



**COLDWELL BANKER
COMMERCIAL**
BLAIR



225 EAST 6TH STREET
LONG BEACH, CA 90802

±7,950 SQUARE FEET
STREET FRONT RETAIL

225 EAST 6TH STREET

STREET FRONT RETAIL



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RENTABLE SF: ± 7,950 SF

LEASE RATE: \$1.55 PSF - NNN (\$0.40/SF)

FEATURES

- Elevator served building
- Along busy thoroughfare
- Very walkable area
- Excellent signage opportunities
- Directly north of The Mosaic restaurants and shopping amenities
- Located in the heart of Downtown Long Beach
- Open floor plan with second floor office space
- Steps to public transportation



Coldwell Banker Commercial Blair is pleased to present a prime commercial property located at 225 East 6th Street in Long Beach For Lease. This office building underwent a complete remodel in 1999 when it was initially occupied by the YMCA. Since then, the property has been owner-occupied.

With approximately 7,950 square feet of space, the two-story building features an open layout on the ground floor, while the second floor is built out with office spaces. The building is elevator-served and offers ample on-site parking, including 68 parking stalls.

Strategically located across from the popular dining, events, and shopping experience at The Mosaic and many new downtown development projects, this property also boasts excellent signage opportunities, making it an ideal location for your business.

FOR MORE INFORMATION CONTACT:

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225 EAST 6TH STREET

STREET FRONT RETAIL

225 E. 6TH STREET, LONG BEACH, CA 90802



ZONING

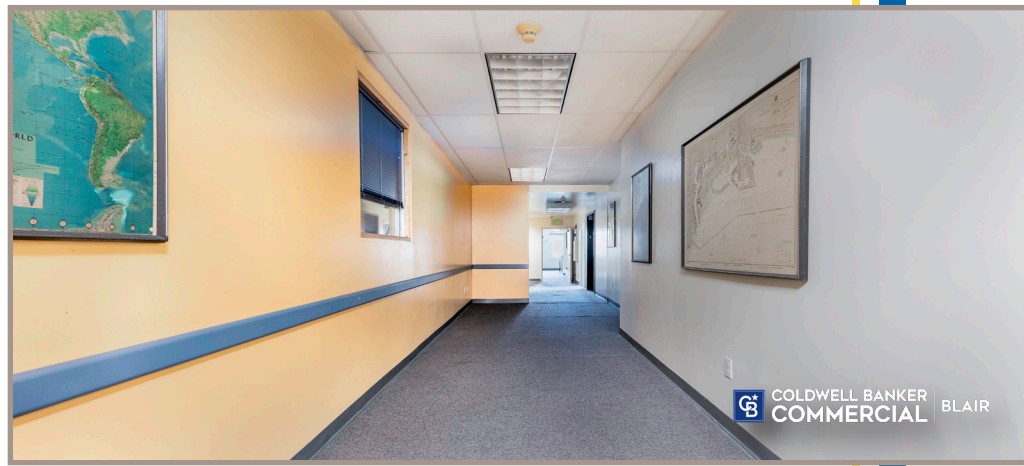
The property is zoned LBP30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social “visioning process” that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted 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.

NEIGHBORHOOD DESCRIPTION

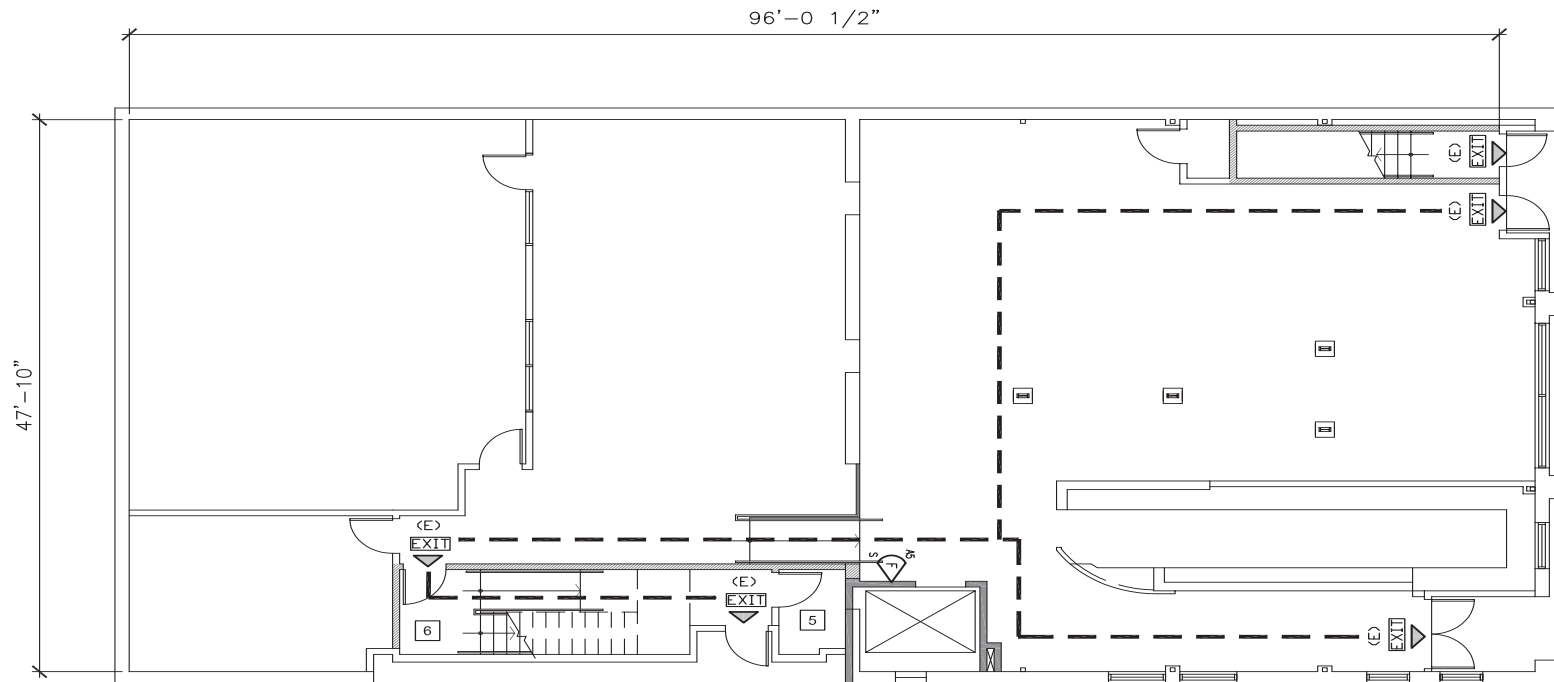
240 Pine Avenue is a commercially zoned retail property that is approximately ± 12,000 SF. This property is in the heart of Downtown Long Beach located on the high traffic corridor of Pine Avenue in between 3rd and 4th Street and located within proximity to two large City owned parking lots located on Broadway and on 3rd. The City owned parking lots provide 2- hour free parking to all customers and/or low priced monthly parking passes. The space has an open floor plan with high ceilings, restrooms located in the rear, large open area that can be used for storage, and built out office available in the 2nd floor mezzanine. The immediate area surrounding the property is retail, office, residential, and service type businesses. The adjacent retail spaces to the north of this property will soon be converted into restaurants and directly to the south of this property there is a brand new brewery called the Altar Society.

