



# 130 PINE AVE LONG BEACH

Located in the Heart of  
**Downtown Long Beach's**  
Entertainment District

Adjacent to the  
Long Beach Convention Center

Turnkey Beautifully Designed Restaurant  
with Full Liquor License

Various Uses:  
Restaurant, Retail, Office, Medical, & Fitness

130 Pine Avenue | Long Beach, California

[VIEW ON MAP](#)



# 130 PINE AVE LONG BEACH

## GROUND LEVEL + BASEMENT

Restaurant, Retail, Office, Medical & Fitness |  $\pm 6,600$  SF

Elevator-Serviced Basement |  $\pm 7,500$  SF

## LEVEL 2 + LEVEL 4

Turnkey Creative Office |  $\pm 1,000 - 7,500$  SF

Multiple Parking Structures Nearby

*monthly parking passes available*

Located in the Heart of Downtown Long Beach's  
Entertainment District





**B0 beau**  
kitchen + roof tap

**130** PINE AVE  
LONG BEACH

**Sevilla**  
RESTAURANT & TAPAS BAR

**GEORGE'S GREEK CAFE**

**King's**  
Fish  
House  
EST. 1945

LIVE  
LOBSTER  
⚓

PINE AVENUE



7 ELEVEN

BROADWAY  
PIZZA & GRILL

pinkberry

130 PINE AVE  
LONG BEACH

Johnny Rockets  
Baby Bros

Spectrum

BO beau  
kitchen + roof tap

THE CARVERY  
RESTAURANT

Mary's  
HAMBURGER

ALTAR SOCIETY  
BREWING & COFFEE CO

Sevilla  
RESTAURANT & TAPAS BAR

King's  
Fish House  
EST. 1945

GEORGE'S GREEK CAFE

L'OPERA  
ITALIAN  
RESTAURANT



PUBLIC  
PARKING





**TOP 5% MOST VISITED  
CONVENTION CENTER  
NATIONWIDE**

1.9M Visits Annually - Placer.ai

*Fairmont*

**FAIRMONT BREAKERS**  
Reopened in 2024  
185 Rooms



HOTEL • ATTRACTIONS • EVENTS  
**THE QUEEN MARY**

**Marriott**

**HOTELS & RESORTS**

376 Rooms

**133 PROMENADE WALK**  
140 Condos

**DOWNTOWN LONG BEACH**  
Promenade Square

**BROADSTONE INKWELL**  
189 Apartments

**130 PINE AVE**  
LONG BEACH

*Sevilla*  
RESTAURANT & TAPAS BAR

**BO beau**  
kitchen + roof tap



