



ELLERY
SHORES

280 MARINA DRIVE,
LONG BEACH, CA 90803

3,100 SQUARE FEET/DIVISIBLE
NEW GROUND FLOOR RETAIL/RESTAURANT



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Rentable SF: 3,100 SF/Divisible

Lease Rate: \$5.50 PSF - NNN

- Overall:**
- 281 Luxury Apartments
 - Available December 2027
 - Highly Visible Signalized Corner
 - Bike Score of 78 - Very Bikeable
 - Affluent Coastal Community

- Features:**
- 17' Ceiling Clear Height
 - Includes Vent Shaft for Hood Installation
 - Includes Grease Interceptor
 - Parking (Covered) Available on the Property
 - Outdoor Patio

Executive Summary:

280 Marina Drive is located at the gateway to Long Beach's vibrant coastal lifestyle and serves as an anchor point for commercial, recreational, and residential activity. As part of a thriving business corridor, the property benefits from its close proximity to the surrounding affluent residential communities, which have an average household income of \$180,326 within a 1-mile radius. Retail leasing opportunities for the project will be enhanced by the outstanding visibility to more than 43,000 daily vehicles and approximately 1,624 recreational boat slips at The Alamitos Bay Marina. Adjacent commercial properties include 2nd & PCH, a stylish 215,000 SF shopping and lifestyle center and community gathering place with ongoing events. Bicycle enthusiasts benefit from dedicated bike lanes along PCH and connecting streets, while walkability is enhanced by well maintained sidewalks, crosswalks, and pedestrian-friendly infrastructure.

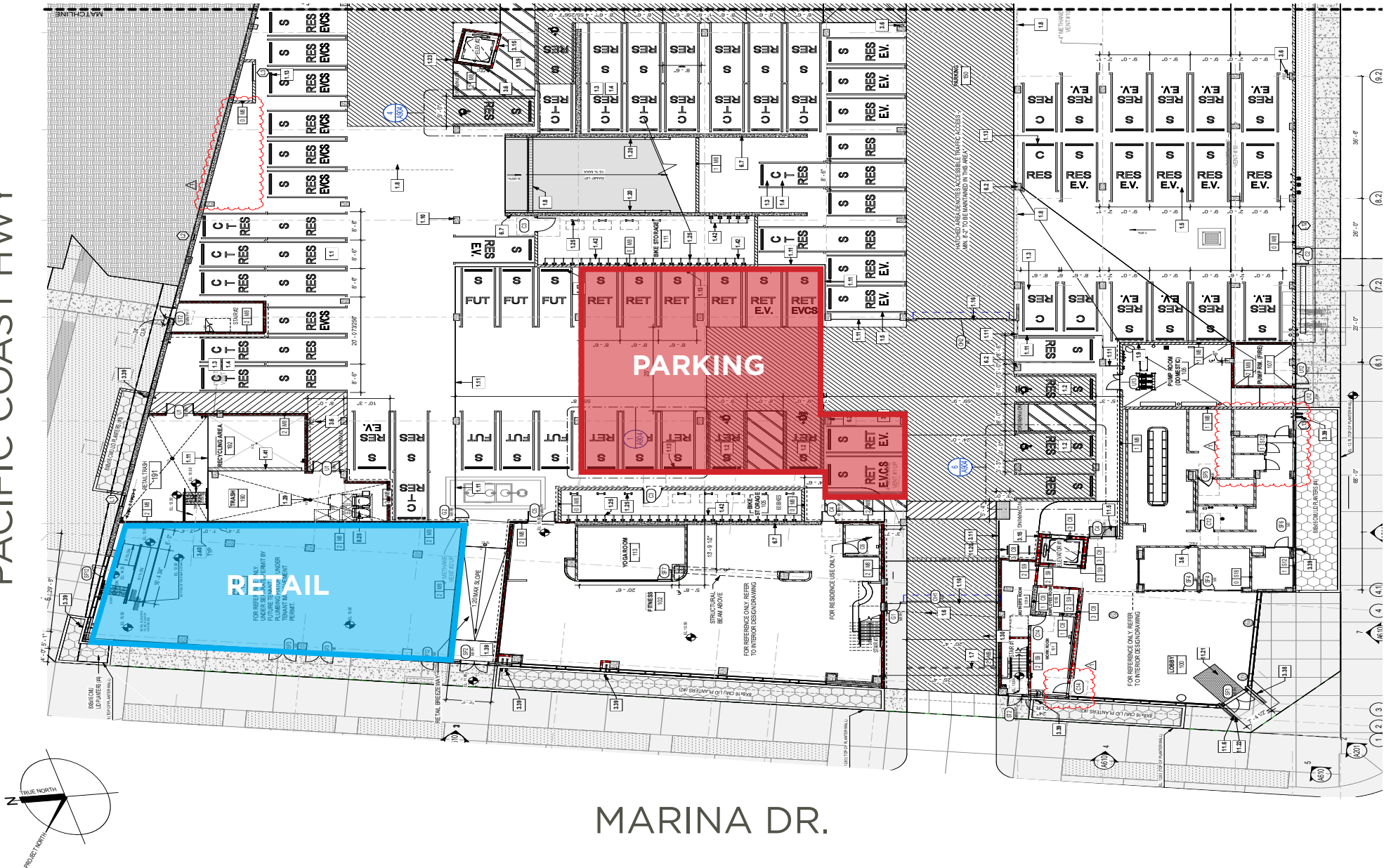
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MARINA DR.