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.

INTERIOR PHOTOS



FLOOR PLAN - FIRST FLOOR

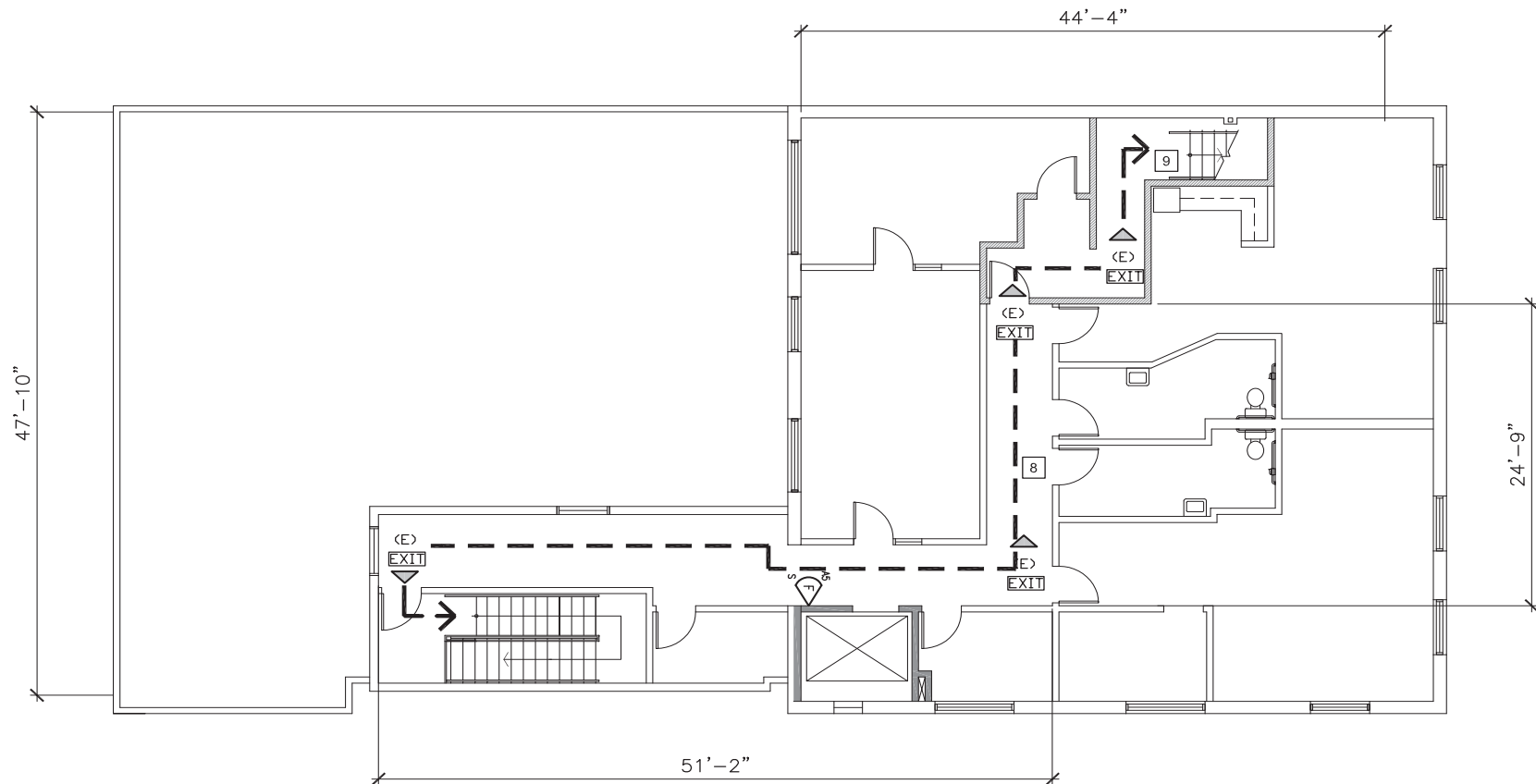


225 EAST 6TH STREET
STREET FRONT RETAIL

FLOOR PLAN - SECOND FLOOR

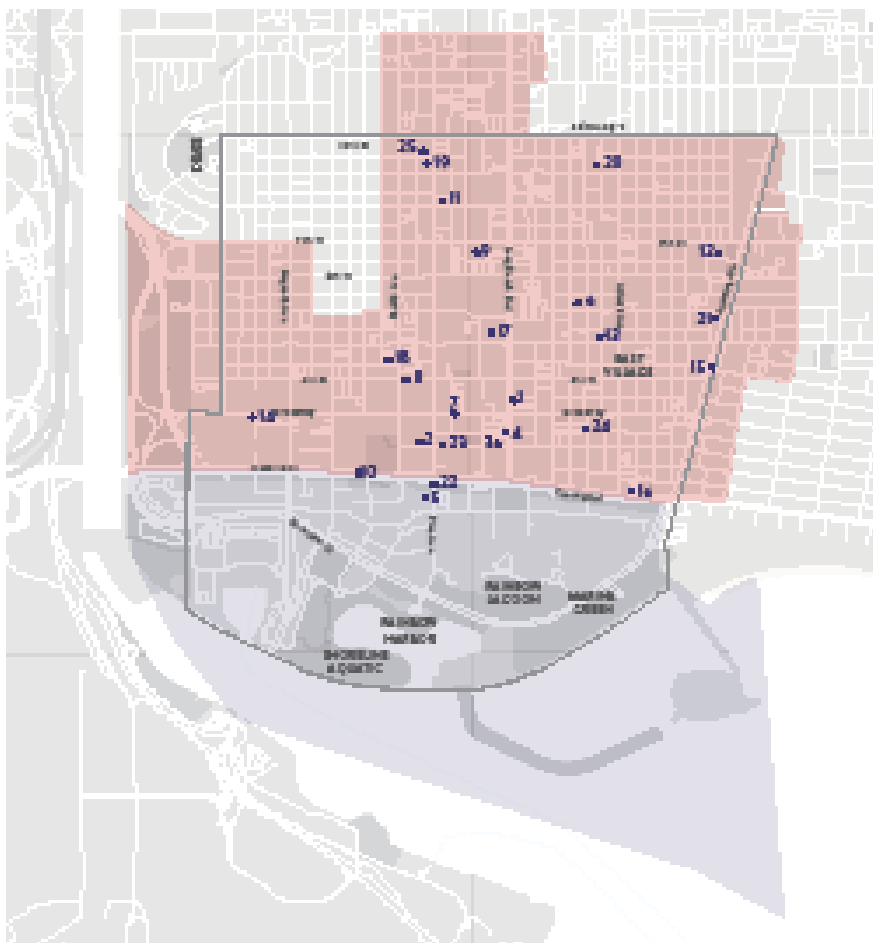


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225 EAST 6TH STREET
STREET FRONT RETAIL

Chemical composition **1978-82** **1983-4**

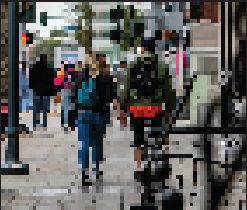


- Project types include market-rate and below-market rate housing, adaptive reuse projects, micro-units and commercial development.
- Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan.

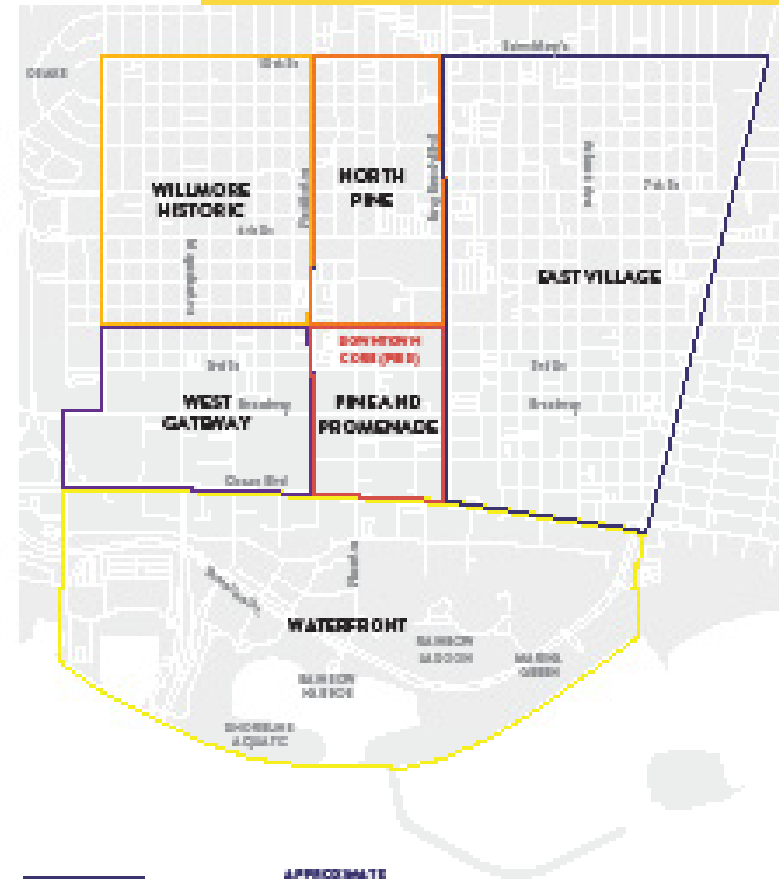
#	PROPERTY NAME	PROPERTY ADDRESS	ADDRESS TYPE	TOTAL AREA	TOTAL FLOORS	STATUS
1	RESEARCH CENTER	100 Long Street	Waterfront	100	20	Under Construction
2	RETAIL CENTER	200 Main	Waterfront	200	10	Completed
3	RETAIL	300 Long Street	Waterfront	50	5	Completed
4	MARKET	400 Long Street	Waterfront	200	5	Under Construction
5	RETAIL CENTER MARKET	500 Long Street	Waterfront	70	10	Under Construction
6		600 Main	Waterfront	10	5	Under Construction
7	RETAIL	700 Main Street	Waterfront	100	5	Under Construction
8	MARKET, RETAIL	800 Main	Waterfront	100	5	Under Construction
9	CLUBHOUSE	900 Main	Waterfront	100	7	Under Construction
