

200 PINE AVE.

LONG BEACH CA 90802

Prime Downtown Long Beach Restaurant/Retail Opportunity



SCAN OR CLICK
TO VIRTUAL TOUR





PROPERTY FEATURES

Available: ±7,966 SF (2nd generation restaurant/entertainment space)
(±329 SF of bonus patio)

Lease Rate: Negotiable

Zoning: PD30 (CUP not needed for Type 47 ABC License)

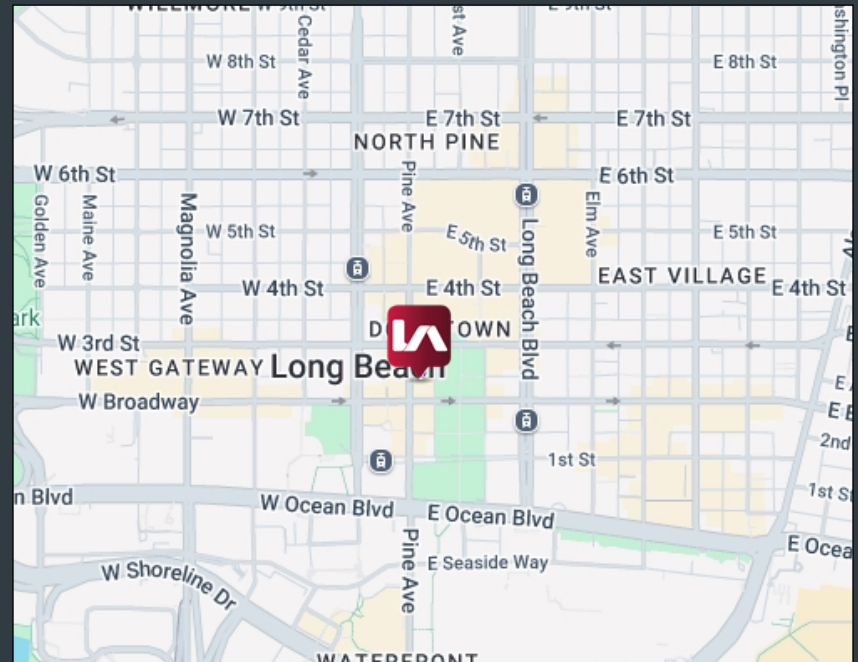
Parking: Dedicated / Covered

Glass Line: ±63'-6" Facing Broadway / ±59'-3" Facing Pine Avenue

- Prime Corner Location at Pine & Broadway
- Turnkey Restaurant/Bar with Retail and Showroom Potential in Downtown Long Beach

PREMIUM PROPERTY IN THE HEART OF DOWNTOWN LONG BEACH

Situated in one of Long Beach's most vibrant commercial corridors, 200 Pine Avenue presents an exceptional retail and office space opportunity in a high-traffic, high-visibility location. This landmark property is ideal for businesses seeking prime exposure, a thriving customer base, and accessibility.



[CLICK HERE TO VIEW 3D MATTERPORT TOUR](#)