AREA DESCRIPTION

Located in one of Long Beach's premier coastal commercial corridors, 280 Marina Drive benefits from exceptional visibility and access within the highly sought-after Alamitos Bay waterfront district. The property is surrounded by affluent residential neighborhoods including Belmont Shore, Naples Island, and Seal Beach, drawing consistent local and visitor traffic alike.

The area is anchored by the nearby 2nd & PCH shopping and dining destination, waterfront entertainment, and Alamitos Bay amenities, creating a vibrant environment for retail, showroom, restaurant, wellness, or service-oriented businesses. Consumers are drawn to the area's coastal atmosphere, strong daytime population, and active lifestyle centered around boating, recreation, dining, and shopping.

Located at the highly visible corner of Pacific Coast Highway and Marina Drive, the property offers convenient regional connectivity to Long Beach, Orange County, and surrounding beach communities. The immediate trade area features a strong mix of established retailers, restaurants, fitness concepts, and upscale residential developments, making 280 Marina Drive a highly desirable location for businesses seeking both local loyalty and destination traffic.

ZONING

SP-2 Southeast Area Specific Plan - SP-2 is one of four Specific Plans designated by the City of Long Beach that provides a vision, zoning regulations and design guidelines for the development and improvement of a specific neighborhood or corridor within Long Beach. 280 Marina Dr. is located within the **Mixed-Use Community Core** area of SP-2 which defines a mix of uses including residential, regional retail, overnight visitor serving accommodations, and office uses. The focus of this designation is on creating a pedestrian-scale environment, including increased connectivity, gathering spaces, and linkages to the marina and wetlands. Allowable uses include, but are not limited to, restaurants, cafes, brew pubs, basic personal and professional services, dance/ballet studios, and basic retail sales.