10	OFFICE BUILDING - OFFICE	1000 Long Street	Waterfront	100	5	Under Construction
11	THE RESEARCH CENTER	1100 Main	Waterfront	70	10	Under Construction
12	MARKET AND OFFICE	1200 Main	Waterfront	100	5	Under Construction
13		1300 Main	Waterfront	100	10	Under Construction
14	OVER-SECTOR PROJECT	1400 Main Street	Waterfront	700	20	Under Construction
15	RETAIL MARKET	1500 Main	Waterfront	70	7	Under Construction
16		1600 Long Street	Waterfront	200	10	Under Construction
17	RETAIL	1700 Main Street	Waterfront	700	5	Under Construction
18	COMMERCIAL BUILDING	1800 Main	Waterfront	100	5	Under Construction
19	RETAIL MARKET	1900 Main	Waterfront	100	5	Under Construction
20		2000 Main Street	Waterfront	100	5	Under Construction
21		2100 Main	Waterfront	100	-	Under Construction
22	MARKET CENTER, INC. MARKET	2200 Long Street	Waterfront	100	10	Completed
23	MARKET CENTER MARKET	2300 Main	Waterfront	100	10	Completed
24	MARKET CENTER MARKET	2400 Main	Waterfront	100	7	Under Construction
25	MARKET CENTER	2500 Main	Waterfront	100	5	Under Construction



- ◆ PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.
- ◆ These Planned Developments also address building design, streetscape standards and open space to promote a cohesive community character.



