

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LEASING BROCHURE

3303 E ARTESIA BLVD, LONG BEACH, CA

RETAIL SPACES FOR LEASE





**NNN'S- \$0.85
LEASE RATE**



HIGHLIGHTS

- Excellent shopping center right off the 91 Freeway
- Prime location in the heart of Long Beach
- Join Tenants such as Starbucks, El Pollo Loco, The Camp, Vista Paint and many more!
- Heavy Car and Foot Traffic
- High street Visibility with Ample Parking

SPACES AVAILABLE

SPACE NAME	SF AVAILABLE	RATE PSF
Suite 3331	±1,724 SF	\$1.75
Suite 3336	±2,247 SF	\$1.65
Suite 3401	±9,104 SF	\$1.60
Suite 3431	±1,260 SF	\$2.00
Suite 6693	±1,200 SF	\$2.00
Suite 6695	±1,200 SF	\$2.00

2 | FOR LEASE

SITE PLAN





MOKLER ELEMENTARY
569 STUDENTS



MCKINLEY ELEMENTARY
410 STUDENTS



SUBJECT PROPERTY



WESTLAND @ ARTESIA
170 UNITS



ARTESIA FREEWAY ± 273,000 VPD

ARTESIA FBLVD ± 29,300 VPD



ROSE POINTE APARTMENTS
32 UNITS



RAMONA PARK SENIOR APARTMENTS
61 UNITS



LAKEWOOD BLVD ± 48,000 VPD

LONG BEACH, CA

Long Beach, California, located in the southeastern corner of Los Angeles County, is a vibrant and diverse coastal city known for its waterfront attractions and bustling urban life. The city's economy is significantly bolstered by the Port of Long Beach, one of the busiest container ports in the world, which plays a crucial role in international trade. Long Beach is also home to a thriving arts and cultural scene, featuring the Long Beach Museum of Art, the Aquarium of the Pacific, and numerous galleries and theaters. The city's waterfront is a major draw, with Shoreline Village, Rainbow Harbor, and the historic Queen Mary ship offering recreational activities, dining, and entertainment. Additionally, Long Beach boasts a number of parks and beaches, providing ample opportunities for outdoor activities and relaxation.

The city's diverse population enriches its cultural landscape, reflected in its various neighborhoods and community events. Long Beach hosts several annual festivals, such as the Long Beach Grand Prix, the Long Beach Pride Parade, and the Long Beach Jazz Festival, which attract visitors from all over. Educational institutions like California State University, Long Beach, contribute to the city's vibrant academic and research environment. The city's commitment to sustainability and innovation is evident in its efforts to promote green initiatives, public transportation, and urban development projects. With its unique blend of economic vitality, cultural richness, and scenic beauty, Long Beach offers a dynamic living experience for residents and a memorable destination for tourists.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	34,230	298,680	679,624
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	10,143	91,450	203,568
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$103,419	\$113,137	\$120,099





As of Fall 2020, more than **60 developments** are being planned or currently under construction in Long Beach. These developments include office spaces, retail spaces, and housing spaces.

The Cheresse Mari Laulhere Children's Village, a four-story building for medical office space, and Pacific Pine, two eight-story buildings for housing and retail space, are both set to be completed in 2021.

