

200 PINE AVE.

LONG BEACH CA 90802

Prime Downtown Long Beach Bar/Entertainment Opportunity



SCAN OR CLICK
TO VIRTUAL TOUR





PROPERTY FEATURES

Available: ±4,923 SF (ground floor entrance + basement)

Lease Rate: Negotiable

Zoning: PD30

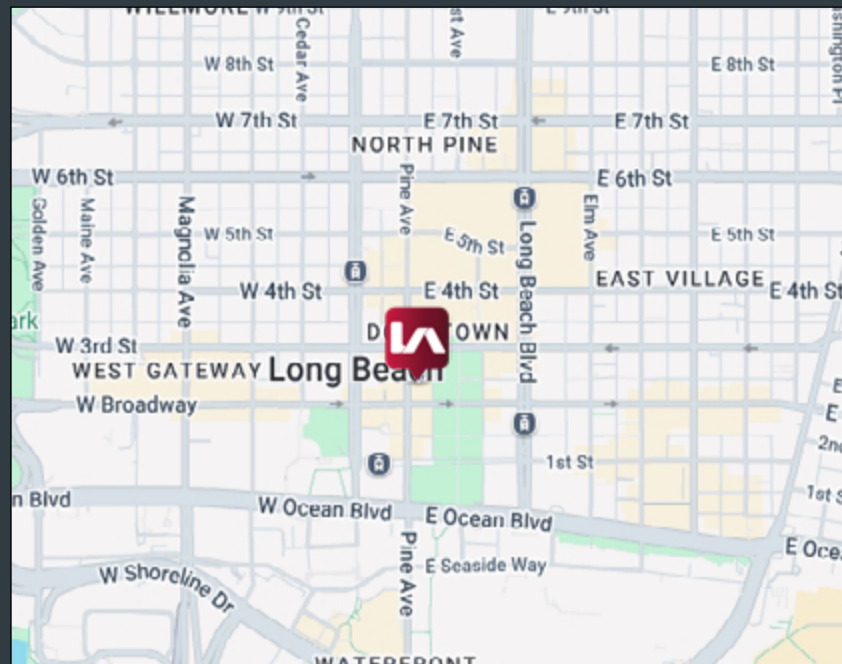
Parking: Dedicated / Covered

Access: Dedicated Entrance on Ground Floor & Elevator Served

- Rare ±4,923 SF lower-level hospitality opportunity with a dedicated ground-floor entrance, creating the kind of layered arrival experience that feels exclusive, intentional, and ideal for a true speakeasy, lounge, or private club concept.
- Located at the prime corner of Pine Avenue & Broadway, one of Downtown Long Beach's most active and visible intersections, offering the perfect balance of street presence and tucked-away allure.
- Elevator-served access and dedicated/covered parking add a practical level of convenience that is increasingly rare for urban entertainment space and especially valuable for a hospitality concept targeting a more discerning clientele.
- The lower-level layout is already positioned for speakeasy, lounge, live entertainment venue, or membership club use, with supporting areas for office, storage, and restrooms.
- Surrounded by The Promenade, Pine Avenue Dining District, major attractions, restaurants, hotels, and nightlife destinations, this location sits in the middle of the energy while still allowing an operator to create something that feels discovered rather than obvious.

PREMIUM PROPERTY IN THE HEART OF DOWNTOWN LONG BEACH

Situated in one of Long Beach's most vibrant commercial corridors, 200 Pine Avenue presents an exceptional retail and office space opportunity in a high-traffic, high-visibility location. This landmark property is ideal for businesses seeking prime exposure, a thriving customer base, and accessibility.



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BUILDING DESCRIPTION

200 Pine Avenue is a recently renovated (completed in 2022) commercial office property, offering a prime corner retail space at the only available corner location at Pine & Broadway, one of Downtown Long Beach's busiest intersections. The building features a diverse mix of office tenants, creating strong synergy with ground-floor restaurant and retail businesses. The high ceilings, large street-facing windows, and open floor plan provide maximum visibility and flexibility for businesses.

