

CREATIVE OFFICE AND RETAIL FOR LEASE

**COLDWELL BANKER
COMMERCIAL** | BLAIR



333 E. BROADWAY + 330 E. 3RD STREET
LONG BEACH, CA 90802

ONNI
EAST VILLAGE

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LONG BEACH, CA 90802

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COMMERCIAL BLAIR

EXECUTIVE SUMMARY

Coldwell Banker Commercial BLAIR is pleased to present multiple units of Retail, Restaurant and Creative Office space available for lease at the beautifully designed ONNI East Village located at 333 E. Broadway Ave. and 330 E. 3rd St. in downtown Long Beach. This mixed-use property is comprised of 432 luxury apartments and is located within the downtown East Village Arts District which offers an eclectic mix of shops, galleries and restaurants.

The property boasts high walkability and significant visibility with easy access to the Metro A Line, making it a prime location for exciting retail concepts, professional services, unique restaurants or community-focused businesses to come together. Co-located with the historic former Acres of Books building which has been fully renovated, tenants will share a common courtyard and onsite parking. Designed with modern businesses in mind, ONNI East Village offers flexible layouts, contemporary architecture, and seamless integration into a thriving mixed-use environment.

FOR MORE INFORMATION CONTACT:

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ONNI

EAST VILLAGE

PROPERTY INFORMATION

CREATIVE OFFICE:

\$2.50 - \$3.00/SF - MOD. GROSS

RETAIL:

\$2.75 - \$3.00/SF - NNN

FEATURES:

- 432 luxury apartments, currently 90% occupied and located directly above units
- Walker's Paradise with a WALK Score of 98 and a Bike Score of 90
- Approximately 20 ft Ceiling Height and extensive Glass Line
- Most units stubbed with 200 amp; 208/120; 3 phase power.
- Onsite parking available in parking garage with 90-minute validation for customers
- Retail units provisioned for Exhaust and Grease Interceptors

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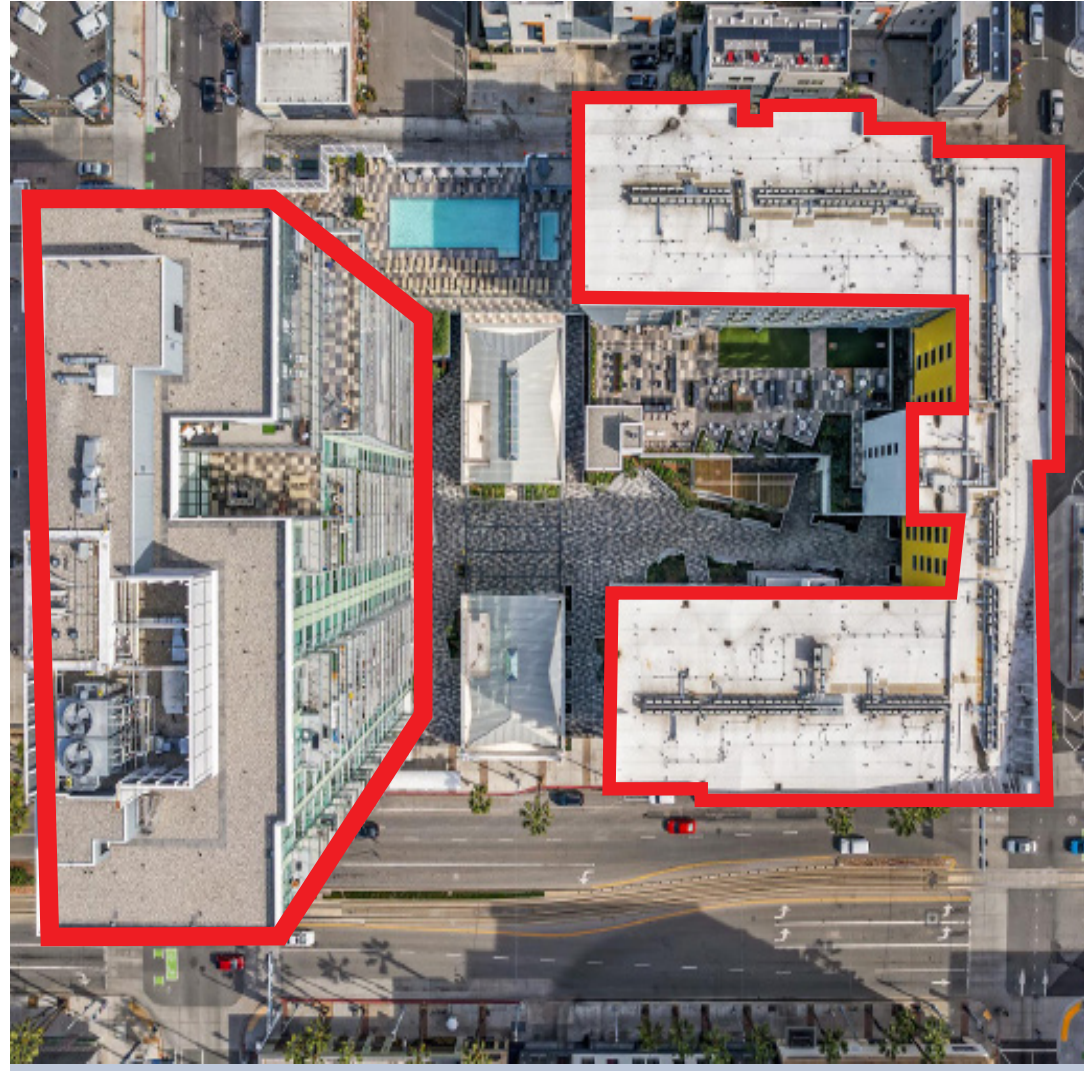
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NEIGHBORHOOD DESCRIPTION