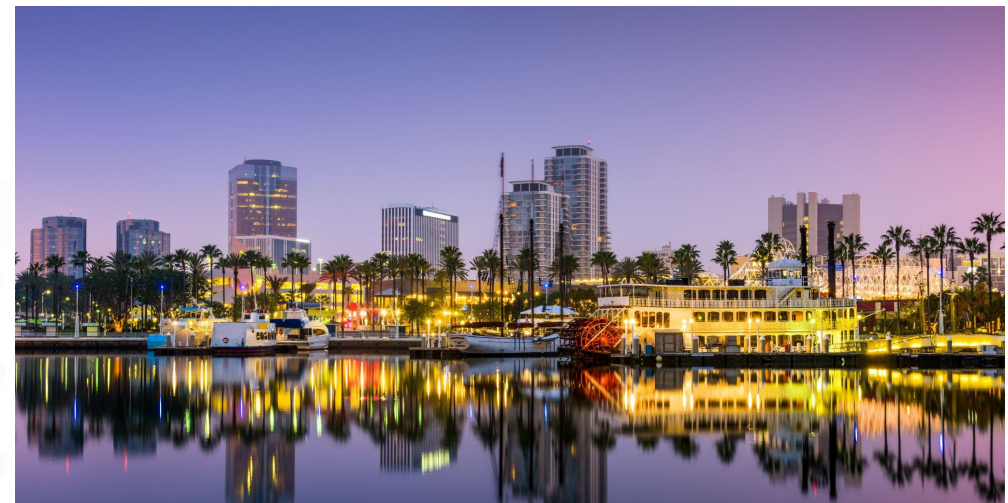
MAJOR EMPLOYERS IN LONG BEACH



ECONOMY

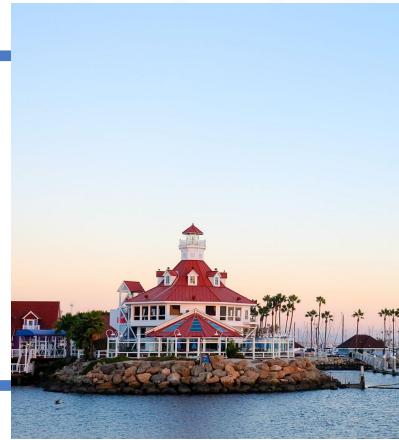
Long Beach is a vibrant urban center with miles of beautiful beaches and all of the major amenities of a major city. Several companies are headquartered in Long Beach such as Epson America, Virgin Orbit, Nectar Design, SCAN Health Plan, Cloverway Inc., and Molina Healthcare. Aside from tourism, Long Beach's major industry is aerospace and technology. Boeing, Gulfstream, Raytheon, and Laserfiche all have operations in the city.

Long Beach is one of the nation's primary gateway for international trade. Long Beach is home to the Port of Long Beach, the second busiest port in the United States. With 6 container terminals and 5 liquid bulk terminals, the Port of Long Beach handles over \$200 billion in cargo each year. As a busy global gateway, the Port of Long Beach is estimated to spend over \$2 billion in capital improvements in the next 10 years to further improve operations at the port. With more than \$47 billion in direct and indirect business sales annually, it serves as a foundation for over 30,000 jobs in Long Beach, 316,000 in Southern California, and 1.4 million throughout the nation.



TOURISM

Downtown Long Beach features most of the city's major attractions and businesses. Major attractions in Downtown Long Beach include Pine Avenue, East Village Art District, The Rainbow Harbor Esplanade, The Pike Outlets, and Shoreline Village. Downtown Long Beach is set to host several sporting events during the 2028 Summer Olympics such as BMX Cycling, Water Polo, Triathlon, and Open Water Swimming. Long Beach is also surrounded by several hotels, restaurants, and retail stores that serve locals, tourists, and convention visitors.



ATTRACTIONS

The Promenade is located at the heart of downtown Long Beach, The Promenade is a six-block long road that is anchored by City Place, a 450,000 square feet development that features retail space and 341 apartment units, and the Long Beach Convention Center, a facility that attracts over 1.5 million visitors per year. The Promenade is also surrounded by several other residential, shopping, entertainment, dining, and commercial spaces. The Aquarium of the Pacific is situated on a 5-acre site, the Aquarium of the Pacific is home to over 11,000 animals including a shark lagoon, a lorikeet forest, penguins, and sea lions. Visited by over 1.5 million people per year, the diverse marine center offers shows, petting areas, dining, and more.

The RMS Queen Mary is a retired ocean liner that sailed primarily through the North Atlantic between 1936 and 1967. The ship started out as a British express service and was later used as a troopship during World War II, ferrying Allied soldiers throughout the war. Today, the ship serves as a tourist attraction permanently moored in the port of Long Beach and is a museum that offers restaurants, hotel rooms, events, and even haunted tours.



\$1.8 BILLION

Direct travel-related spending in Long Beach



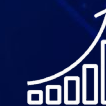
\$687M

Total labor income generated



18,600+ JOBS

Hospitality and Tourism Supports



46.3 INCREASE

Of Direct Travel Spending in California

3303 E ARTESIA BLVD

LONG BEACH | CA

EXCLUSIVE LEASING AGENT

MATTHEW SUNDBERG

Associate Vice President & Associate Director

DIRECT +1 (949) 777-5991

MOBILE +1 (770) 757-1963

matt.sundberg@matthews.com

LICENSE NO. 02052540 (CA)

BROKER OF RECORD

David Harrington

LICENSE NO. 02168060 (CA)

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of Center Name located at 3303 E Artesia Blvd, Long Beach, CA("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.