LONG BEACH  
**BROADWAY**  
PIZZA & GRILL

**pinkberry**

**THE PIKE OUTLETS**

**NikeFactoryStore**

**Columbia**  
Sportswear Company

**ISLANDS**  
fine burgers & drinks

**Levi's**

**HOT TOPIC**

**KNAVE'S**

**WaBa** grill

**COLD STONE**  
CREAMERY

**GAP**

**california**  
PIZZA KITCHEN

**200 WEST OCEAN**  
106 Apartment Units

**OCEANAIRE**  
216 Apartment Units

**CAMDEN HARBOR VIEW**  
Apartment Building

**LINCOLN PARK**  
Skate Park

**THE HUBB**  
Business Center

**GEORGE'S GREEK CAFE**

**King's**  
Fish House  
EST. 1945

**FARMER'S**  
FRIDGE

THE  
**CARVERY**  
RESTAURANT

**Johnny**  
Rockets  
THE ORIGINAL HAMBURGER

**Baby**  
Bros



**AQUARIUM**  
OF THE PACIFIC®  
**TOP 2% MOST VISITED  
ATTRACTIONS  
NATIONWIDE**  
1.2M Visits Annually  
Placer.ai





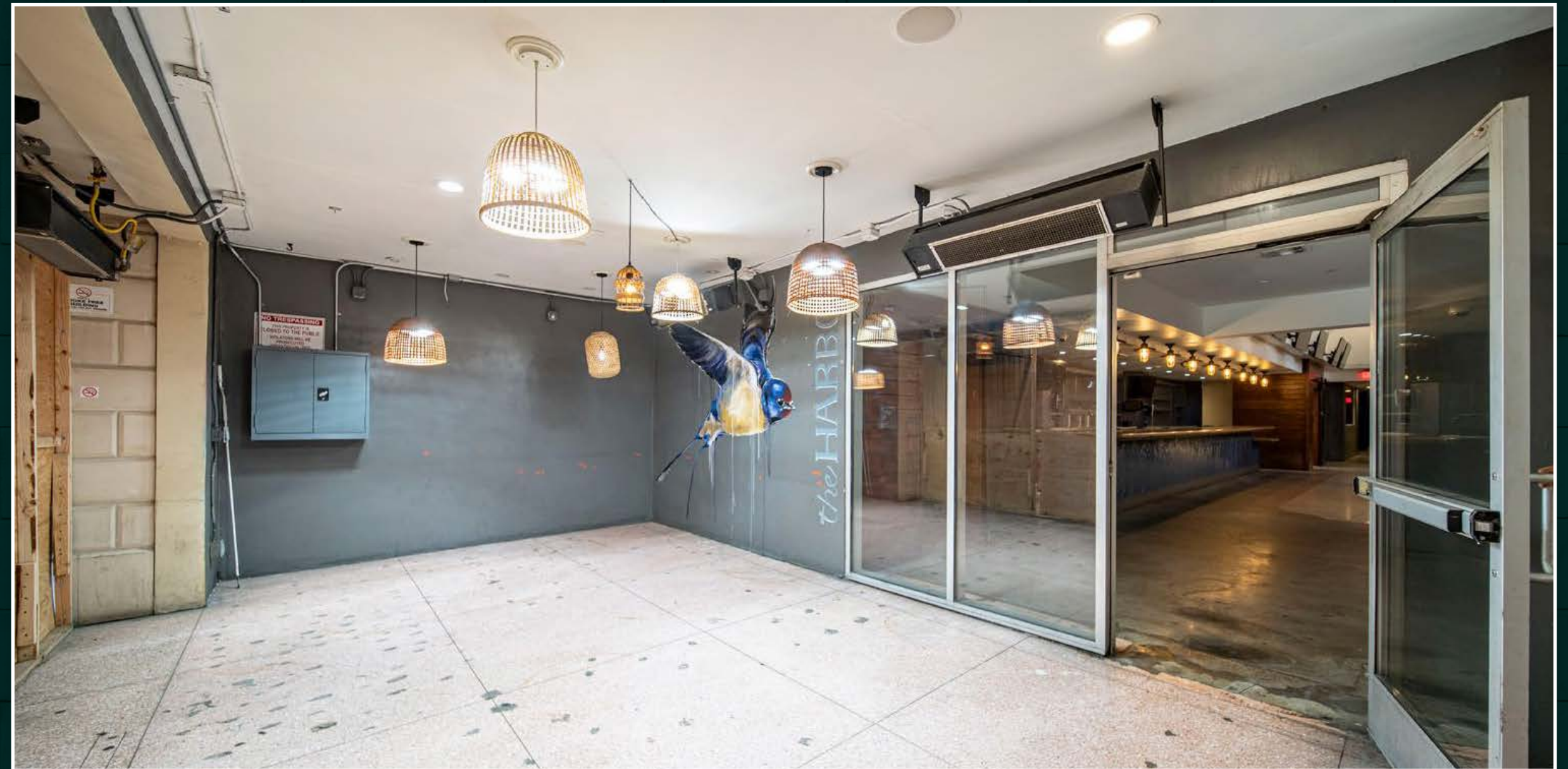
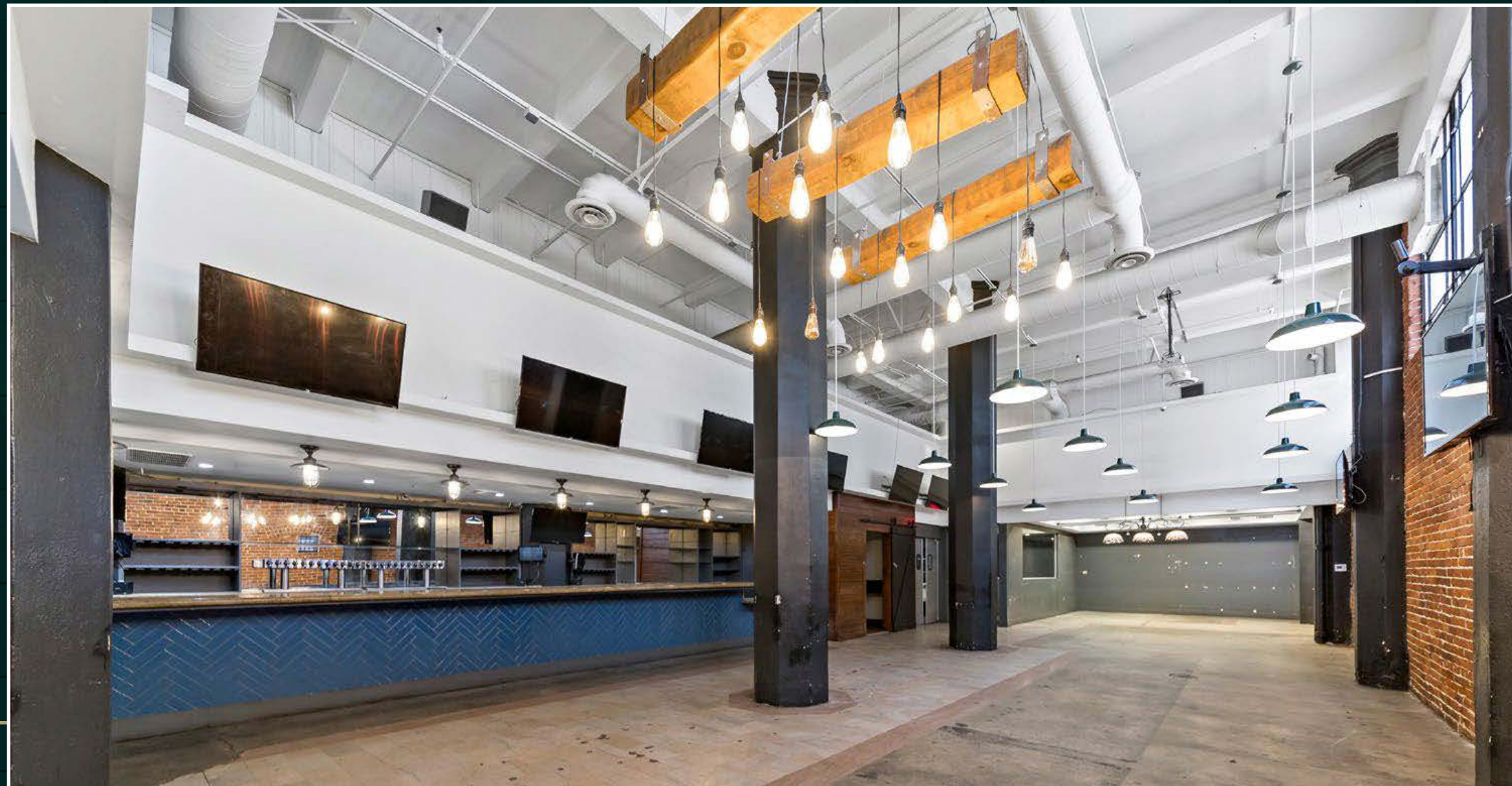
LONG BEACH, CALIFORNIA