The ONNI East Village is a 432-unit luxury apartment complex, the property benefits from its proximity to the surrounding residential urban hub. With a Walk Score of 98, the neighborhood is highly walkable and a few short blocks from the beach.

Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit (Metro Blue Line) and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

As a Pacific Rim city, Long Beach has many influences economically and culturally. Downtown continues to be the hub of tourism, business, and transit for the entire city. It is also home to a growing population of residents who want, within a livable urban core, convenient amenities, and services. Today, there are many facets that contribute to Downtown's unique sense of place: It has a social heart (Pine Avenue and the waterfront), a civic core (Civic Center, City Hall, the newly constructed Governor George Deukmejian Courthouse), and major attractions (Long Beach Convention Center, The Aquarium of the Pacific and major hotels, restaurants, and beaches). Current market conditions are continuing to improve and new developments in Long Beach that have begun attracting new business, creative users, and visitors.



ONNI EAST VILLAGE

AVAILABLE SUITES

333 E. BROADWAY

● CREATIVE OFFICE SPACES

- Suite A - 1,173 SF
- Suite B - 1,198 SF
- Suite C - 1,220 SF
- Suite D - 1,627 SF
- Suite E - 1,259 SF
- Suite F - 1,559 SF

● RETAIL SPACE

- Suite 101 - 828 SF

330 E. 3RD STREET

● CREATIVE OFFICE SPACE

- Suite 104 - 1,605 SF

● RETAIL SPACES

- Suite 101 - 966 SF
- Suite 102 - 1,091 SF
- Suite 103 - 1,250 SF

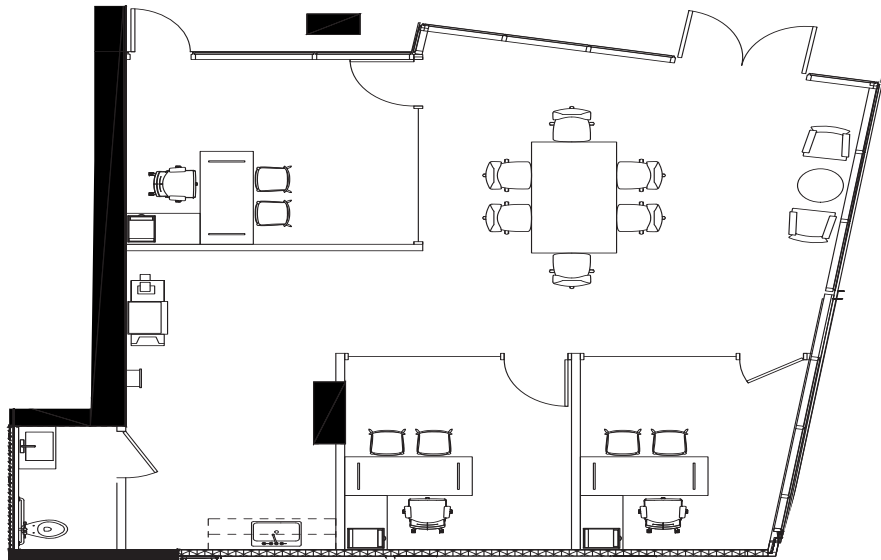


ONNI
EAST VILLAGE