Shirley Ann Carter



	APPROXIMATE POPULATION
EAST VILLAGE	8,900
PINE AND PROMENADE	4,000
WILLMORE	4,400
WATERFRONT	2,500
WEST GATEWAY	2,200
DTLB TOTAL	10,000
TOTAL	22,000

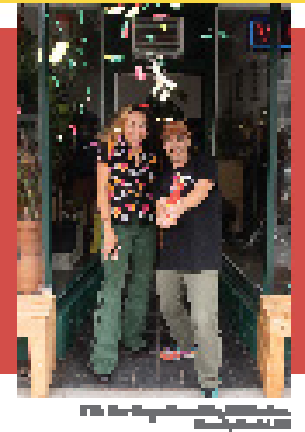
DTLB NEIGHBORHOODS

Source: 2023 DTLB Economic Profile

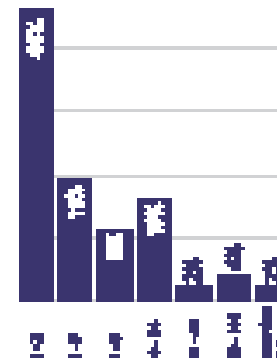


BUSINESS ENVIRONMENT

- Each year, DLBA conducts a phone-based survey of business owners in the Downtown PBIA.
- The survey gathers annual data on business characteristics and attitudes towards the business environment.
- The survey 2022 survey collected data from 167 businesses of varying size and industry.



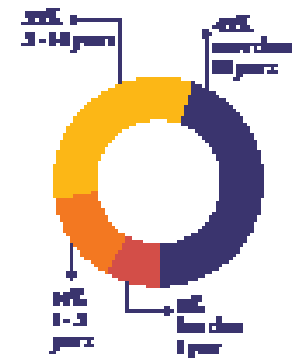
How many employees work at your Downtown location?



Do you expect your business to expand over the next year?



How long have you been in business in Downtown?



DTLB Board Members and Staff

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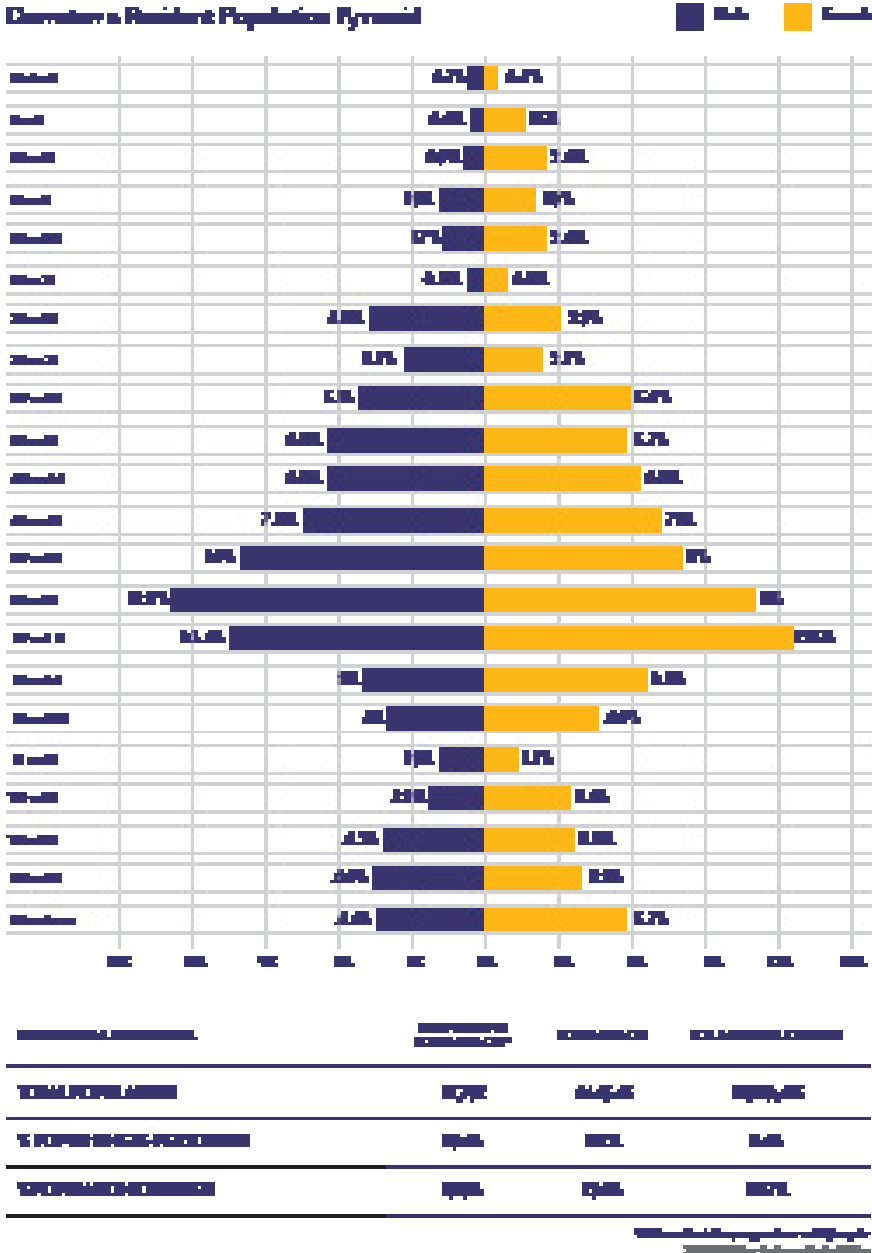
Source: 2023 DTLB Economic Profile



