



GROUND FLOOR FOR LEASE

800 East Ocean Blvd
Long Beach, CA 90802

YOUR LOCAL MARKET EXPERTS

Noel Aguirre

Principal | DRE 01263417
(562)354-2526
naguirre@leelalb.com

Sean Lieppman, CCIM

Principal | DRE 01905266
(562)354-2528
sliemann@leelalb.com



Long Beach is the 7th most populous city in California with over 470,000 residents. Spanning over 51 square miles with 11 miles of coastline, it is the second largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 30 minute drive of Downtown Los Angeles and Orange County business centers.

The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and noted arts and cultural resources. Long Beach has been named by USA Today as the **most diverse city in the United States** - one of the City's strongest assets.

LBUSD now educates 81,000 students in 84 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the third largest in California and employs more than 8,000 people, making it the largest employer in Long Beach.

The Port of Long Beach is one of the world's busiest seaports, a hub for one-third of all the trade moving through West Coast ports. Port related trade supports more than 30,000 Long Beach jobs and more than 300,000 jobs throughout Southern California. Trade valued annually at more than \$140 billion moves through Long Beach, making it the second busiest seaport in the United States.



470,000
Estimated
Population



84 Public Schools
With Over
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Located at 800 East Ocean Boulevard, Long Beach, California, the Villa Riviera was constructed in 1929. At the time, it was the second-tallest building in Southern California after Los Angeles City Hall. Architect Richard D. King won a grand prize at an international contest for the design of the sixteen-story building. Construction costs exceeded two million dollars. Its architecture savors of the majestic Tudor Gothic, with a marked resemblance to the Italian and French Renaissance, all blended into a composite grace of line that overshadows any single decorative detail.

Groundbreaking began in late 1927, with the opening planned for December 1928. Due to various delays, the official opening actually occurred January 1929. The building was not originally planned as a hotel; rather, it was built as residential stock co-operative (or “own-your-own”) apartments, and was known only as the Villa Riviera. It didn’t become a residential hotel until after the Great Depression, when the finance company took it back and sold it to a hotel concern. It then became known as the Villa Riviera Apartment Hotel.

Later, Joseph M. Schenck of Twentieth Century Fox bought the hotel for his ex-wife Norma Talmadge to manage. Apparently, they were still close, on good terms, and one might imagine that he took pity on her since her silent film career was over and she probably had little else to do. Various rumours (mostly perpetuated by real estate agents) run rampant about the Villa having been built for or owned by Talmadge, however, careful research shows that she had control of it for less than a year and made few (if any) payments on the loan. Over the next 20 years, the Villa went through several different hotel owners, until the mid-1950s, when the units were again sold off as stock co-op residential apartments. The association was converted to condominium titles in 1991.

In 1996, the Villa Riviera received recognition as a National Historical Landmark.

For more information, please visit: <https://www.villariviera.net/>

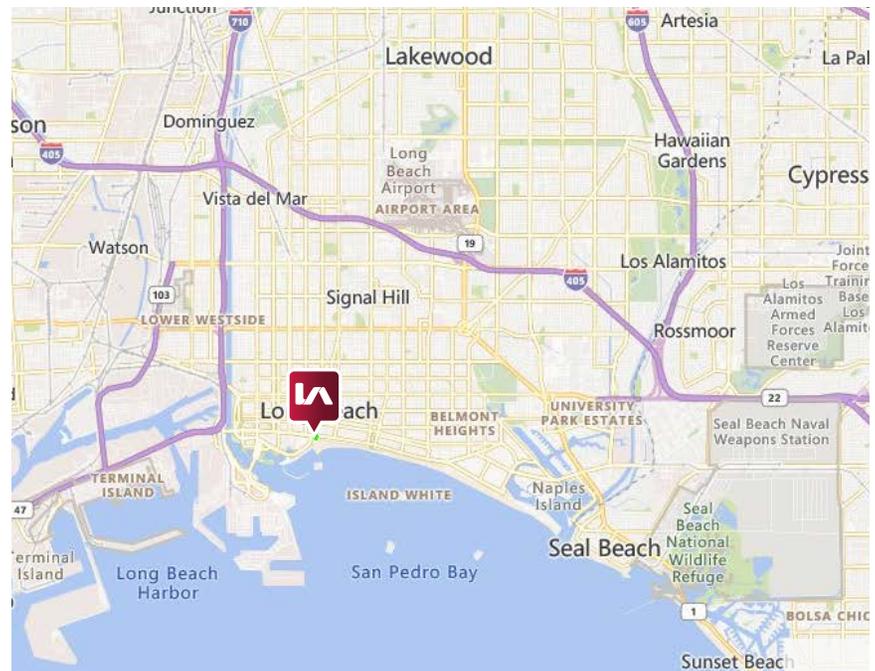
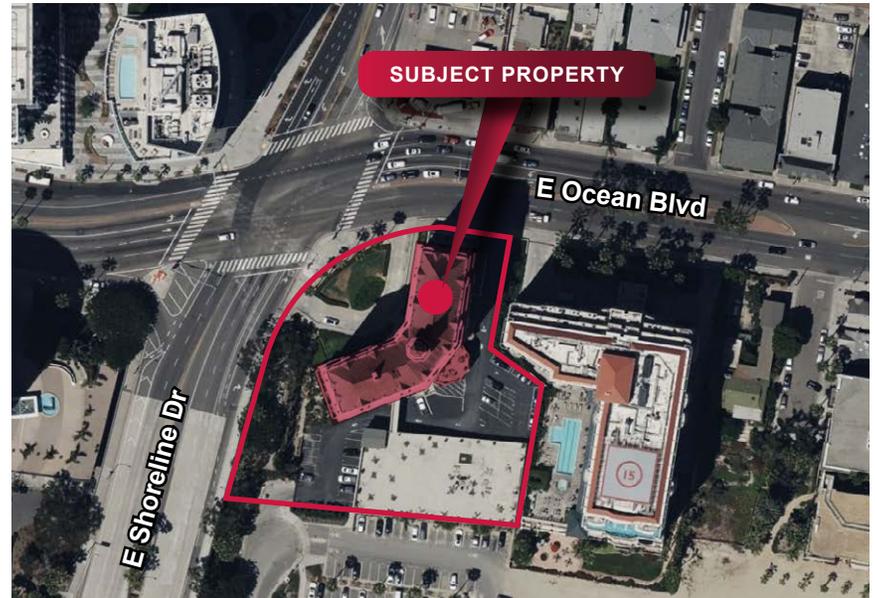