IDEAL USES BY FLOOR

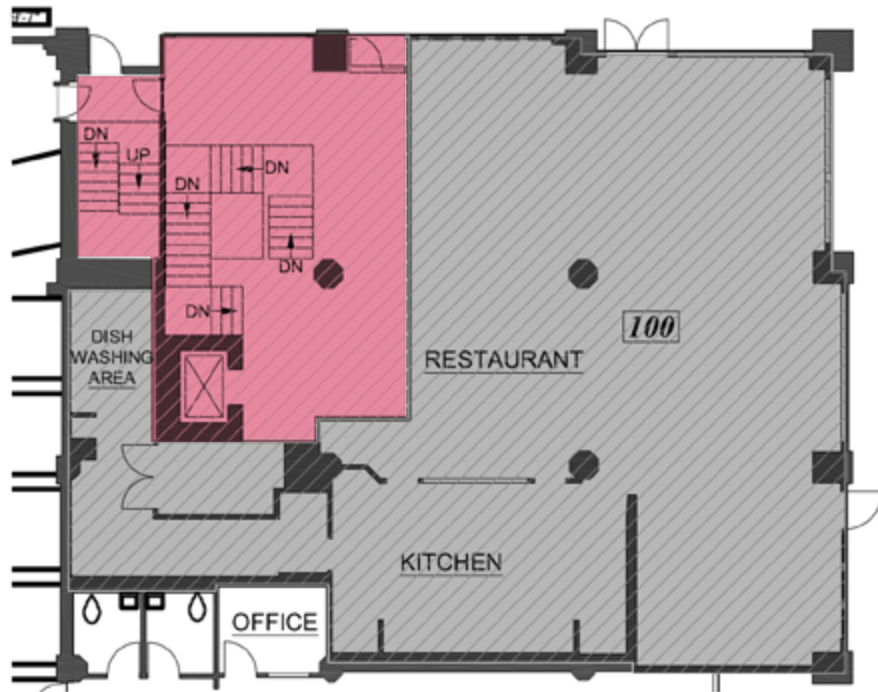
- Lower-Level: Live Entertainment Venue, Speakeasy, Membership Club, Lounge

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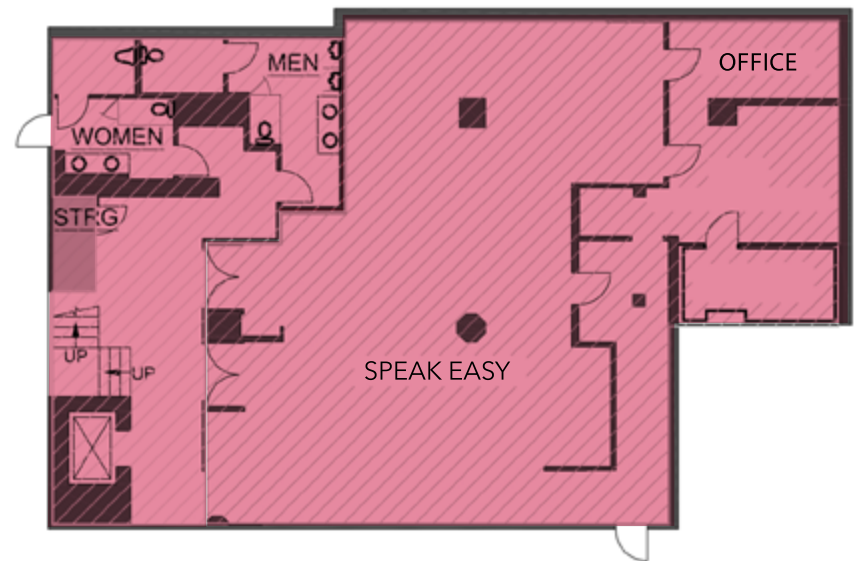


FLOOR PLAN (Not Drawn To Scale)