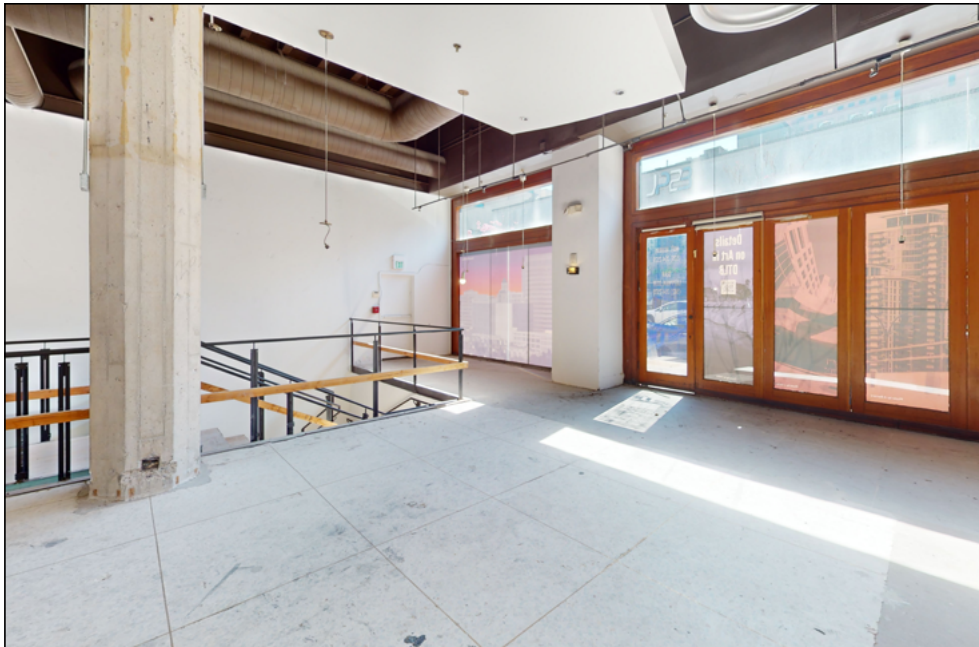
BUILDING DESCRIPTION

200 Pine Avenue is a recently renovated (completed in 2022) commercial office property, offering a prime corner retail space at the only available corner location at Pine & Broadway, one of Downtown Long Beach's busiest intersections. The building features a diverse mix of office tenants, creating strong synergy with ground-floor restaurant and retail businesses. The high ceilings, large street-facing windows, and open floor plan provide maximum visibility and flexibility for businesses.

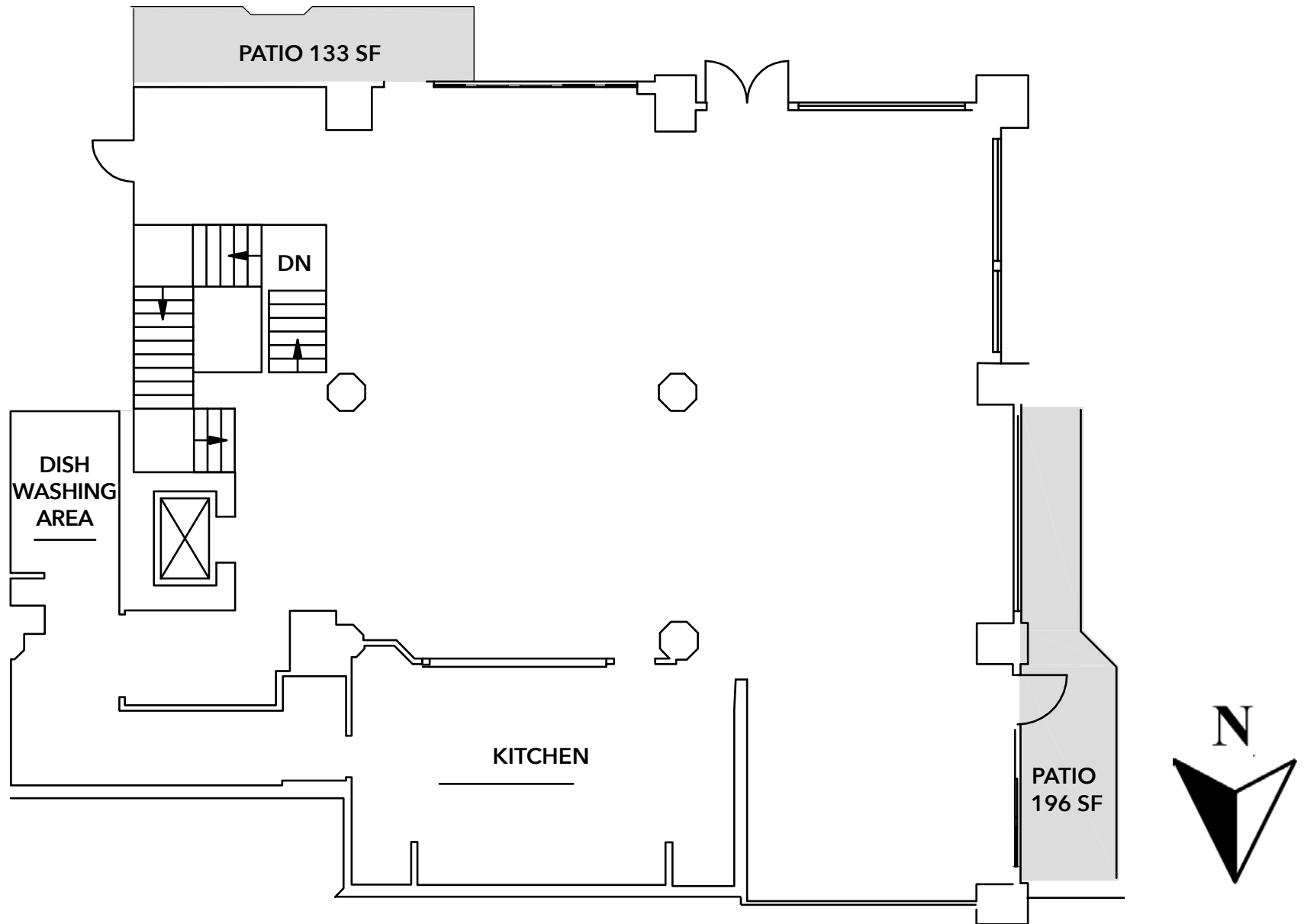
IDEAL USES BY FLOOR

- Lower-Level: Live Entertainment Venue, Speakeasy, Membership Club, Lounge
- Ground-Level: Restaurant, Bar and Night Club, Experiential Retail, Sports Bar