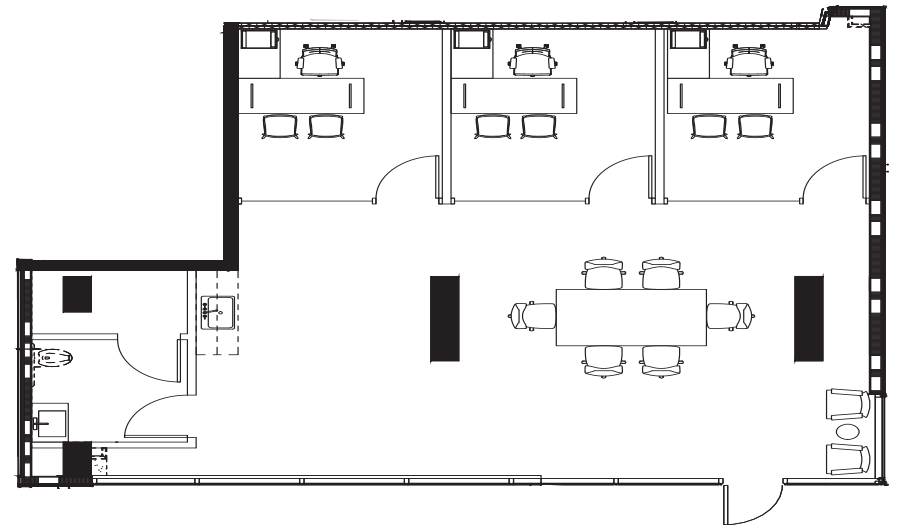
RENDERINGS - CREATIVE OFFICE SPACES



Suite A



Suite B

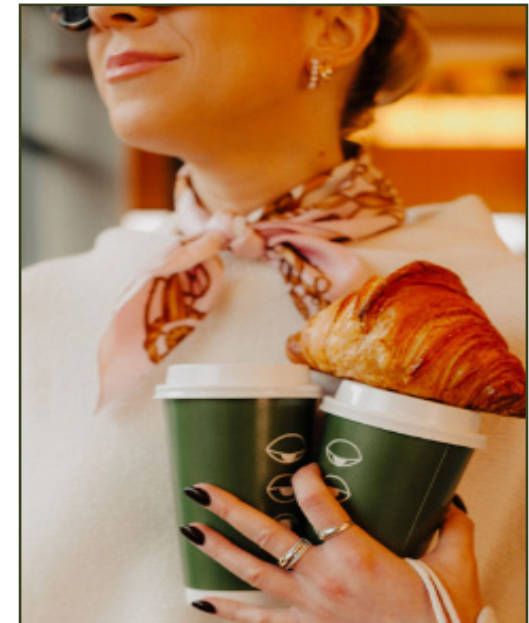


Introducing Dialtone Coffee Bar - Pouring Soonish



Dialtone fuels your morning or midday reset with expertly brewed coffee. It's a place where every cup is crafted to perfection, offering that perfect moment of clarity and indulgence.

Whether you're grabbing a quick espresso or settling in with a fresh pastry, every detail is designed to elevate your coffee experience. Dialtone is more than just a cafe- it's a space to connect, unwind, and savor all of the little moments.

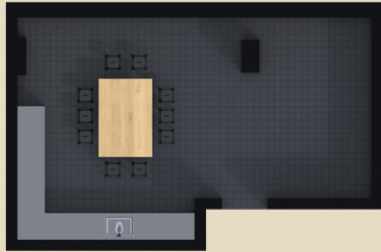


dialtone

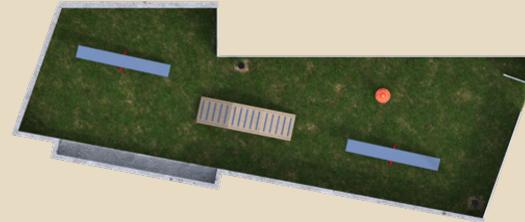
Unwind. Entertain. Sweat. Work.

Stay home and enjoy private amenity spaces designed for what you love to do.

B1 | Bike Room



Level 1 | Dog Run



Level 1 | Highrise Lobby



Level 1 | Midrise Lobby



The developer reserves the right to make minor modifications to building design, specifications and floor plans, should they be necessary to maintain the high standards of this community. Square footage are based on preliminary measurements and are approximate. E. & O.E.

AMENITIES

Level 3 Amenities



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ZONING

The property is zoned LBPD30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social “visioning process” that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like.

This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community’s vision, and (2) provide specific standards and guidelines to reference when working with developers.

Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.