Ground Floor

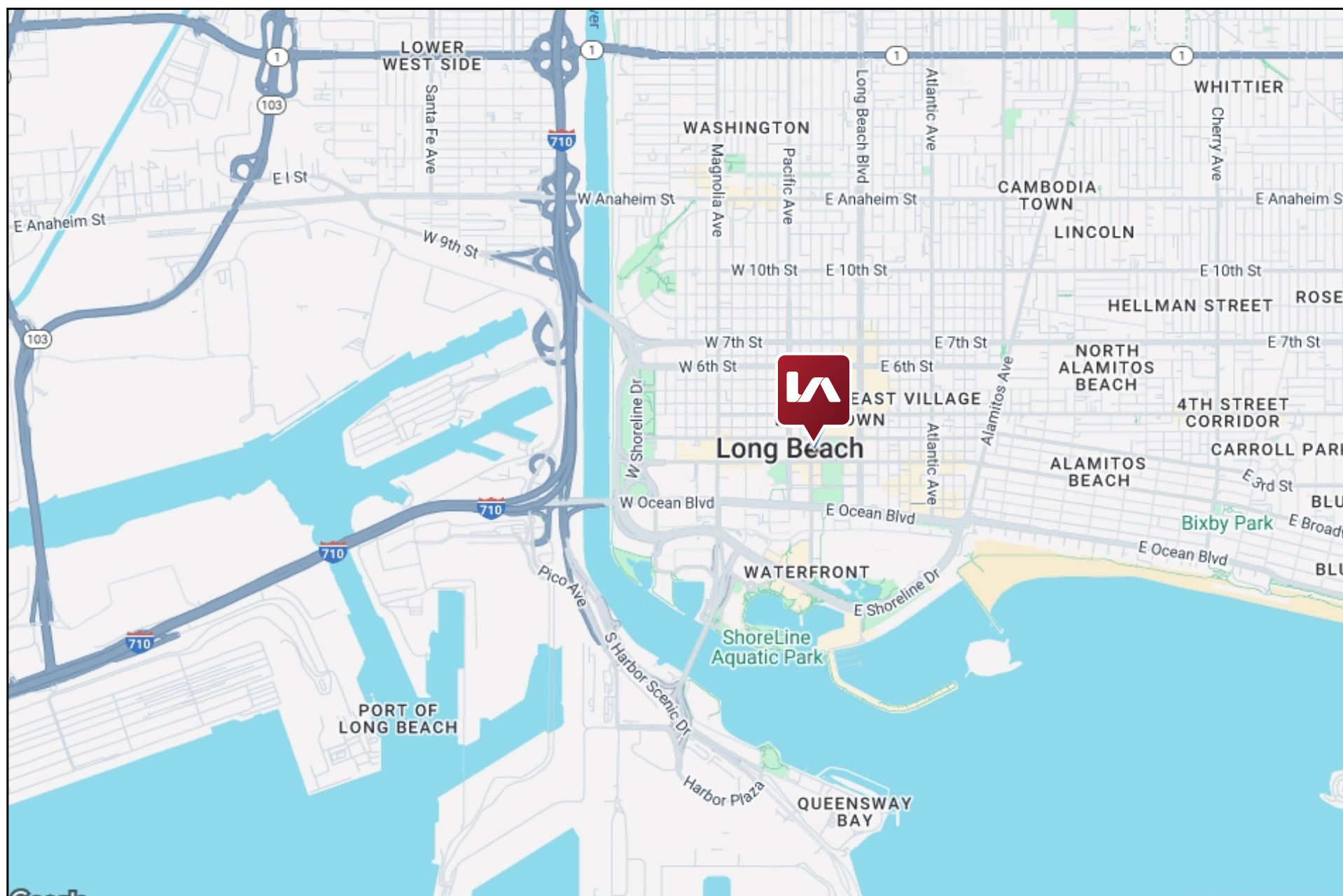


Lower Level



 Usable Tenant Area

 Not Part

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- Next Door by Agaves
- Ubuntu
- ISM Brewing
- Sonora Town
- El Viejon
- Rise Juice
- Beachwood Blendery
- Yoga 108
- Recreational Coffee
- Dog Haus
- 123 Pho
- Doly's Delectables
- The Carvery
- Baby Bros Pizza
- Altar Society Brewing Company

- Broken Spirits Distillery
- Toma
- Zen Maru
- The Pie Bar
- Fresh Kabobs
- Wingstop
- AMMATOLI Mediterranean Bites
- Loose Leaf Boba Company
- Homayera

- BO-Beau
- Cafe Sevilla
- King's Fish House
- The Stave Bar
- Pinkberry
- Big Catch Seafood House
- Broadway Pizza & Grill
- L'Opera