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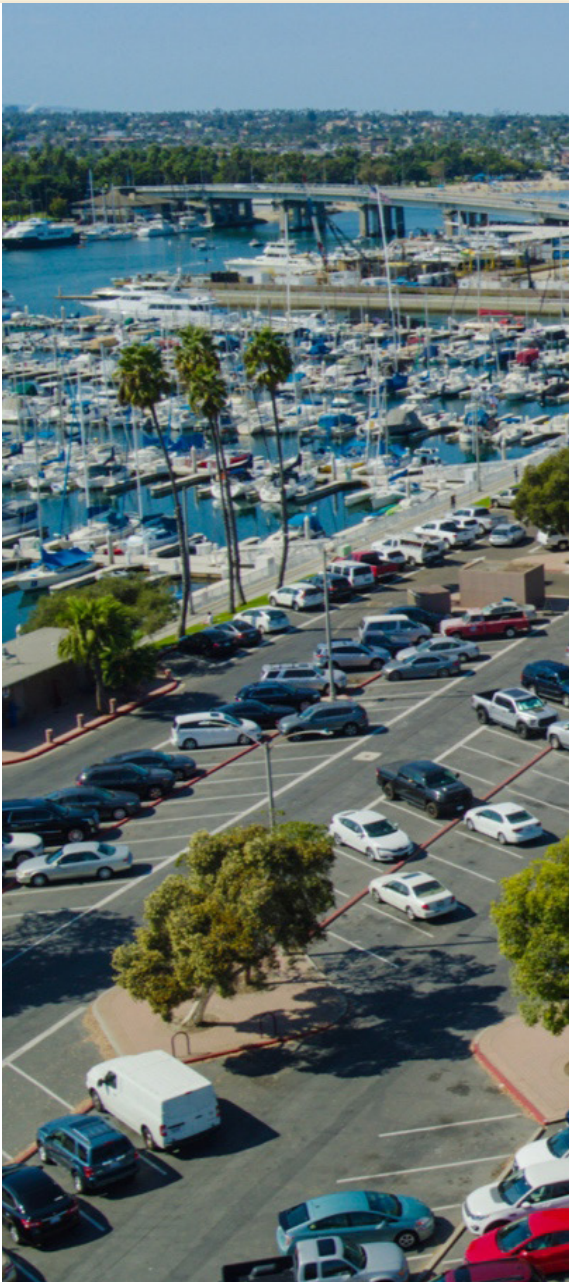
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DEMOGRAPHICS

Market Profile Report				
280 Marina Dr. Long Beach, CA 90803				
Population Summary	1 mile	3 miles	5 miles	
2010 Total Population	12,947	107,502	337,967	
2020 Total Population	12,927	110,303	345,503	
2020 Group Quarters	14	3,898	8,421	
2025 Total Population	12,514	105,986	335,303	
2025 Group Quarters	13	3,875	8,371	
2030 Total Population	12,262	103,585	329,966	
2024-2029 Annual Rate	-0.41%	-0.46%	-0.32%	
2025 Total Daytime Population	15,080	108,366	334,132	
Workers	8,741	58,672	175,899	
Residents	6,339	49,694	158,233	
Household Summary				
2010 Total Households	6,573	50,919	138,099	
2010 Average Household Size	1.97	2.05	2.41	
2020 Total Households	6,533	51,231	142,586	
2020 Average Household Size	1.98	2.08	2.36	
2025 Total Households	6,520	50,717	143,364	
2025 Average Household Size	1.92	2.01	2.28	
2030 Total Households	6,529	50,481	144,349	
2030 Average Household Size	1.88	1.98	2.23	
2024-2029 Annual Rate	0.03%	-0.09%	0.14%	
2025 Families	3,448	24,750	78,649	
2025 Average Family Size	2.57	2.79	3.03	
Housing Unit Summary				
2020 Housing Units	7,078	55,060	151,497	
Vacant Housing Units	8.3%	6.8%	5.9%	
2025 Housing Units	7,093	54,610	152,832	
Owner Occupied Housing Units	62.9%	53.2%	46.8%	
Renter Occupied Housing Units	37.2%	46.8%	53.2%	
Vacant Housing Units	8.1%	7.1%	6.2%	
Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025, 2030).				