# INTERIOR PHOTOS

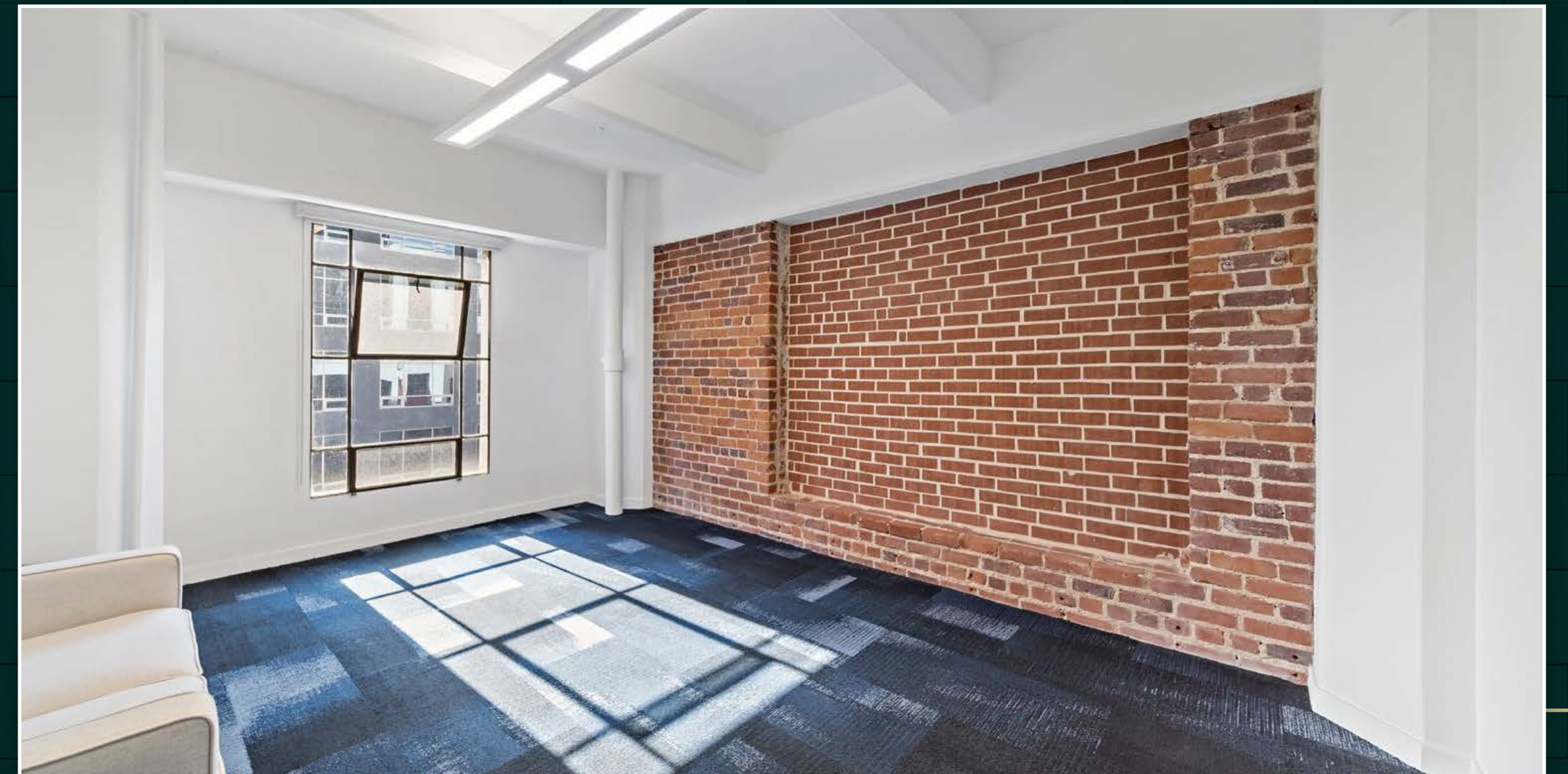
