

FLAGSHIP 2<sup>ND</sup>  
GENERATION  
RESTAURANT  
SPACE AVAILABLE  
FOR LEASE

LANDMARK SQUARE  
LONG BEACH, CA



Main & Main Location -  
NW Corner of Ocean Blvd  
& Pine Ave



9,535 SF



Full Liquor  
License & CUP



Outdoor Patio  
Space Available



New Kitchen  
Equipment &  
Infrastructure



## PROPERTY HIGHLIGHTS

**LANDMARK SQUARE** is the city's most prestigious office tower located in the center of downtown Long Beach. Ocean Boulevard and Pine Avenue serve as major corridors through downtown Long Beach making Landmark Square a prominent fixture in the center of bustling DTLB. The building features a distinguished design and is home to many of the city's top corporations and professional firms. The main entrance on Ocean Boulevard leads into a dramatic two-story lobby surrounded by ground floor retail and restaurants. The Long Beach-Los Angeles Light Rail station is located across the street which provides a constant flow of foot traffic and connectivity to Greater Los Angeles.



Ideal for Convenience, Quick Service, Coffee, Juice Concepts, Retail & Office



Immediate Access to Metro Commuters and DTLB Office Employees



Ample On-Site, Secure, Structured Parking



Adjacent to Recently Renovated Lincoln Park and Billie Jean King Library



Close Proximity to The Pike Outlets, The Long Beach Convention & Entertainment Center, and Promenade/Pine Ave Restaurant Zone



Larger trade area with 80% of visitors residing within 21 miles



# SECOND GENERATION SHOP/RETAIL/COFFEE SHOP



±1,100 SF Shop/Retail  
and  
±687 SF Second  
Generation Coffee  
Shop/Retail  
Available for Lease