DEMOGRAPHICS

	1 Mile		2 Miles		3 Miles	
Population						
2025 Population	58,111	---	145,289	---	222,842	---
2030 Projected Population	60,324	---	148,844	---	226,831	---
2030 Projected Population (High Estimate)	64,186	---	156,047	---	235,917	---
2030 Projected Population (Low Estimate)	56,743	---	143,179	---	219,594	---
% Projected Annual Change (2025 - 2030)	0.8%	---	0.5%	---	0.4%	---
% Projected Annual Change (High Estimate)	2.1%	---	1.5%	---	1.2%	---
% Projected Annual Change (Low Estimate)	-0.5%	---	-0.3%	---	-0.3%	---
2010 Census Population	58,375	---	156,532	---	230,587	---
2020 Census Population	58,179	---	146,832	---	225,895	---
% Annual Change (2020 - 2025)	0.0%	---	-0.2%	---	-0.3%	---
Population Density	23,168		13,882		11,371	
Households						
2025 Households	26,991	---	57,460	---	87,230	---
2030 Projected Households	28,217	---	59,167	---	89,049	---
% Projected Annual Change (2025 - 2030)	0.9%	---	0.6%	---	0.4%	---
2010 Households	23,238	---	53,337	---	81,924	---
2020 Households	26,791	---	57,777	---	88,151	---
% Annual Change (2020 - 2025)	3.1%	---	1.7%	---	1.5%	---
Quarterly Population						
2025 Q2	58,111	---	145,289	---	222,842	---
2025 Q1	58,112	---	145,140	---	222,610	---
2024 Q4	58,051	---	145,112	---	222,963	---
2024 Q3	57,777	---	144,813	---	222,395	---
2024 Q2	57,305	---	144,390	---	222,058	---
2024 Q1	57,268	---	144,272	---	221,977	---
2023 Q4	57,178	---	143,743	---	221,435	---
2023 Q3	57,148	---	143,784	---	221,580	---
2023 Q2	57,207	---	143,916	---	221,797	---
Growth Stability Indicator (-1 to +1)	0.0551	---	0.0914	---	0.0755	---

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DEMOGRAPHICS



	1 Mile		3 Miles		5 Miles	
Income (2025)						
Per Capita Income	\$45,176	---	\$39,102	---	\$42,495	---
Average Household Income	\$97,261	---	\$98,869	---	\$108,559	---
Median Household Income	\$79,576	---	\$79,975	---	\$88,063	---
Less than \$15,000	2,966	11.0%	5,686	9.9%	7,704	8.8%
\$15,000 - \$19,999	983	3.6%	1,946	3.4%	2,555	2.9%
\$20,000 - \$24,999	895	3.3%	1,859	3.2%	2,624	3.0%
\$25,000 - \$29,999	787	2.9%	1,763	3.1%	2,412	2.8%
\$30,000 - \$34,999	988	3.7%	2,085	3.6%	2,763	3.2%
\$35,000 - \$39,999	1,137	4.2%	1,974	3.4%	2,594	3.0%
\$40,000 - \$44,999	1,057	3.9%	2,083	3.6%	2,749	3.2%
\$45,000 - \$49,999	763	2.8%	1,755	3.1%	2,456	2.8%
\$50,000 - \$54,999	815	3.0%	1,931	3.4%	2,791	3.2%
\$55,000 - \$59,999	784	2.9%	1,704	3.0%	2,349	2.7%
\$60,000 - \$64,999	934	3.5%	2,037	3.5%	2,739	3.1%
\$65,000 - \$69,999	774	2.9%	1,864	3.2%	2,616	3.0%
\$70,000 - \$79,999	1,515	5.6%	3,800	6.6%	5,514	6.3%
\$80,000 - \$89,999	1,343	5.0%	3,114	5.4%	4,793	5.5%
\$90,000 - \$99,999	1,244	4.6%	2,679	4.7%	4,196	4.8%
\$100,000 - \$125,000	2,780	10.3%	5,663	9.9%	9,250	10.6%
\$125,000 - \$149,999	2,084	7.7%	4,304	7.5%	7,288	8.4%
\$150,000 - \$199,999	2,733	10.1%	5,708	9.9%	9,769	11.2%
\$200,000 - \$249,999	1,353	5.0%	3,088	5.4%	5,640	6.5%
\$250,000 - \$499,999	579	2.1%	1,324	2.3%	2,417	2.8%
\$500,000+	477	1.8%	1,094	1.9%	2,010	2.3%
Education (2025)						
Less than 9th Grade	4,767	10.9%	16,694	16.1%	23,209	14.4%
Some High School	3,600	8.2%	10,032	9.7%	13,144	8.2%
High School Grad	6,722	15.3%	17,620	17.0%	27,304	17.0%
Some College	10,757	24.5%	22,610	21.8%	35,411	22.0%
Associate Degree	2,371	5.4%	5,897	5.7%	9,609	6.0%
Bachelors Degree	10,328	23.5%	21,328	20.5%	34,975	21.8%
Masters Degree	3,543	8.1%	6,693	6.4%	11,834	7.4%
Doctorate or Professional Degree	1,803	4.1%	3,008	2.9%	5,208	3.2%

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RECENT MIXED-USE DEVELOPMENTS



ONNI
EAST VILLAGE

LOCAL RETAIL & ENTERTAINMENT CENTERS



Courthouse

THE ONNI

Long Beach Convention Center

Long Beach Terrace Theater

Long Beach Arena

The Pike Outlet Marketplace

Shoreline Village

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