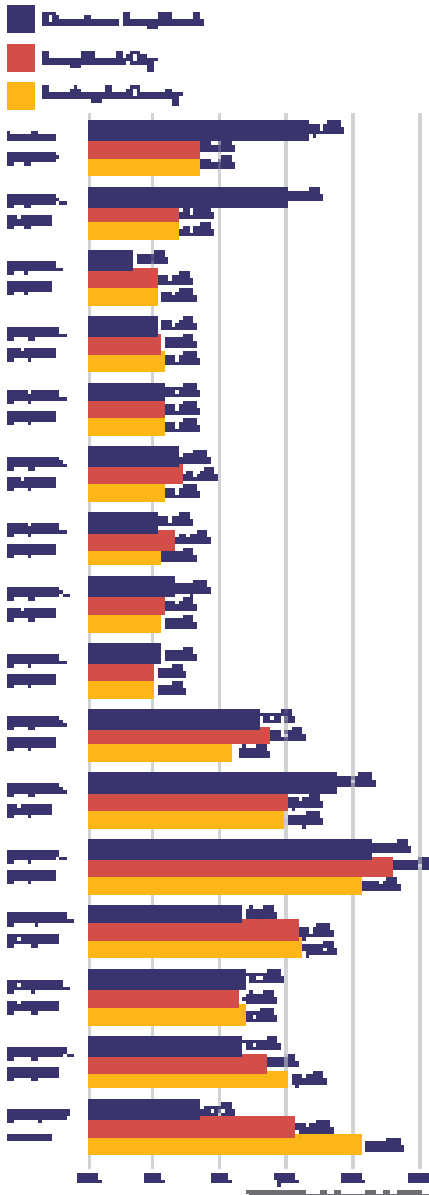
◆ 29% OF DOWNTOWN RESIDENTS LIVE IN SINGLE-PERSON HOUSEHOLDS, compared to 11% of Long Beach residents and 9% of Los Angeles County residents.

HOUSING & RESIDENTS

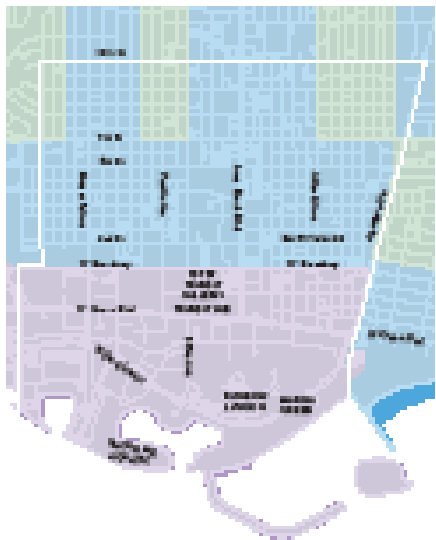
DEMOGRAPHICS



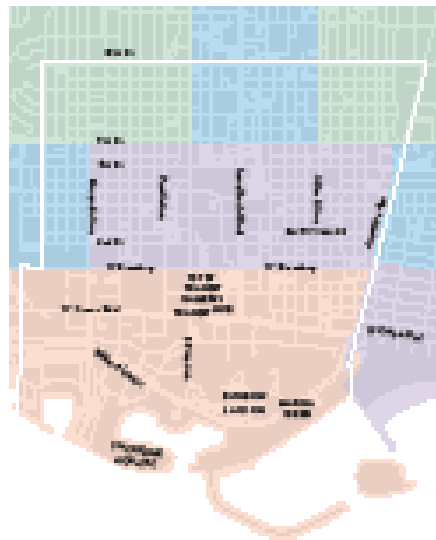
Household Income in the Post-12 months
(in 2010 inflation-adjusted dollars)



Source: 2023 DTLB Economic Profile



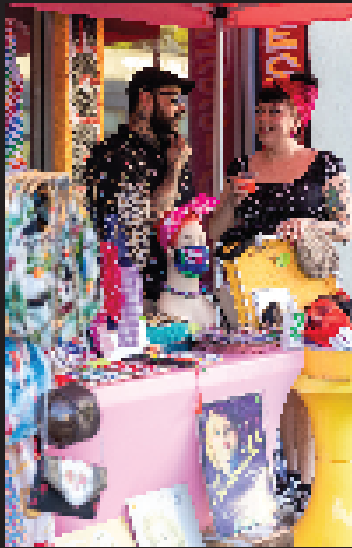
1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Conclusion**
 6. **References**

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Education Attainment (25 years +)



1000

- The largest age groups of residents is 25 to 29 and 30 to 34.
- Higher educational attainment concentrated in Waterfront census tracts.
- Hispanic or Latino and White residents are the predominant racial categories in Downtown. White residents are the predominant racial category in the Waterfront and Core area, while Hispanic or Latino residents are predominant in the surrounding census tracts.



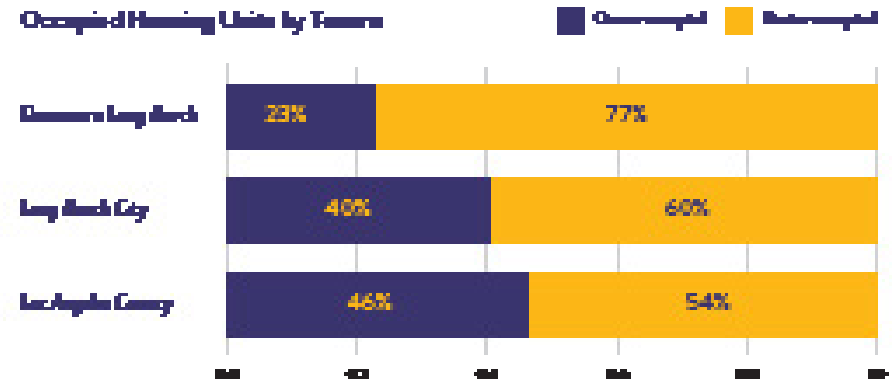
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RESIDENTIAL MARKET

DEMOGRAPHICS

Occupied Housing Units by Tenure



◆ 2022 RESIDENTIAL OCCUPANCY RATE WAS 95.4%, COMPARED TO 94% IN 2021.