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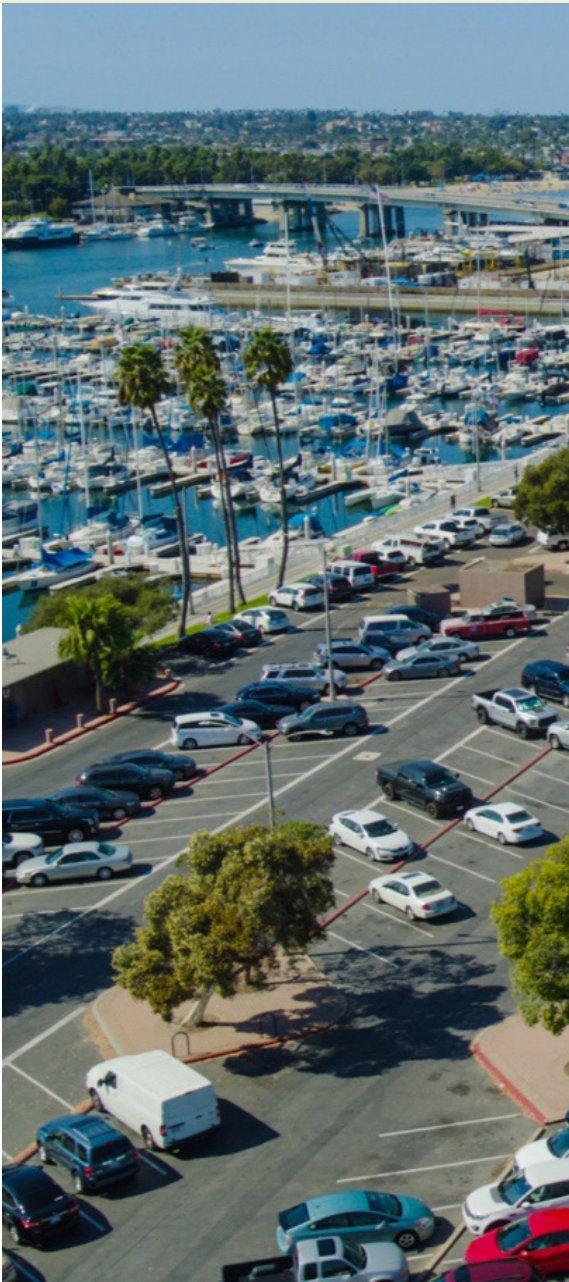
DEMOGRAPHICS & TRAFFIC COUNTS

Market Profile Report - continued				
280 Marina Dr. Long Beach, CA 90803				
Median Household Income	1 mile	3 miles	5 miles	
2025	\$131,927	\$105,246	\$98,867	
2030	\$154,824	\$116,127	\$109,839	
Per Capita Income	1 mile	3 miles	5 miles	
2025	92,848	69,244	57,788	
2030	\$104,031	\$77,488	\$65,172	
2025 Households by Income				
Household Income Base	6,517	50,714	143,354	
<\$15,000	6.1%	6.4%	7.0%	
\$15,000 - \$24,999	3.1%	4.9%	4.9%	
\$25,000 - \$34,999	2.8%	5.2%	5.1%	
\$35,000 - \$49,999	6.2%	6.8%	7.8%	
\$50,000 - \$74,999	9.7%	12.3%	13.4%	
\$75,000 - \$99,999	10.6%	11.6%	12.2%	
\$100,000 - \$149,999	15.6%	18.6%	17.8%	
\$150,000 - \$199,999	14.1%	11.8%	11.6%	
\$200,000+	31.9%	22.4%	20.2%	
Average Household Income	\$180,326	\$144,384	\$135,080	
Median Home Value				
2025	\$1,318,489	\$1,011,150	\$946,263	
2030	\$1,436,346	\$1,194,175	\$1,089,482	

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025, 2030).

Traffic Counts				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Pacific Coast Hwy	Studebaker Rd NW	43,818	2024	0.06 mi
1	Studebaker Rd NW	43,597	2025	0.06 mi
CA 1	Pacific Coast Hwy S	43,800	2022	0.15 mi
CA 1	-	42,249	2025	0.15 mi
Pacific Coast Highway	1st St S	46,626	2025	0.15 mi
Pacific Coast Hwy	1st St S	42,921	2025	0.16 mi
Pacific Coast Hwy	1st St N	42,372	2025	0.26 mi
1st St	Pacific Coast Hwy NE	3,290	2025	0.26 mi
1	Seal Beach Blvd E	45,798	2023	0.28 mi
Pacific Coast Highway	Seal Beach Blvd E	46,272	2025	0.28 mi