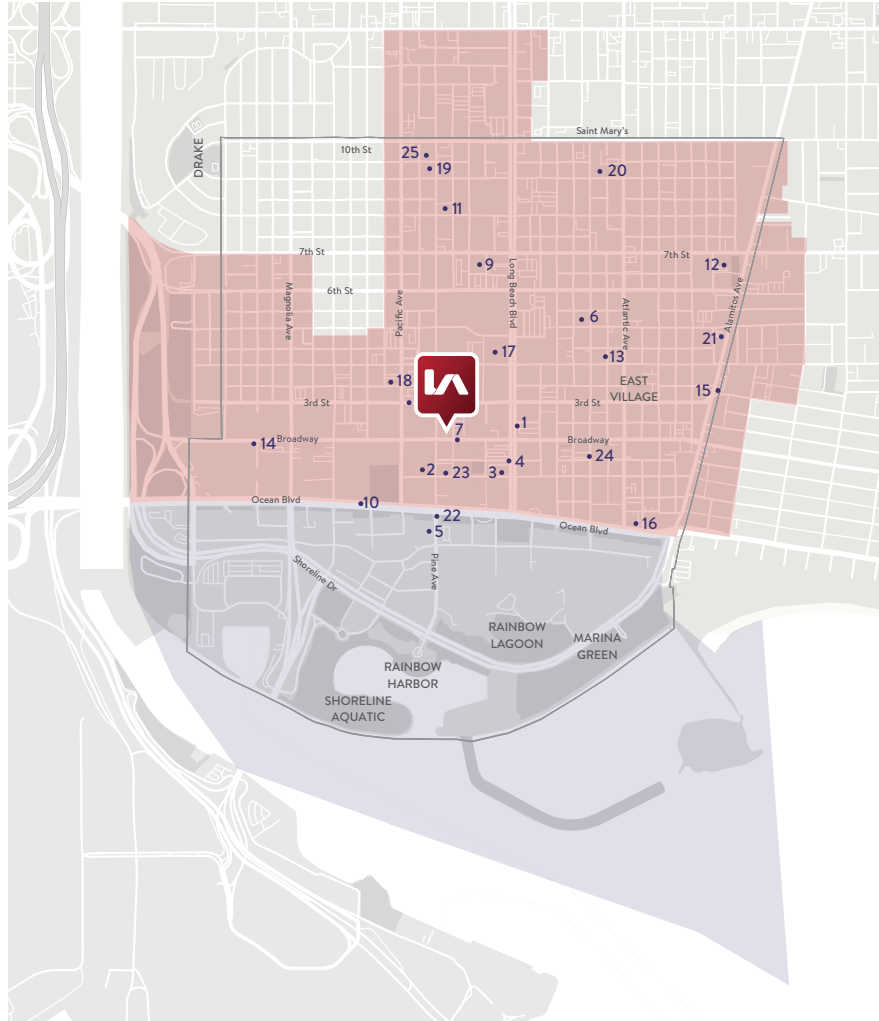
- Naree Thai
- 555 Steakhouse
- District Wine
- Blind Donkey
- Crème De La Crepe
- House of Hayden

- City Hall East

- Right Mealz
- Fingerprints Music
- Atlantic Studio
- Higher Taste

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Development Map

■ PD-30
 ■ PD-6


- ◆ Project types include market-rate and below-market rate housing, adaptive reuse projects, micro-units and commercial development.
- ◆ Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan.

	PROPERTY NAME	PROPERTY ADDRESS	BUILDING STATUS	UNITS/ROOM	STORIES	RENT TYPE
1	ONNI EAST VILLAGE	232 Long Beach Blvd	Completed	432	23	Market/Below-Market Rate
2	FIRST STREET HOTEL	123 W. 1st St	Under Review	280	38	Hotel
3	HOTEL MAI	107 Long Beach Blvd	Completed	34	5	Hotel
4	ASTER	125 Long Beach Blvd	Completed	218	8	Market Rate
5	OCEAN CENTER BUILDING	110 W. Ocean Blvd	Completed	74	14	Market Rate
6		437 E 5th St	Under Construction	18	5	Market Rate
7	INKWELL	127-135 E. Broadway	Completed	189	8	Market Rate
8	THIRD + PACIFIC	131 W. 3rd St	Completed	345	8	Market Rate
9	CALYPSO	636 Locust Ave	Entitlements Approved	108	7	Market Rate
10	CIVIC CENTER MID-BLOCK	321 W. Ocean Blvd	Entitlements Approved	580	6	Market/Below-Market Rate
11	THE REGENCY PALMS II	810 Pine Ave	Entitlements Approved	78	10	Assisted Living
12	ARMORY ARTS COLLECTIVE	854 E 7th St	Entitlements Approved	86	5	Market/Below-Market Rate
13		521-527 E 4th St	Entitlements Approved	140	16	Below-Market Rate
14	WEST GATEWAY PROJECT	600 W. Broadway	Entitlements Approved	756	40	Market Rate
15	300 ALAMITOS	320 Alamitos Ave	Entitlements Approved	77	7	Market Rate
16		615 E. Ocean Blvd	Site Plan Review	203	21	Market/Below-Market Rate
17	MOSAIC	450 Promenade N.	Entitlements Approved	900	8	Market/Below-Market Rate
18	FORMER DOLLY VARDEN HOTEL	335 Pacific Ave	Site Plan Review	141	8	Market Rate Micro-Units
19	RESIDENTIAL PROJECT	909 Pine Ave	Site Plan Review	49	5	Market/Below-Market Rate, Micro-Units
20		912-46 Linden Ave	Site Plan Review	102	4	Below-Market Rate
21		832 E 5th St	Site Plan Review	80	-	Market, Micro-Units
22	AMERICAN LIFE, INC. HOTEL	100 E. Ocean Blvd	Site Plan Review	431	30	Hotel
23	ADAPTIVE REUSE HOTEL	110 Pine Ave	Site Plan Review	189	13	Hotel
24	RESIDENCES AT LINDEN	135 Linden Ave	Entitlements Approved	82	7	Market Rate
25	QUEEN BEACH	937 Pine Ave	Site Plan Review	69	8	Market Rate