◆ 358 new units completed in 2022.

◆ OVER 70% OF DOWNTOWN UNITS are either studio or one-bedroom apartments. A majority of three- or four-bedroom units are below-market rate housing.

◆ Majority of Downtown units are renter occupied, with weighted average rent at \$1,526.

◆ The weighted average mortgage payment for Downtown units is \$2,427.

2022 RESIDENTIAL OCCUPANCY RATE BY TENURE		2021 RESIDENTIAL OCCUPANCY RATE BY TENURE
UNIT TYPE	OWNER-OCCUPIED	RENTER-OCCUPIED
STUDIO	10%	90%
1-BR	10%	90%
2-BR	20%	80%
3-BR	10%	90%
4-BR+	10%	90%
Total Occupancy		95.4%

2022 RESIDENTIAL OCCUPANCY RATE BY TENURE (DOWNTOWN)	
UNIT TYPE	RENTER-OCCUPIED
STUDIO	90%
1-BR	90%
2-BR	80%
3-BR	90%
4-BR+	90%
Total Occupancy	

2022 RESIDENTIAL OCCUPANCY RATE BY TENURE (DOWNTOWN)	
UNIT TYPE	RENTER-OCCUPIED
STUDIO	90%
1-BR	90%
2-BR	80%
3-BR	90%
4-BR+	90%
Total Occupancy	



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Source: 2023 DTLB Economic Profile

GROUND FLOOR RETAIL

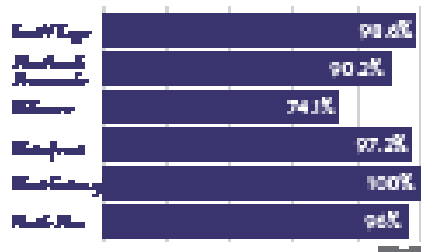
◆ Average neighborhood retail occupancy over 92% IN 2022.

◆ The highest concentration of retail businesses is found in the waterfront area within the Pike Outlets shopping center and Shoreline Village.

Source: DTLB



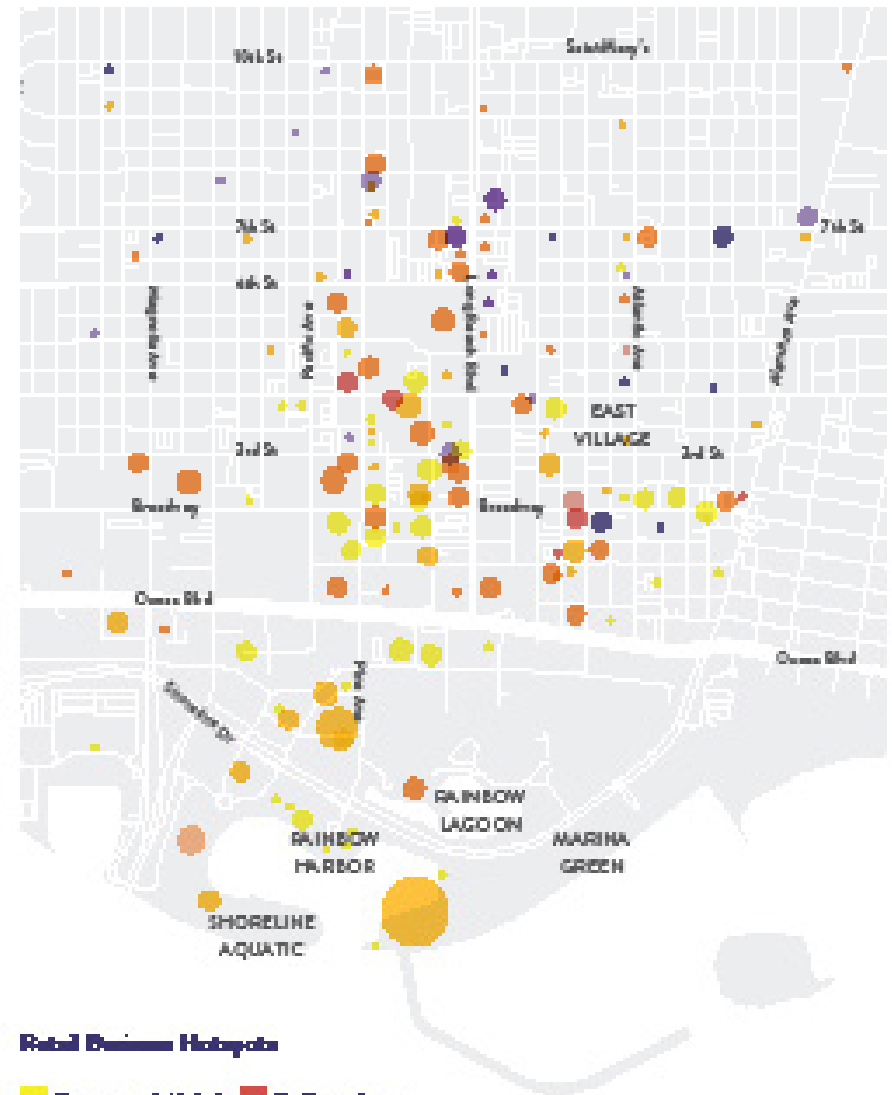
2022 Retail Occupancy



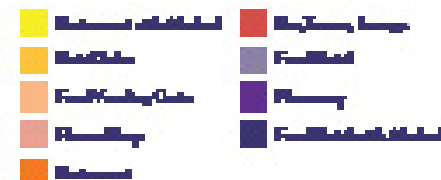
- ◆ Additional retail clusters are found in the Downtown Core and East Village.
- ◆ Recent additions in the Downtown retail market include shared-kitchen storefronts, wherein early-stage food businesses share access to commercial kitchen space and a retail storefront. The newest shared-kitchen space is Portale Collective (456 Elm Ave.)