Source: CoStar Group (2026)



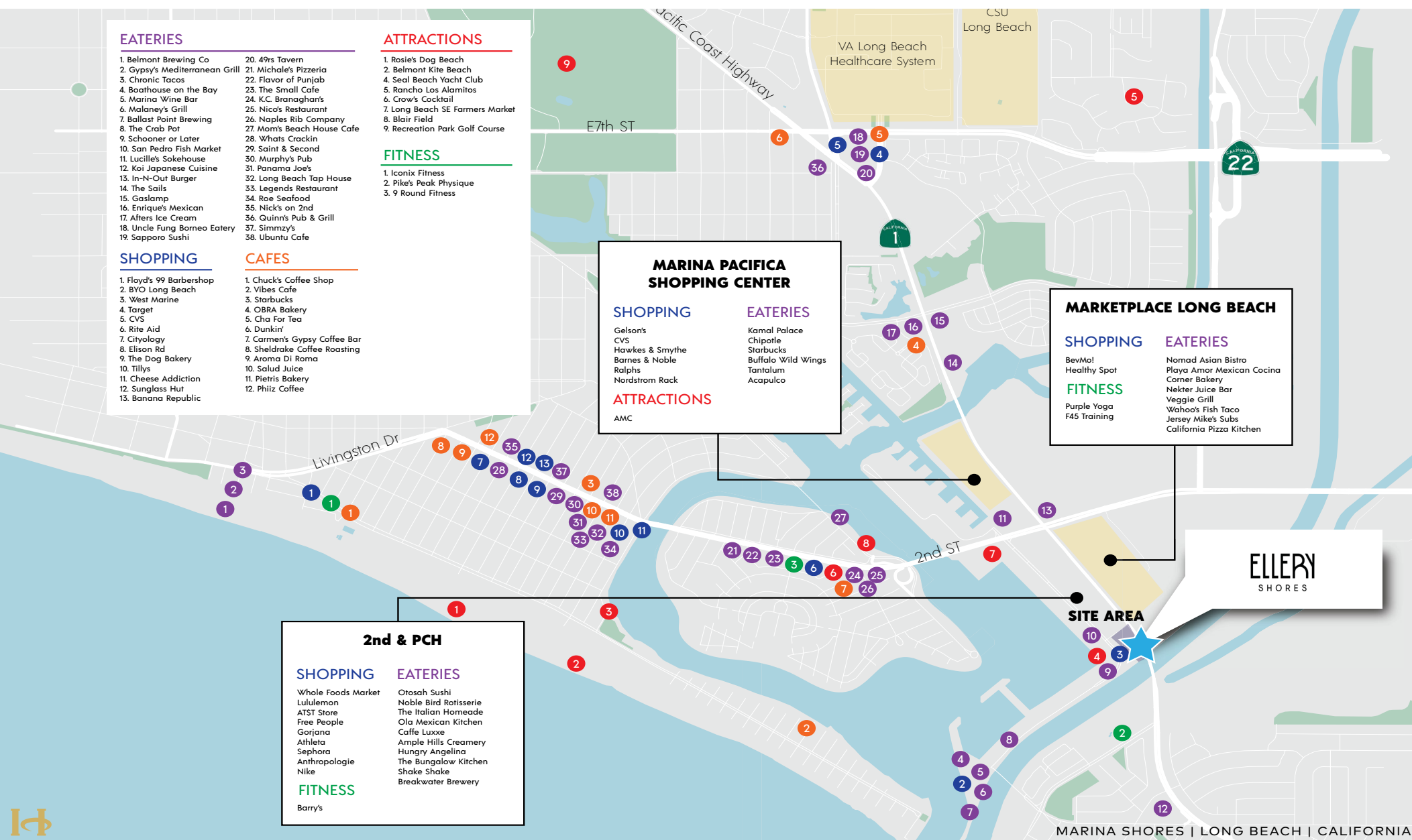
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SITE LOCATION MAP





FOR MORE INFORMATION CONTACT

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