



 **PINE AT 6TH**

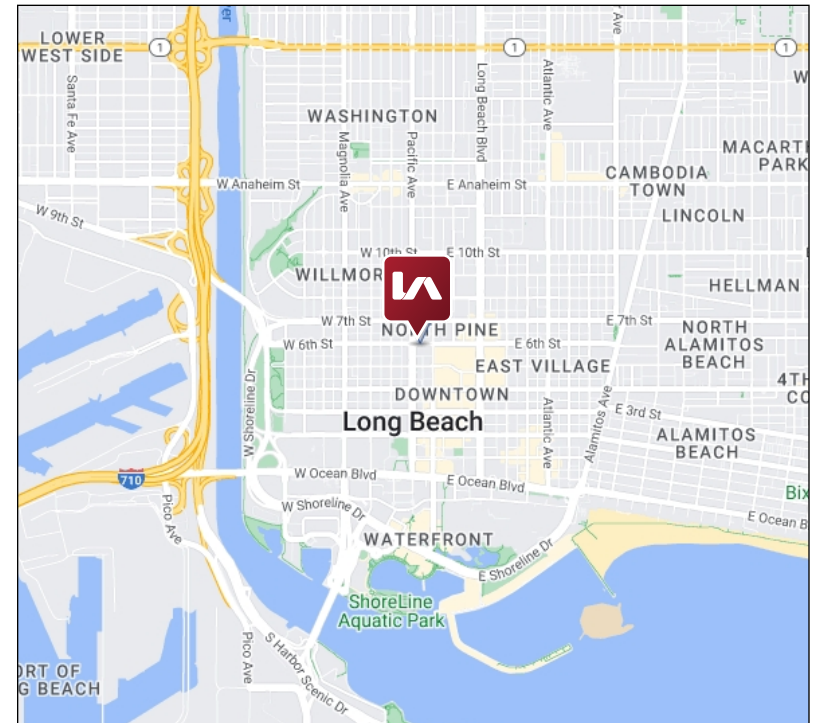
585 PINE AVENUE, LONG BEACH, CA 90802



### Property Features

- Available: ±4,735 SF
- Rate: \$2.50 / SF Modified Gross
- Term: 3-5 Years
- Zoning: LBPD
- Office/Retail Space with Pine Avenue Frontage
- Ground Floor Unit in a Premier Mixed Use Building with 158 Residential Units Above
- Modern Office Build-Out
- Free 2-Hour Parking Across the Street and Monthly Parking Passes Available
- Convenient Freeway Access
- Well-located in the heart of Downtown Long Beach with ample dining and entertainment amenities within walking distance

[Click to View Virtual Matterport Tour](#)