- Ground Floor Commercial Spaces in One of Long Beach’s Most Iconic Buildings
- High Ceilings and Windows Overlooking Ocean Boulevard
- Impressive Lobby with Doorman/On-Site Security
- Parking Available in Adjacent City-Owned Parking Lots
- Zoned City of Long Beach - PD-5 Subarea 1
- Minutes to 710 Freeway
- Steps From the Beach, Convention Center, and Some of Downtown Long Beach’s Best Dining Options

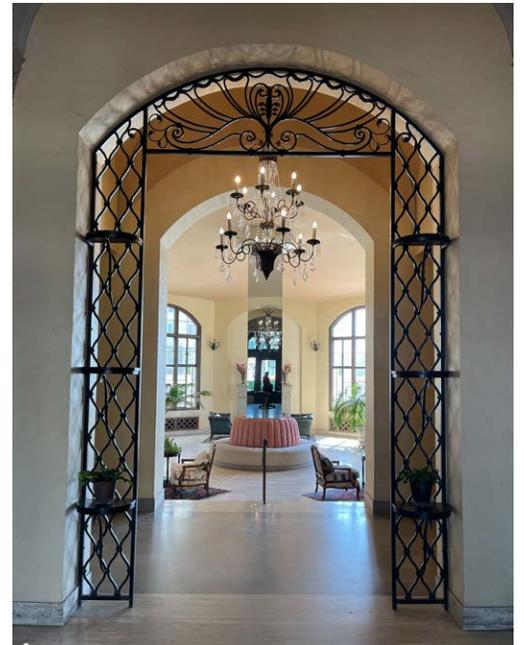
Available Ground Floor Suites:

Suite	Square Footage	Rate
Suite 100	±223 SF	\$950.00 Per Month
Suite 102	±1,785 SF	\$2.25 PSF/MG
Suite 104	±1,625 SF	\$2.25 PSF/MG
Suite 108	±232 SF	\$950.00 Per Month


[Click to View Space!](#)