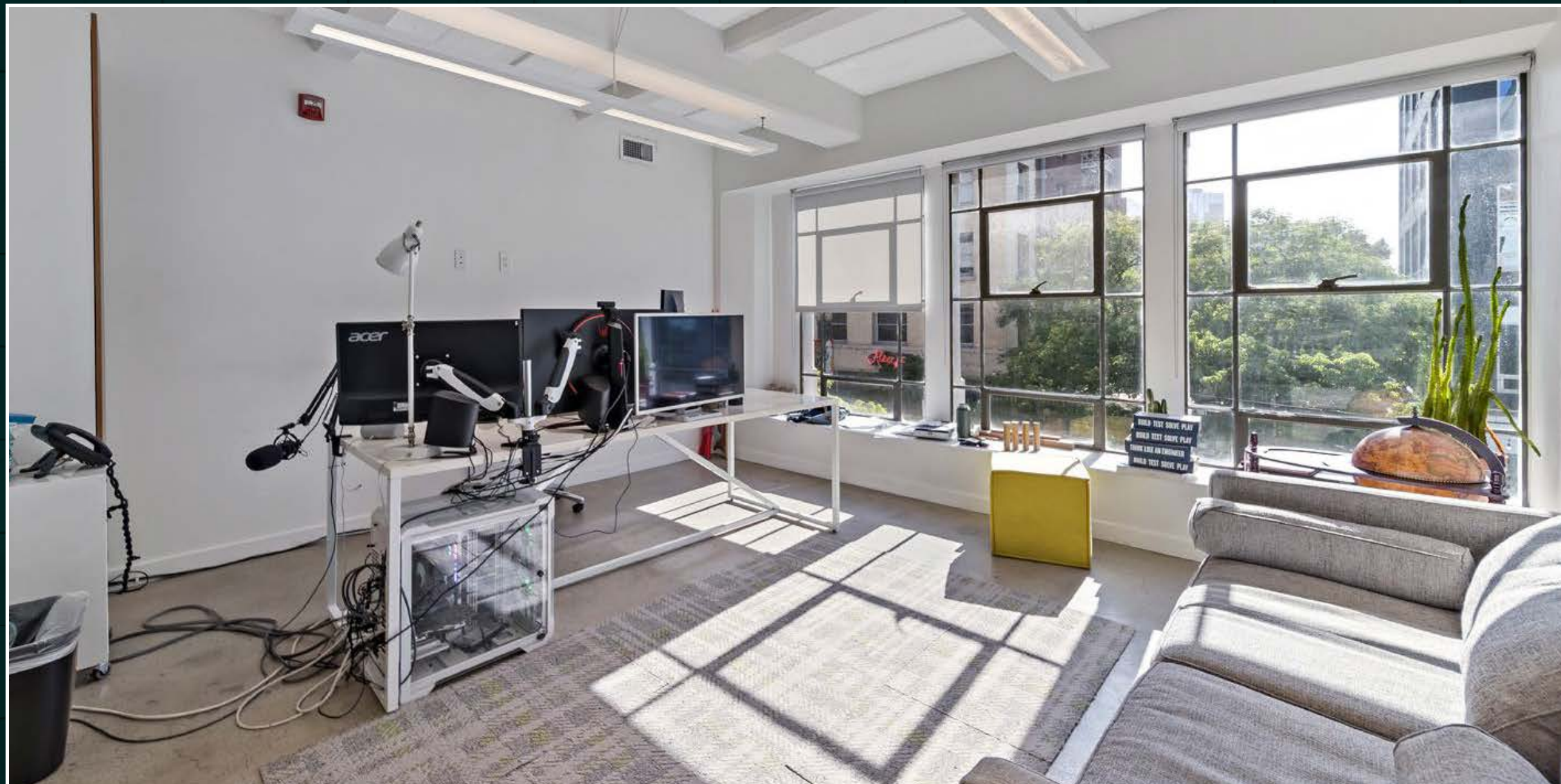
RESTAURANT, RETAIL, OFFICE, MEDICAL  
& FITNESS SPACE