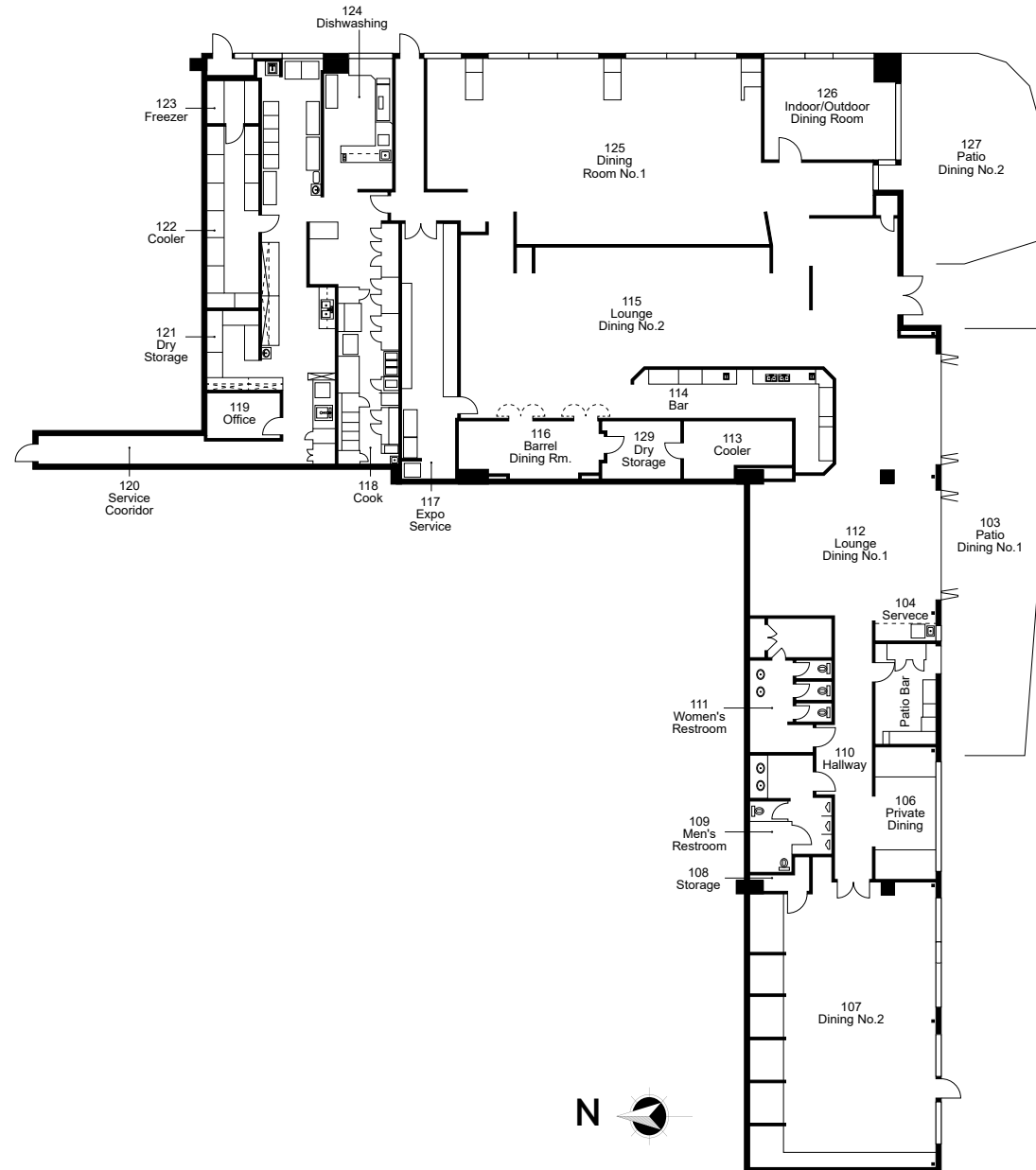
111  
west ocean



687 SF - 9,535 SF RETAIL AVAILABLE FOR LEASE DIRECTLY ADJACENT FROM METRO STATION

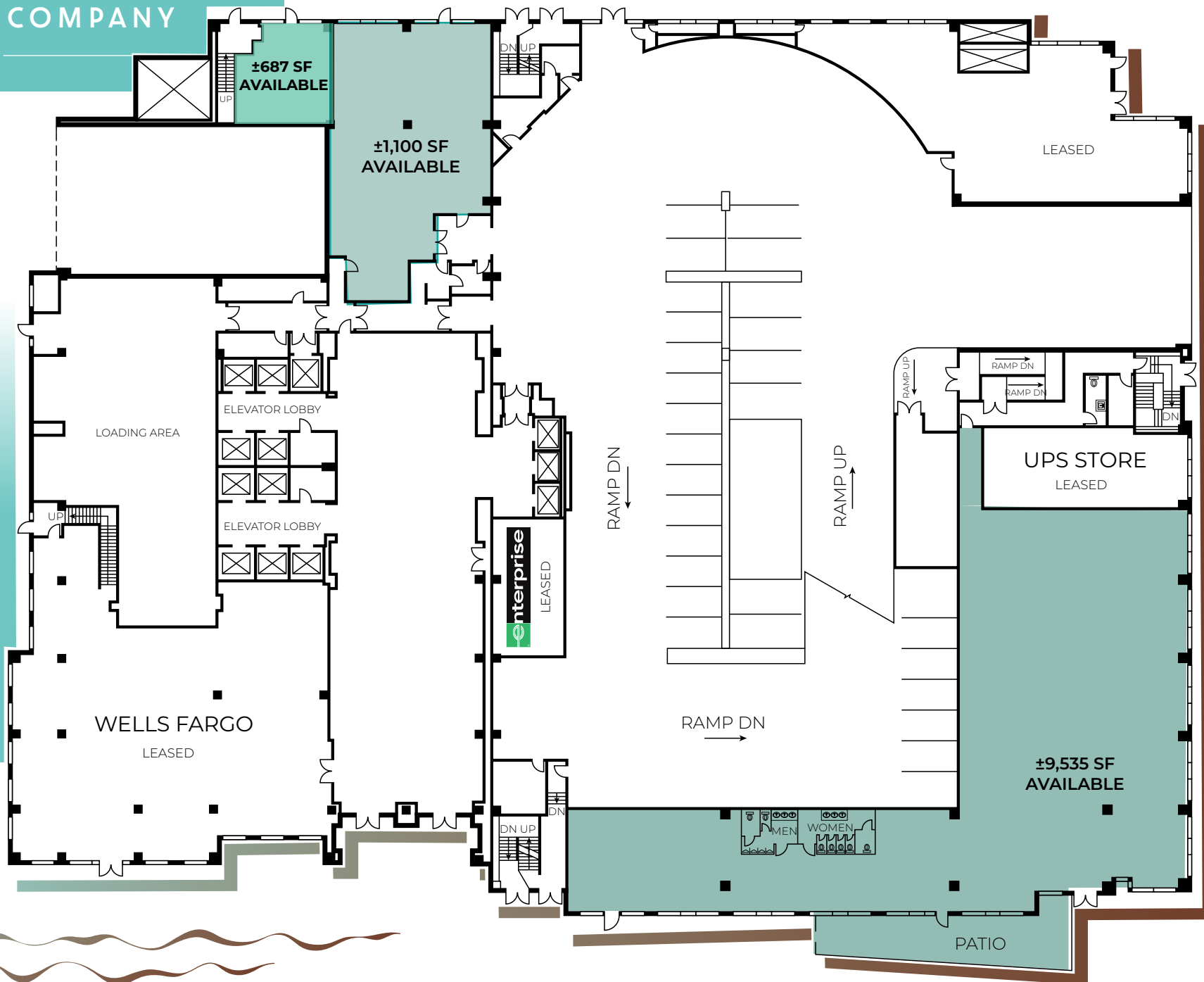
# 9,535 SF RESTAURANT SPACE

111  
west ocean



IN GOOD  
COMPANY

111  
west ocean





## A LANDMARK LOCATION

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DIRECTLY ADJACENT FROM METRO STATION



FLAGSHIP SECOND GENERATION RESTAURANT SPACE NEAR LONG BEACH CONVENTION  
CENTER AND ACROSS FROM FUTURE HARDROCK HOTEL



## LONG BEACH: WHERE CITY MEETS SEA



0.3 miles  
from the  
Long Beach  
Waterfront



At the  
Epicenter of  