Source: DTLB

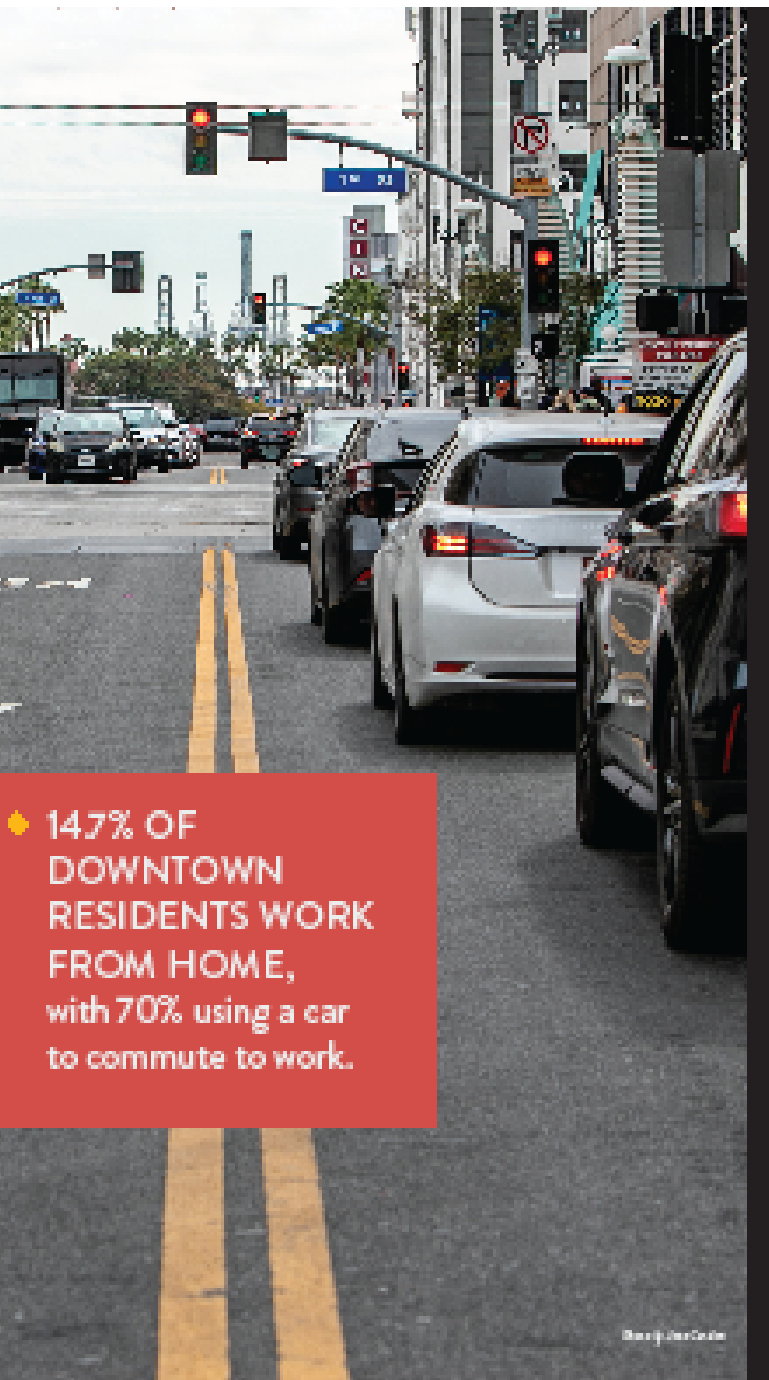


Retail Business Hotspots



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Source: 2023 DTLB Economic Profile



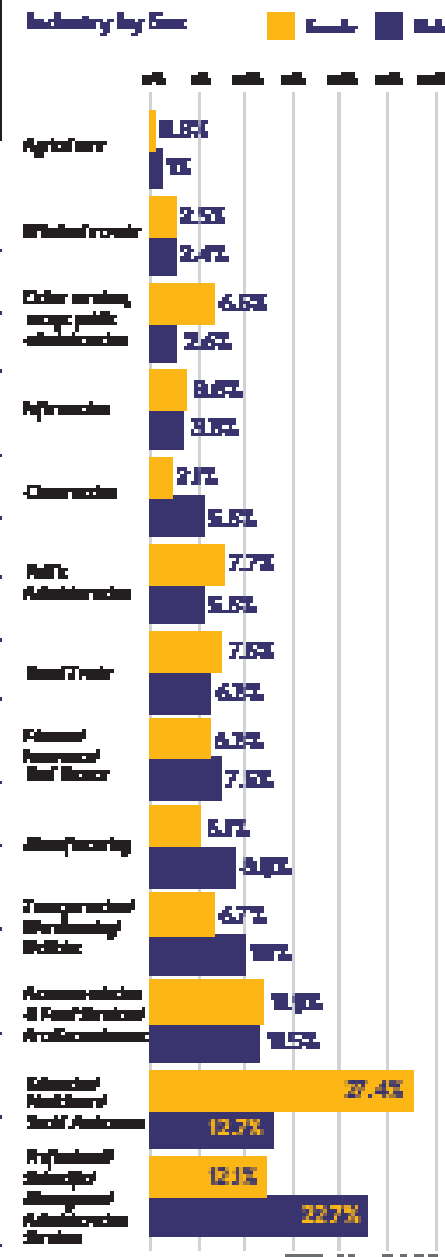
◆ 14.7% OF DOWNTOWN RESIDENTS WORK FROM HOME, with 70% using a car to commute to work.

WORKFORCE

◆ THERE ARE OVER 15,000 DOWNTOWN RESIDENTS participating in the labor market.