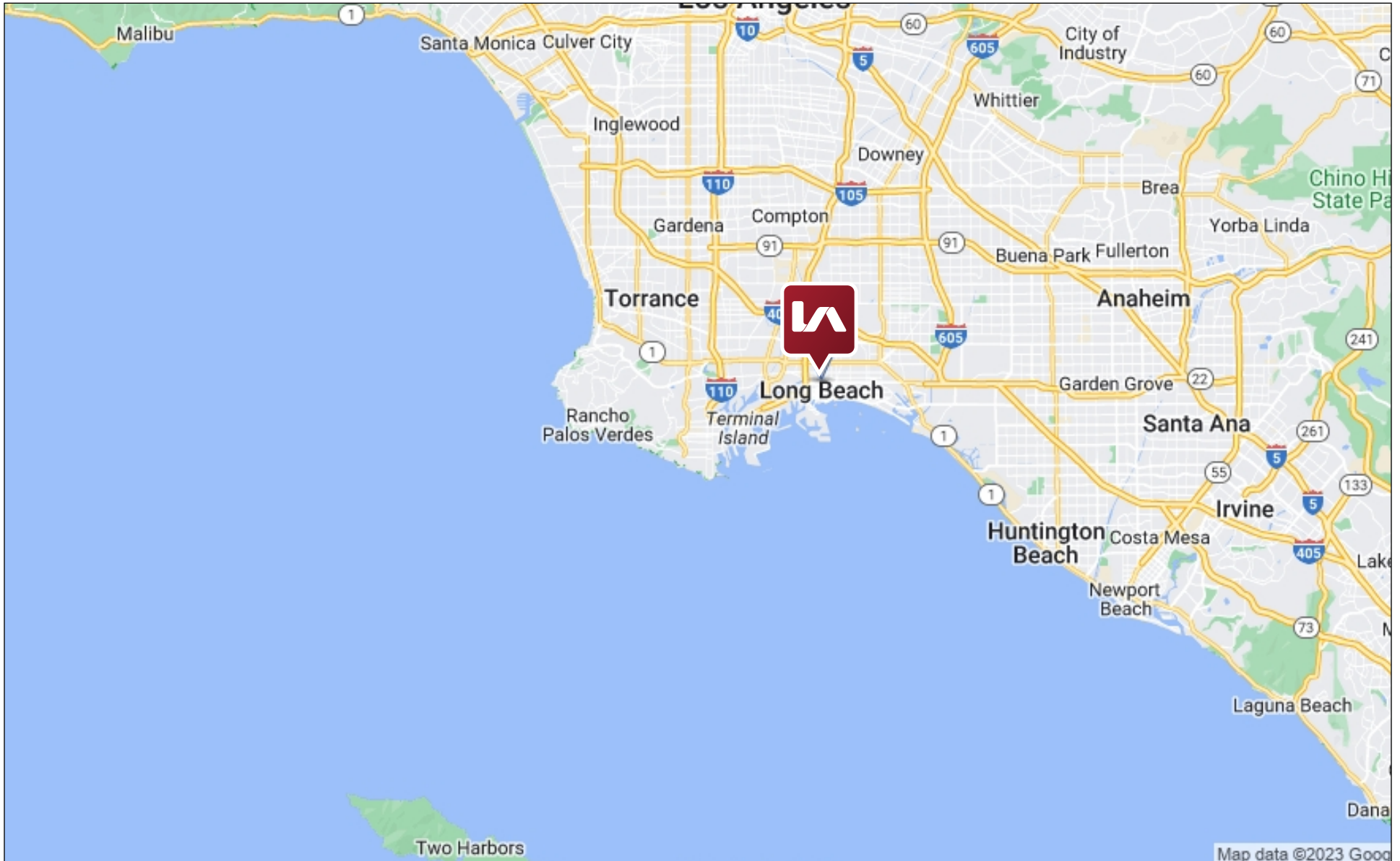








## Regional Map





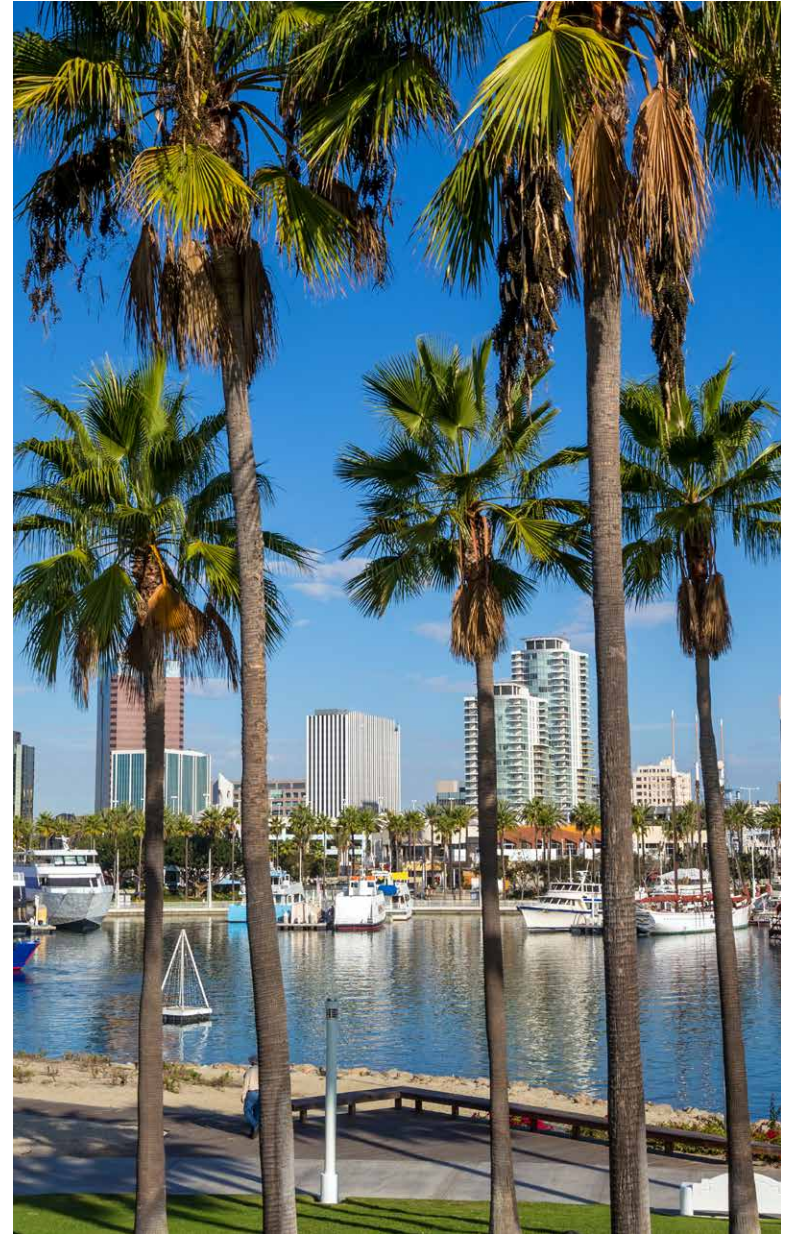
## About Long Beach

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.