Long Beach  
Downtown  
Amenities



Walker's  
Paradise  
(Walk Score  
96)



Very  
Bikeable  
(Bike Score  
80)



Adjacent to  
Metro station  
and Public  
Transit



Breathtaking  
Ocean Views





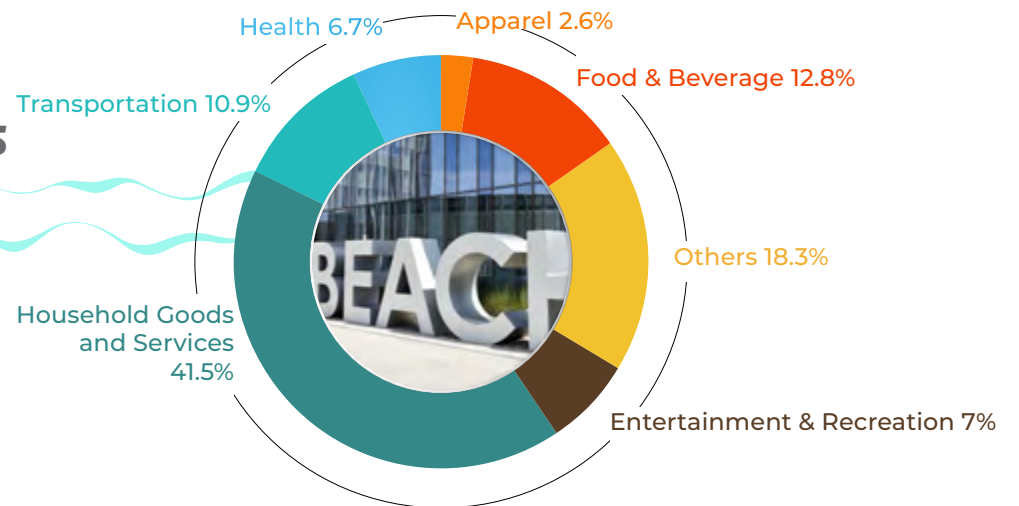
## THE LONG BEACH LOCAL



**LONG BEACH** Locals within 3 miles of 111 West Ocean are trendsetters and living life to its full potential. They're educated young singles that aren't ready to settle down, they don't own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions their weeknights and weekend are filled discovering local art and culture and dining out.