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PREMIER DOWNTOWN LONG BEACH LOCATION

Steps away from The Promenade, Pine Avenue Dining District, and major attractions. High Foot Traffic & Visibility – Benefit from strong pedestrian flow and easy access to Metro Blue Line and major freeways. Versatile Space for Retail, Office, or Creative Use - Ideal for restaurants, boutiques, corporate offices, or experiential retail concepts. Surrounded by a Thriving Business & Residential Community - Thousands of new residential units under development nearby. Proximity to Major Employers & Tourism Hubs - Close to Long Beach Convention Center, The Pike Outlets, and waterfront destinations. Upcoming 2028 Games Impact – Long Beach will be a key host city for events in the Los Angeles 2028 Summer Olympics, driving increased tourism, infrastructure improvements, and long-term business growth opportunities. New Hospitality Developments - The recently opened Fairmont Hotel brings a luxury hospitality experience to Downtown Long Beach, enhancing the area's business and tourism appeal. Additionally, the highly anticipated Hard Rock Hotel and Jergins Tunnel redevelopment are scheduled to open in 2027, further solidifying the district as a premier destination.

Downtown Long Beach - A Growing Business Hub

Downtown Long Beach is one of the fastest-growing urban centers in Southern California, offering:

- **Booming residential & commercial development** - Over 5,000 housing units recently completed or under construction.
- **A highly walkable, transit-connected environment** - Metro, bike-friendly streets, and direct freeway access
- **Strong local economy & business-friendly environment** - Ideal for corporate offices, high-end retail, and experiential businesses.
- **A dynamic cultural and entertainment scene** - Home to festivals, dining hotspots, and entertainment venues.

DEMOGRAPHICS & MARKET INSIGHTS

- Population within 1 mile: 33,129 residents
- Average Household Income: \$80,225 (Downtown Core)
- Visitor Count: 46.8K

NEARBY LANDMARKS & BUSINESSES

Dining & Retail: The Pike Outlets, King's Fish House, BO-Beau, Agaves Kitchen | Tequila, Altar Society Brewing. Entertainment & Culture: Long Beach Convention Center, Queen Mary, Aquarium of the Pacific. Corporate & Business Centers: World Trade Center Long Beach, City Hall, major tech and finance companies. Hospitality & Lodging: The new Fairmont Hotel and upcoming Hard Rock Hotel & Jergins Tunnel project opening in 2027.

DEVELOPMENT & FUTURE GROWTH

Downtown Long Beach is undergoing major revitalization, including:

- New residential, mixed-use, and office developments fueling demand.
- Infrastructure enhancements improving accessibility and livability.
- A rapidly growing business ecosystem attracting national and local brands.
- 2028 Olympic Games preparations bringing global attention and investment to the city.

SECURE YOUR SPACE IN DOWNTOWN LONG BEACH

This is a rare opportunity to establish a presence in a high-demand commercial district. Whether you're a retailer, restaurateur, or corporate tenant, 200 Pine Avenue provides the perfect space to thrive in a dynamic urban environment.



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