



RETAIL + RESTAURANT SPACE FOR LEASE

JOIN Trader Joe's & BevMo!



103,570 cars per day
at signalized intersection



**Household average income over
\$183,000** within 1 mile radius



Barriers to Enter **Highly Successful**
Trade Area



Immediate Access to
22, 405, & 605
Freeways



Long Beach Marketplace serves the
dense coastal Communities of
**Belmont Shore Naples, Los Alamitos
& Seal Beach**



CO-TENANTS

TRADER JOE'S

BevMo!

néktər
JUICE BAR.



california
pizza kitchen

veggiegrill.
celebrate the vegetable™

MATTRESS FIRM



STRETCH
LAB



DOWNTOWN LONG BEACH

MARINA PACIFICA

CVS pharmacy

BEST BUY

AMC THEATRES

GELSON'S THE Super MARKET

Ralphs

STARBUCKS

ULTA BEAUTY

NORDSTROM rack

BELMONT SHORE

NAPLES ISLAND

MOTHER'S BEACH

PENINSULA

ALAMITOS BAY

2ND & PCH

lululemon athletica SEPHORA

NIKE The Bungalow

URBAN OUTFITTERS WHOLE FOODS MARKET

Future Residential Development

IN-N-OUT BURGER

TO CAL STATE UNIVERSITY LONG BEACH

TO FREEWAYS

E PACIFIC COAST HWY. (45,192 CPD)

2ND ST. (62,583 CPD)

marketplace long beach

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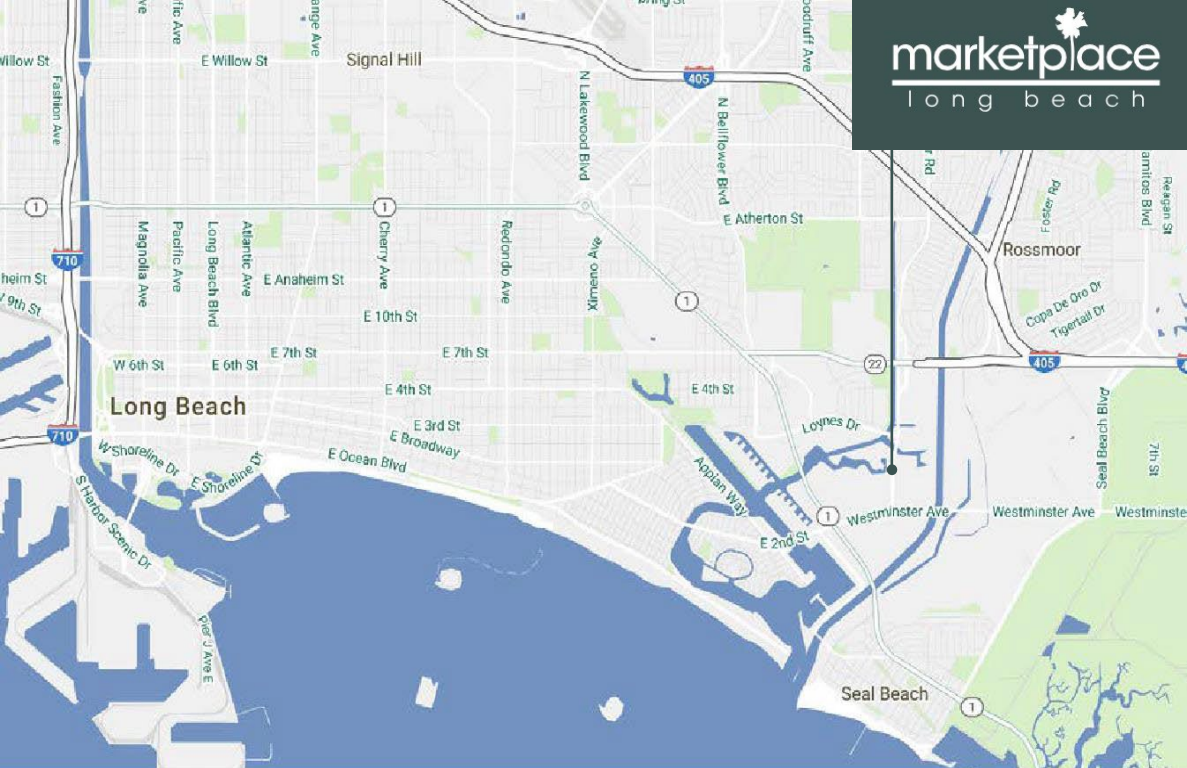
Long Beach, California