INDUSTRY	2022 DOWNTOWN RESIDENTS PARTICIPATING IN THE LABOR MARKET
Agriculture	50,000
Manufacturing	70,000
Other services, except public administration	40,000
Information	100,000
Construction	70,000
Public Administration	70,000
Retail Trade	100,000
Finance Insurance Real Estate	100,000
Manufacturing	100,000
Transportation Warehousing Utilities	40,000
Accommodation & Food Services/Hotel Accommodations	100,000
Education Health Social Assistance	70,000
Professional/Scientific Management Administrative Services	70,000

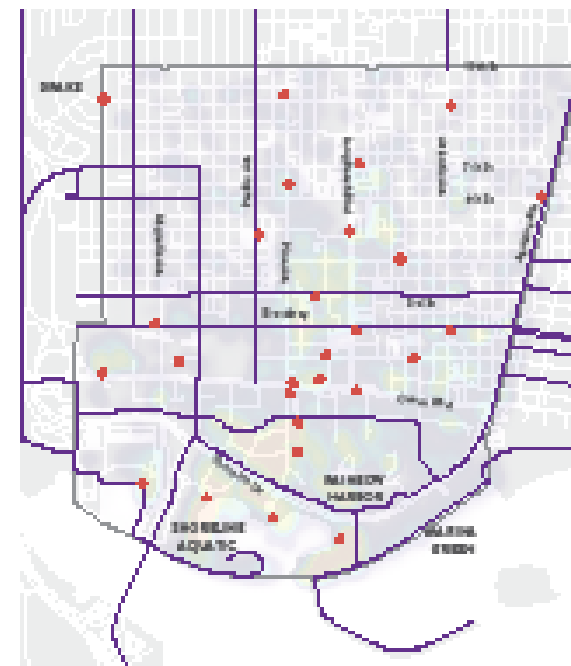
DEMOGRAPHICS





MOBILITY OVERVIEW

Visitor Heat Map

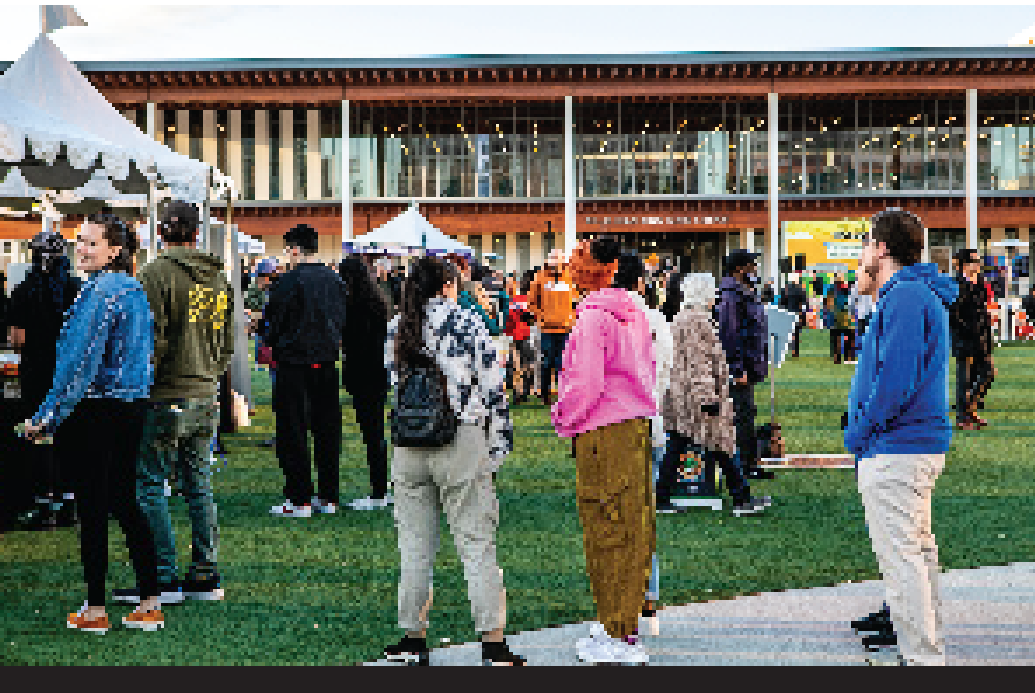


2019	2020	2021	2022
APPROX. VISITS	10,000,000	10,000,000	10,000,000
APPROX. VISITS	10,000,000	10,000,000	10,000,000
APPROX. VISITS	10,000,000	10,000,000	10,000,000

◆ In 2022, Downtown Long Beach welcomed 5.7 million visitors with over 25.7 MILLION TOTAL VISITS. While this increase is slight YOY (4%), it is within 5% of 2019 visitor statistics.

2022 Most Visited
High Rankings
Total Visitor Trips

1	Long Beach	1
2	Shoreline Village	2
3	Pike Outlets	3
4	Downtown	4
5	Long Beach	5
6	Long Beach	6
7	Long Beach	7
8	Long Beach	8
9	Long Beach	9
10	Long Beach	10
11	Long Beach	11
12	Long Beach	12
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26	Long Beach	26
27	Long Beach	27
28	Long Beach	28
29	Long Beach	29
30	Long Beach	30



PUBLIC SPACES, PARKS & WATERFRONT

2023 DOWNTOWN MAJOR EVENTS

Grand Prix	100,000
Celtic Week	80,000
Park	80,000
Die Jolee Mountain	6,000
Anniversary	75,000
UBM attendees	25,000
All Convention Center Events (FY 2022)	924,552

Source: 2023 DTLB Economic Profile

DEMOGRAPHICS

- There are 73 ACRES OF PARKS AND OPEN SPACE within the Downtown footprint.
- Shoreline Aquatic Park was the most visited open space, with over 2.2 million unique visits in 2022.



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RECENT MIXED-USE DEVELOPMENTS



SUBJECT PROPERTY

Mosaic
900 Future Apartment Units
Above 150,000 SF Retail

Onni East Village
432 Apartment Units Above
18,248 SF Retail

Shoreline Gateway
315 Apartment Units Above
6,400 SF Retail

Inkwell
189 Apartment Units Above
6,858 SF Retail

3rd & Pacific
271 Future Apartment Units
Above 12,000 SF Retail

The Pacific Apartments
163 Apartment Units

Amli Park Broadway
222 Apartment Units Above
6,000 SF Retail

225 EAST 6TH STREET

STREET FRONT RETAIL

LOCAL RETAIL & ENTERTAINMENT CENTERS



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