### 2024 CONSUMER EXPENDITURES



SOURCE: All Information is Based on 2024 Data and is supplied by CBRE Location Intelligence



LONG BEACH  
WHERE CULTURE  
AND  
COMMERCE  
COLLIDE



\$3,480<sup>AVG.</sup>  
spent annually on food  
outside of home  
(WITHIN 1 MILE)

Daytime  
Population  
58,539  
EMPLOYEES  
36,205  
1-MILE

MEDIAN AGE  
36<sup>1-MILE</sup>

Average  
Household  
Income  
\$91,264  
1-MILE



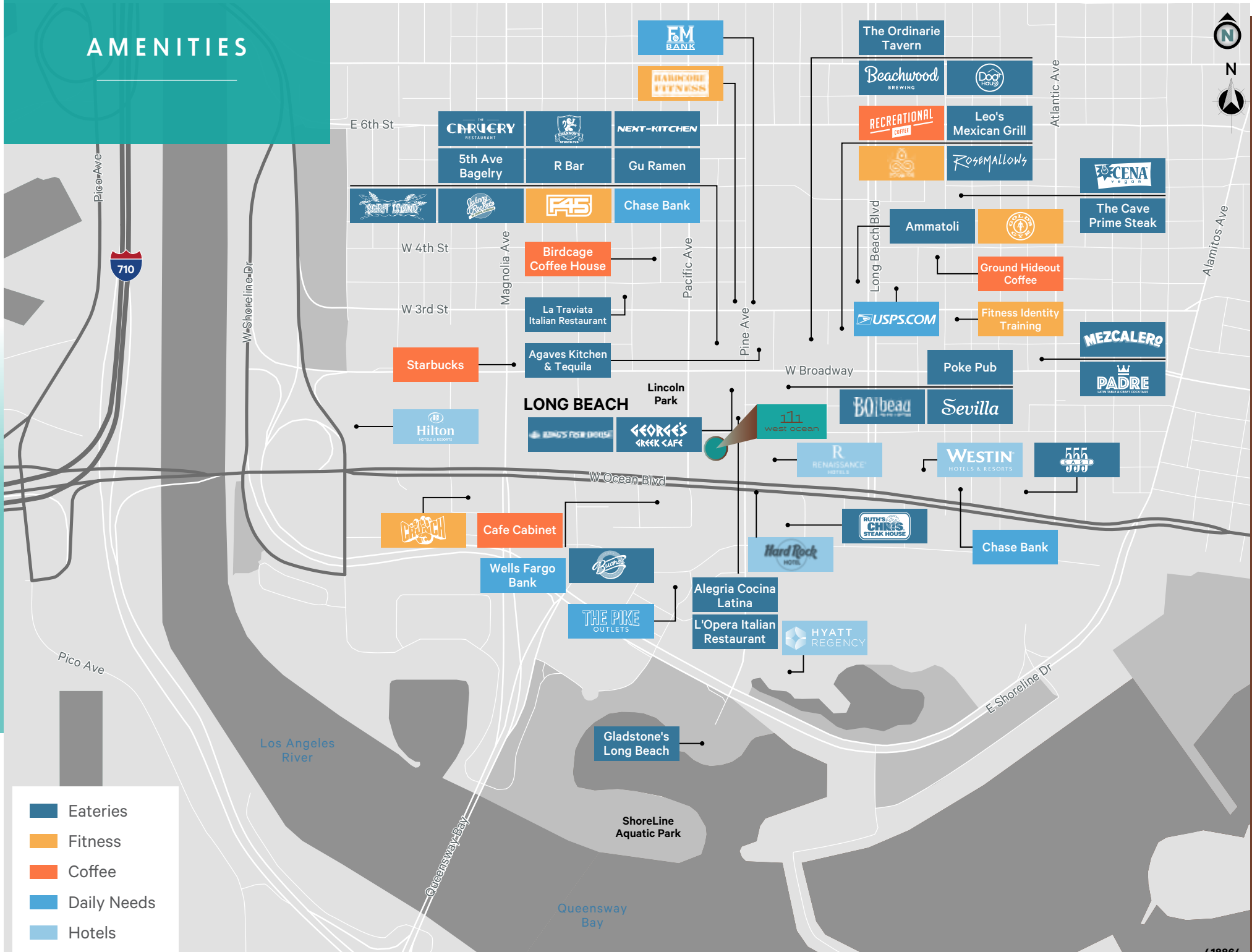
\$3,167<sup>AVG.</sup>  
spent annually on  
entertainment  
(WITHIN 1 MILE)