- + Long Beach is the seventh-largest city in California and is situated on San Pedro Bay, south of Los Angeles, in Los Angeles County.
- + Long Beach is a major industrial port, ranked second-busiest in the U.S. and tenth-busiest in the world.
- + Long Beach has been named as one of the best cities for young people to live. 17% of the people living in Long Beach are between the ages of 25 and 34.
- + There are over 40 attractions in Long Beach for tourists or area residents to enjoy. More than five million tourists travel to the city each year. Major attractions are the Queen Mary, the Aquarium of the Pacific, 2nd Street, The Pike, whale watching tours, and water sports.
- + The Aquarium of the Pacific, located in the city, has a record of more than 1.7 million visitors each year.



 www.visitlongbeach.com



2024 Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 12,618 | 111,373 | 345,595 |
| Avg. HH Income | \$183,630 | \$153,378 | \$139,612 |
| Households | 6,859 | 53,500 | 144,859 |
| Daytime Population | 13,794 | 107,809 | 335,953 |

Top tourist attractions

- Queen Mary
- Aquarium of the Pacific
- El Dorado Regional Park
- The Long Beach Greenbelt
- 2nd Street
- The Pike

Traffic Counts

| | |
|----------------------------|------------|
| 2nd St | 53,154 CPD |
| East Pacific Coast Highway | 50,416 CPD |

Commute to Belmont Shore



9 min



12min



6 min

Site Plan

In Leases
 Available



E. Pacific Coast Highway

| No. | Tenant | SF | No. | Tenant | SF | No. | Tenant | SF |
|--------------|-----------------------------|--------------|-------------|-------------------------------|--------------|------------|--|--------------|
| A-1 | California Pizza Kitchen | 5,004 | C-10 | Wahoo's Fish Taco | 2,326 | F-1 | LBS Financial | 2,600 |
| A-2 | StretchLab | 1,244 | E-1A | Nékter Juice Bar | 964 | F2-F3 | Modern Animal | 3,983 |
| A3-A4 | Mayweather Boxing & Fitness | 2,465 | E-1B | Jersey Mikes | 970 | G-1 | Available 2nd Gen Restaurant | 3,180 |
| A-5 | Healthy Spot | 2,703 | E-1C | The Joint | 920 | G-2A | SEV Laser | 1,261 |
| A-6 | Pacific Dental | 2,978 | E-2 | Crumbl Cookies | 1,365 | G-2B | Dr. Christine Truong Optometrist | 1,200 |
| A7-A9 | Mattress Firm | 6,225 | E-3 | Blk Dot Coffee | 614 | G-3 | Marina Endodontics | 1,525 |
| B-1 | BevMo! | 6,152 | E-4 | The Mail Box | 800 | H-1 | Purple Yoga | 2,400 |
| B-2 | Watch Me! Sports Bar | 1,721 | E-5 | Available | 1,780 | H2-H4 | LiveMetta Pilates | 3,400 |
| C1-C2 | Available | 2,000 | E-6 | AM AM Salon | 1,680 | H-7 | NuVision Credit Union | 1,400 |
| C-3 | Orangetheory Fitness | 3,498 | E-7 | Long Beach Market Nails & Spa | 1,160 | H-9 | Phenix Salon Suites | 7,405 |
| C-4 | Trader Joe's | 11,411 | E-8 | Sanctuary Spa | 840 | H-11 | Nomad Chinese Bistro | 3,800 |
| C5-C6 | Veggie Grill | 2,521 | E-9 | Available | 1,194 | PAD 5 | Wild Fork Foods | 6,015 |
| C7-C8 | Available | 1,877 | E-10 | Available | 3,326 | | | |
| C-9 | Cellevate | 2,709 | E-11 | F45 Training | 2,452 | | | |



Available For Lease

3,180 SF 2nd Generation Restaurant
Space Available

marketplace

long beach



CONTACT INFORMATION

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