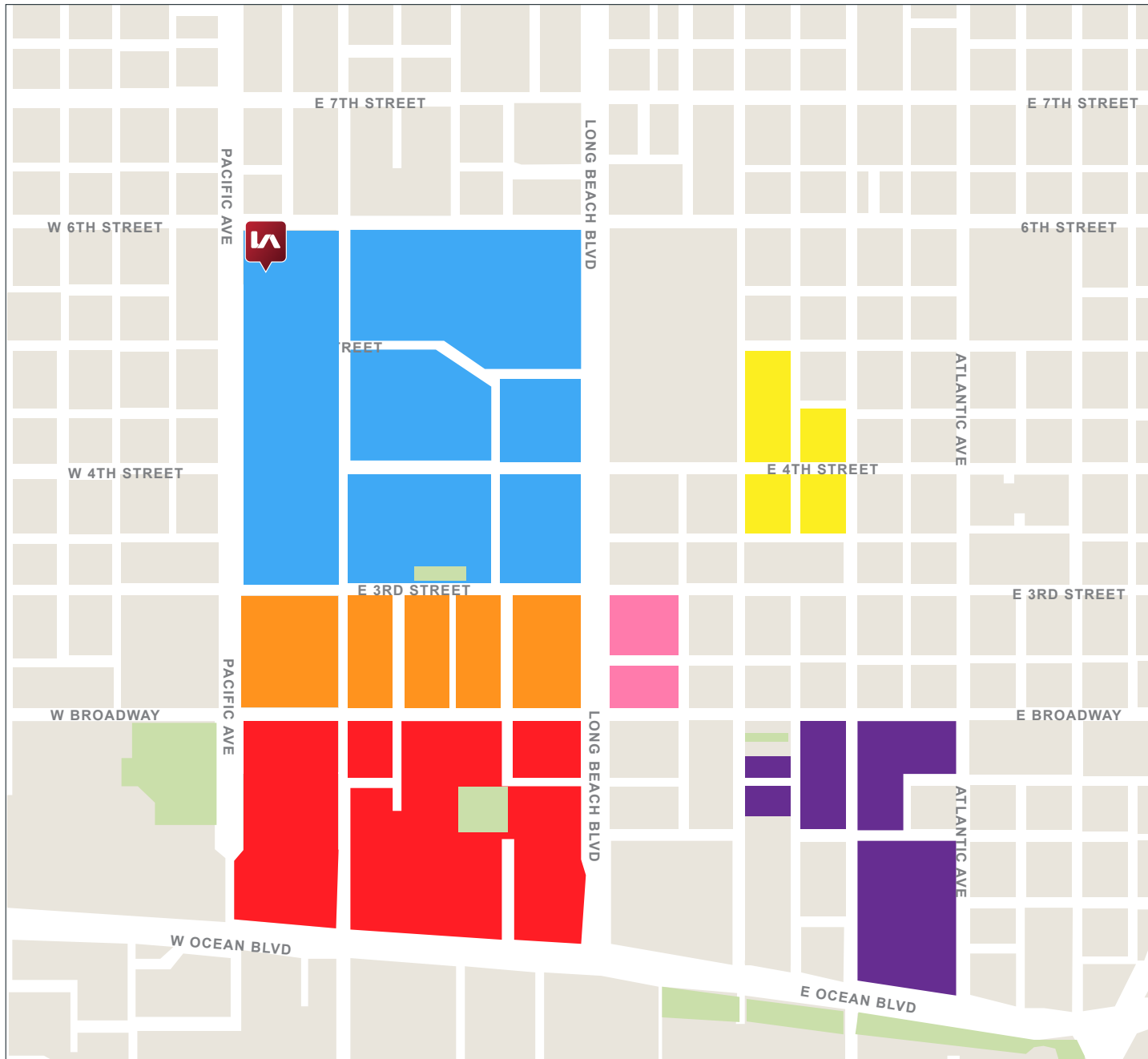
470,000  
Estimated Population



84 Public Schools With  
Over 81,000 Students



2nd Busiest Seaport in  
the United States



- Next Door by Agaves
  - Michael's Downtown
  - Beachwood BBQ
  - Under the Sun
  - Congregation Ale House
  - Rainbow Juices
  - Beachwood Blendery
  - Yoga 108
  - Recreational Coffee
  - Dog Haus
  - 123 Pho
  - Dolly's Delectables
- Portugese Bend Distillery
  - Lupe's Del Mar
  - Romeo Chocolates
  - Zen Maru
  - The Pie Bar
  - Fresh Kabobs
  - Wingstop
  - AMMATOLI Mediterranean Bites
  - Loose Leaf Boba Company
  - Poki Cat
- BO-Beau
  - Cafe Sevilla
  - Foundation Sandwich Shop
  - The Stave Bar
  - Pinkberry
  - Big Catch Seafood House
  - Broadway Pizza & Grill
  - Starbucks
- Naree Thai
  - 555 Steakhouse
  - District Wine
  - Blind Donkey
  - Crème De La Crepe
  - House of Hayden
- City Hall East
- Berlin Bistro
  - Fingerprints Music
  - Atlantic Studio
  - Ahimsa Vegan Cafe





1. Jefferson Ocean (580 units)
2. 507 Pacific Ave (134 Units)
3. Broadway/Magnolia (141 Units)
4. OceanAire (216 Units)
5. AMLI Park Broadway (222 Units)
6. Ocean Center Building (74 Units)
7. Shoreline Gateway (315 Units)
8. 320 Alamitos (77 Units)
9. Serenade Modern Flats (95 Units)
10. The Crest (112 Units)
11. The Linden (49 Units)
12. The Alamitos (136 Units)
13. Westside Gateway (756 Units)
14. Long Beach Blvd Boutique Hotel
15. The Pacific (163 Units)
16. 825 E 7th Street (19 Units)
17. Residences at Linden (82 Units)
18. Security Pacific National Bank Building (118 Rooms)
19. The Mosaic DTLB (20 Units)
20. 437 E 5th St (18 Units)
21. Ocean View Tower (106 Units)
22. Pacific-Pine Project (271 Units) - Completed
23. 810 Pine Ave (78 Units)
24. 923 / 927 Long Beach Blvd (100 Units)
25. Pacific Lofts (36 Units)
26. 3rd & Pacific (345 units)
27. Inkwell (189 Units)
28. Aster (218 Units)
29. Broadway Block (375 Units)
30. Pine & Ocean Hotel (427 Rooms)
31. The Breakers Hotel (185 Rooms)

DEVELOPMENT PROGRESS UNDER DOWNTOWN PLAN

	RESIDENTIAL (UNITS)	OFFICE (SQ FT)	RETAIL / COMMERCIAL (SQ FT)	HOTEL (ROOMS)
Expected Growth 2012-2035	5,000	1,500,000	480,000	800
Under Construction / Approved	1,787	578,927	52,852	34
Pending	1,276	0	31,680	0
Percent Under Construction	61%	39%	18%	4%

Source: City of Long Beach, "Downtown Plan Update 2018"



# PINE AT 6TH

Your Local Market Experts



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