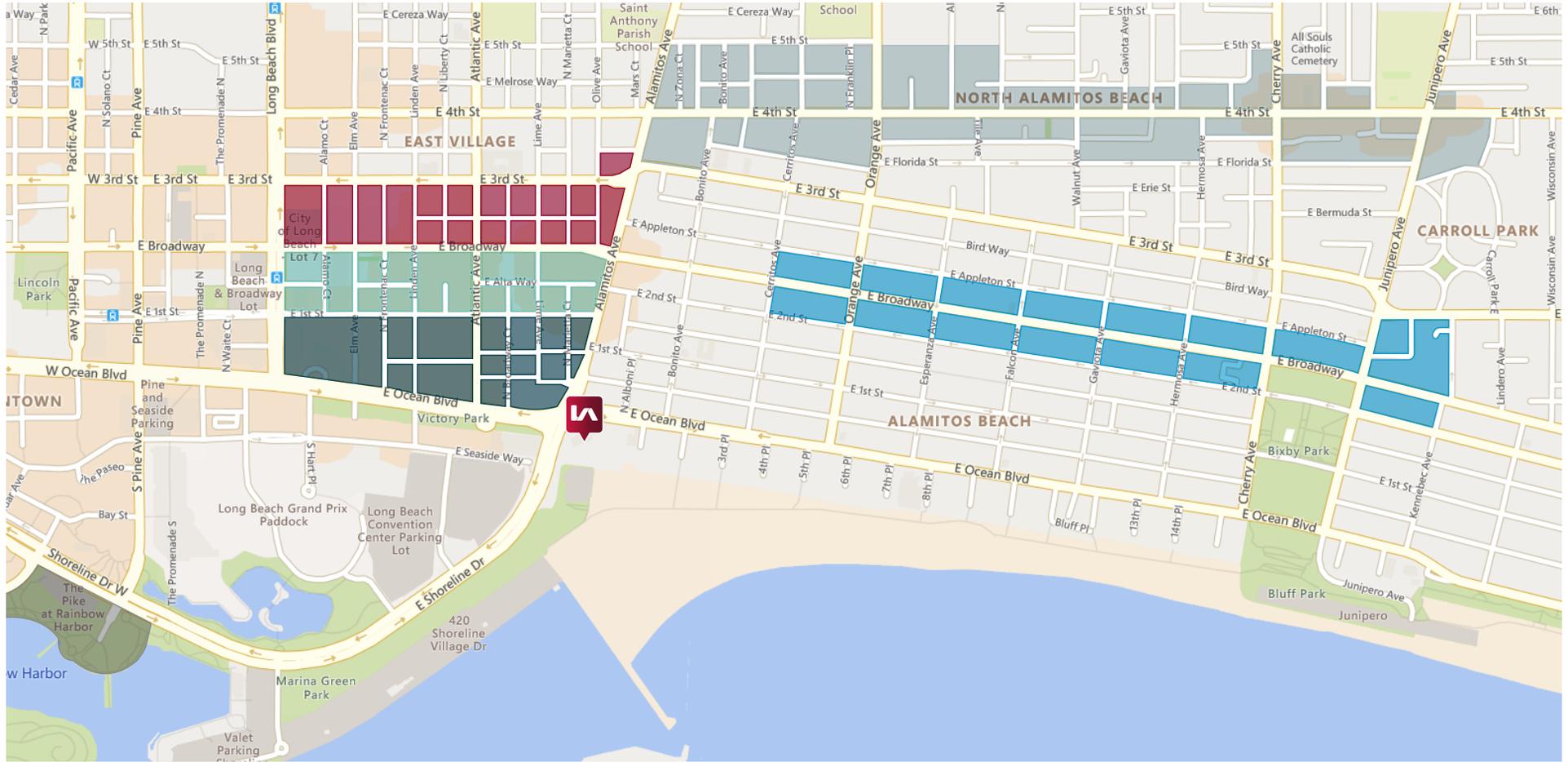












- The Breakfast Bar
- 555 East American Steakhouse
- Long Beach Taco Co.
- Modica's Deli
- Creme De La Crepe Long Beach
- Jersey Mike's Subs
- Cafe 301
- Bmore Protein Pub
- The Westin Long Beach
- Courtyard by Marriott LBDT
- Travelodge by Wyndham LB
- Hi-Lo Liquor Market

- Seabird Jazz Lounge
- Roscoe's House of Chicken 'n Waffles
- Ficklewood Ciderworks
- Kin Long Beach Kitchen
- Starbucks
- District Wine
- Thai District
- East Village Cafe
- Poke Bar
- Vons
- Best Western Plus Hotel
- Inn of Long Beach

- PADRE
 - Mezcalero
 - The Crab Shack Long Beach
 - Sushi Mafia
 - Maru Maki
 - Clancy's
 - Hotel Royal
 - Beach Inn
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- Bubba Gump Shrimp Co.
 - Hooters of Long Beach
 - Chili's Grill & Bar
 - Tokyo Wako Long Beach
 - Gladstone's Long Beach

- Broadway Cocktail Lounge
- Sweetwater Saloon
- Broadway Donuts
- Ellie's
- The Falcon
- Thai Silk
- Blue Bird Cosmic Sushi
- Spicy Sugar Thai
- Park Pantry
- The Brit
- Chen's Chinese
- Fat Tomato Pizza
- Tru Nature Juice Bar
- Beach Garden Social House
- 7-Eleven

- V Room
 - The Stache Bar
 - Seabirds Kitchen
 - McDonald's
 - Jounetsu Ramen
 - Tito's
 - Pizza Hut
 - Canadian Pizza & Grill
 - The Bird Dive Bar
 - Jerry's Breakfast Place
- El Barrio Cantina
 - Juicy Kreations
 - Pike Restaurant & Bar
 - Hondura's Kitchen
 - VBurger
 - Lola's Mexican Cuisine
 - Golden Burger
 - Little Coyote
 - Aji Peruvian Cuisine



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