# INTERIOR PHOTOS

## UPSTAIRS OFFICE





# *Fairmont*

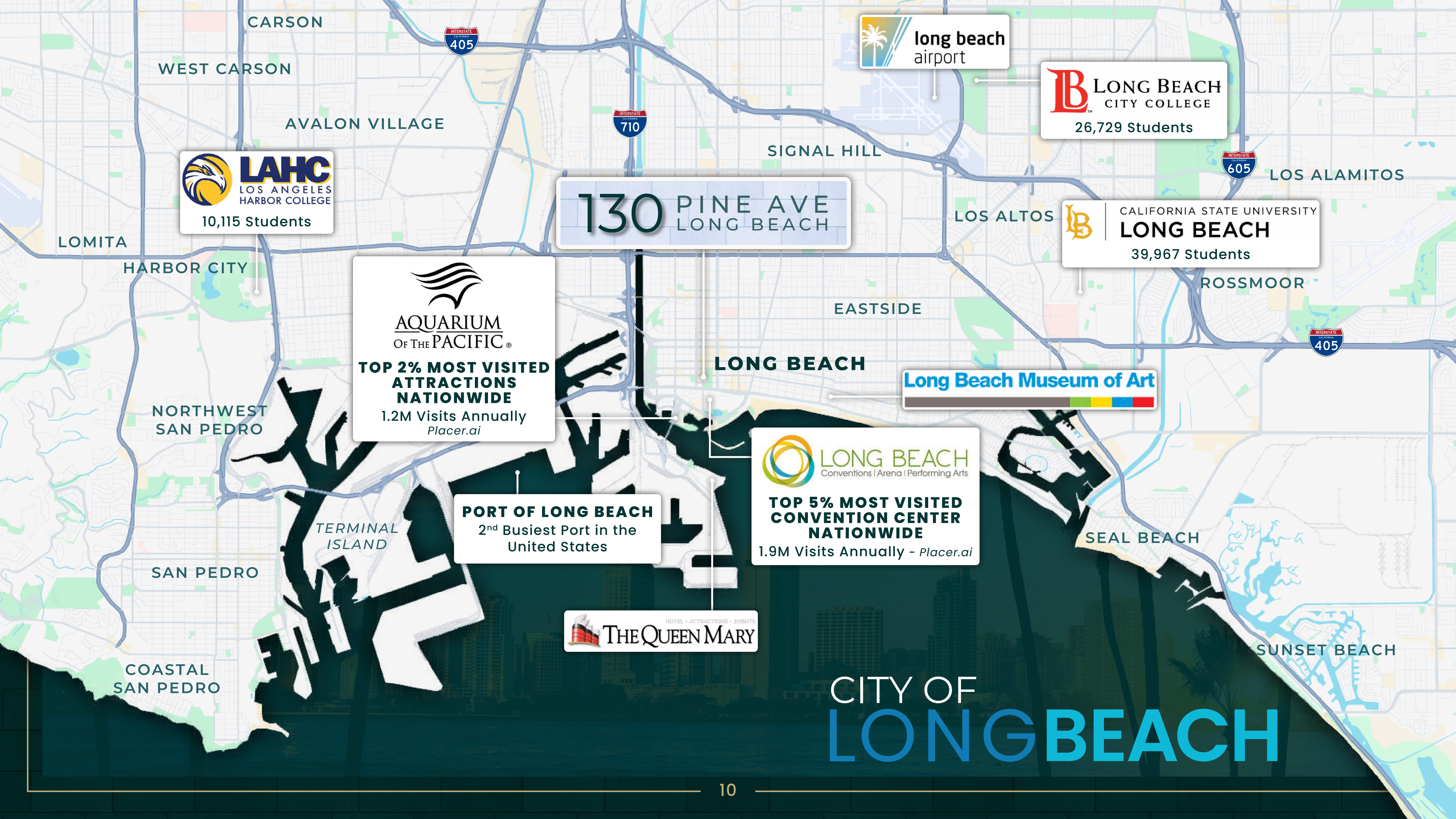
BREAKERS



REOPENED IN 2024 FOLLOWING MULTI-MILLION DOLLAR RENOVATION  
TWO BLOCKS FROM SUBJECT PROPERTY





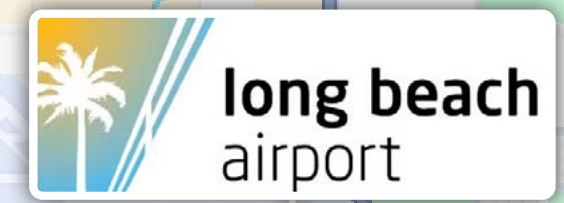


10,115 Students



**AQUARIUM  
OF THE PACIFIC®**  
**TOP 2% MOST VISITED  
ATTRACTIONS  
NATIONWIDE**  
1.2M Visits Annually  
*Placer.ai*

**PORT OF LONG BEACH**  
2<sup>nd</sup> Busiest Port in the  
United States



**LONG BEACH  
CITY COLLEGE**  
26,729 Students



**CALIFORNIA STATE UNIVERSITY  
LONG BEACH**  
39,967 Students



**LONG BEACH**  
Conventions | Arena | Performing Arts  
**TOP 5% MOST VISITED  
CONVENTION CENTER  
NATIONWIDE**  
1.9M Visits Annually - *Placer.ai*

CITY OF  
**LONG BEACH**





# MARKET OVERVIEW

## LONG BEACH, CALIFORNIA

Long Beach, California, plays a crucial role in the greater Los Angeles metropolitan area, serving as both an economic powerhouse and a key transportation hub. The Port of Long Beach, one of the largest in the world, is a vital artery for international trade, contributing significantly to the economy of Southern California and beyond. The city's strategic location near major freeways and its connections to the LA Metro light rail system provide essential links between downtown Los Angeles and coastal communities. Long Beach's thriving industries, including aerospace, healthcare, and tourism, further cement its importance to the region's economic landscape, while its cultural attractions, such as the Aquarium of the Pacific and the Long Beach Convention Center, draw visitors from across the metro area. As a major coastal gateway and urban center, Long Beach is integral to the functioning and identity of the LA metro.

### 2024 POPULATION

52,819 - 216,204 - 374,462  
one mile - three mile - five mile

### NO. OF HOUSEHOLDS

24,973 - 84,182 - 138,540  
one mile - three mile - five mile

### AVG. HOUSEHOLD INCOME

\$76,131 - \$82,437 - \$93,094  
one mile - three mile - five mile







# 130 PINE AVE LONG BEACH

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