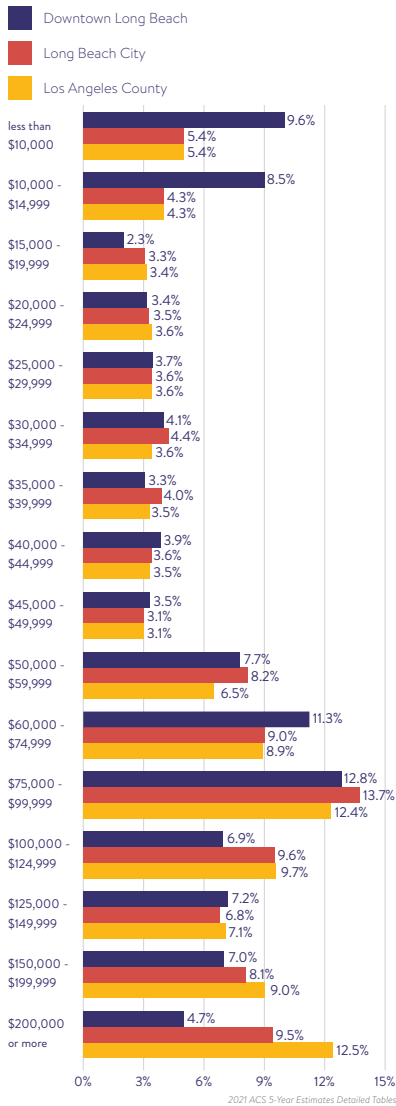
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Household Income in the Past 12 months (in 2021 inflation-adjusted dollars)

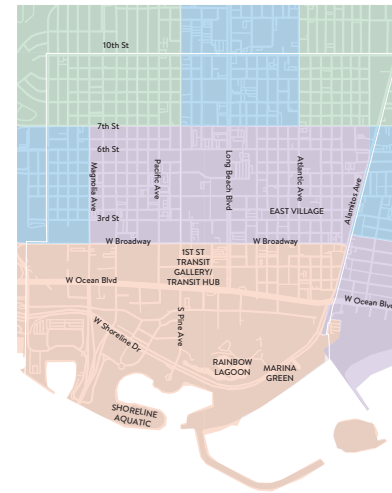


Median Household Income

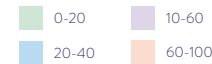


RACE & ETHNICITY	DIST.
HISPANIC OR LATINO	41%
WHITE	28%
BLACK	16%
ASIAN	10%
TWO OR MORE RACES	3%
OTHER	0.9%
NATIVE HAWAIIAN & PACIFIC ISLANDER	0.5%
AMERICAN INDIAN & ALASKA NATIVE	0.1%

Placer.ai & American Community Survey 2019 1-year data



% Pop Over 25 w/Bachelor's Degree or Higher



Education Attainment (25 years +)

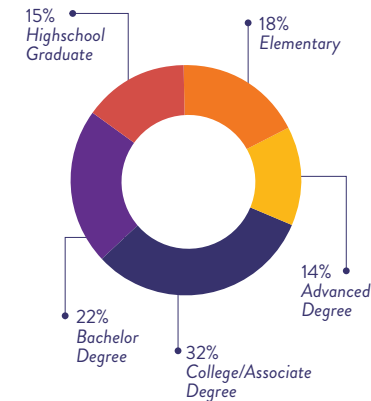


Photo by Studio LBP

- ◆ The largest age groups of residents is 25 to 29 and 30 to 34.
- ◆ Higher educational attainment concentrated in Waterfront census tracts.
- ◆ Hispanic or Latino and White residents are the predominant racial categories in Downtown. White residents are the predominant racial category in the Waterfront and Core areas, while Hispanic or Latino residents are predominant in the surrounding census tracts.

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LA28 Olympics

"The LA28 Olympic and Paralympic Games announced more than a dozen venue assignments for Olympic sports, utilizing sports venues and locations in the City of Los Angeles and neighboring cities of Long Beach and Carson - announcement confirms seven Olympic sporting events to be held in Long Beach. As a Venue City, Long Beach is set to host the largest number of sporting events other than the host City of Los Angeles for the LA28 Games."

Source: www.LongBeach.gov, Press Release: LA28 Confirms Seven Sporting Events, Venues to be Held in Long Beach for the 2028 Olympic Games

Olympic Game Venue in Long Beach, CA

- **Long Beach Arena - Handball Competition**
- **Marine Stadium - Canoe-Spring & Rowing Competitions**
- **Belmont Shore - Sailing**
- **Waterfront along Alamitos Beach - Marathon Swimming & Triathlon**
- **Long Beach Convention Center - Water Polo**



Partake Collective



*Thank you for considering
Partake. For all leasing
inquiries, please contact:*



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