	Population
1 Mile Radius	44,646
2 Mile Radius	128,174
3 Mile Radius	210,987

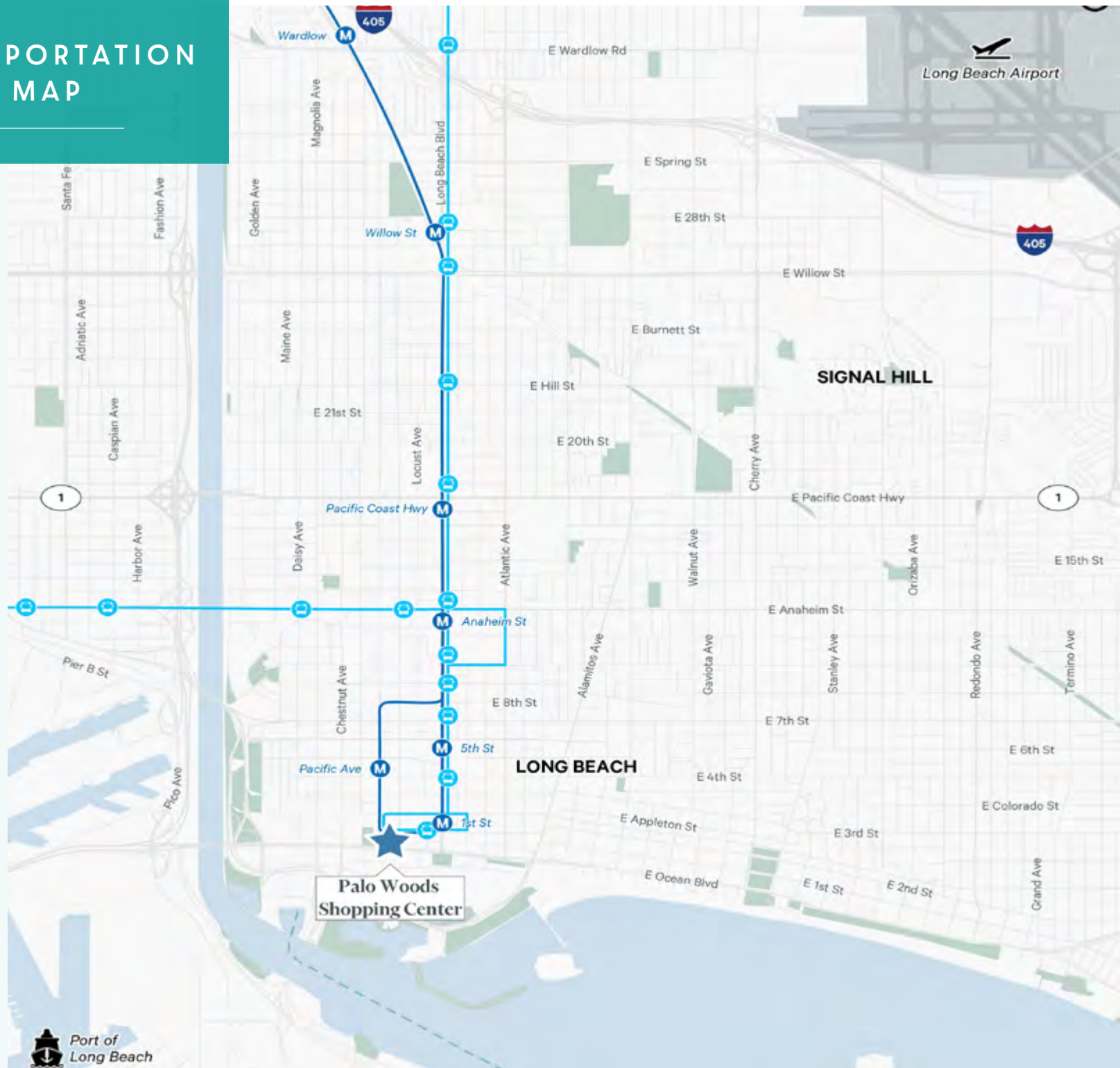


# AMENITIES





# TRANSPORTATION MAP





For More Information,  
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