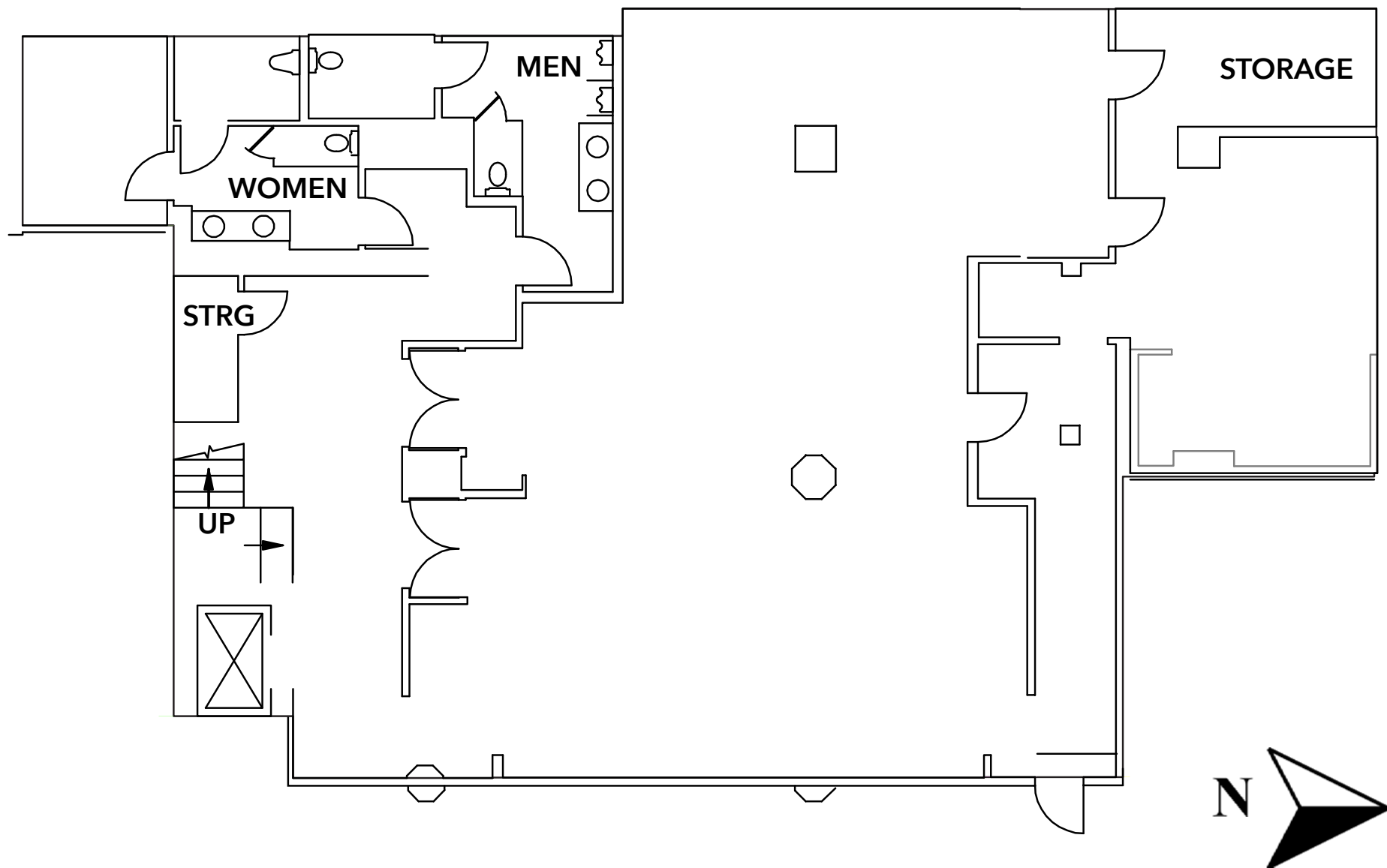
200 PINE AVE., LONG BEACH, CA 90802 | AVAILABLE FOR LEASE

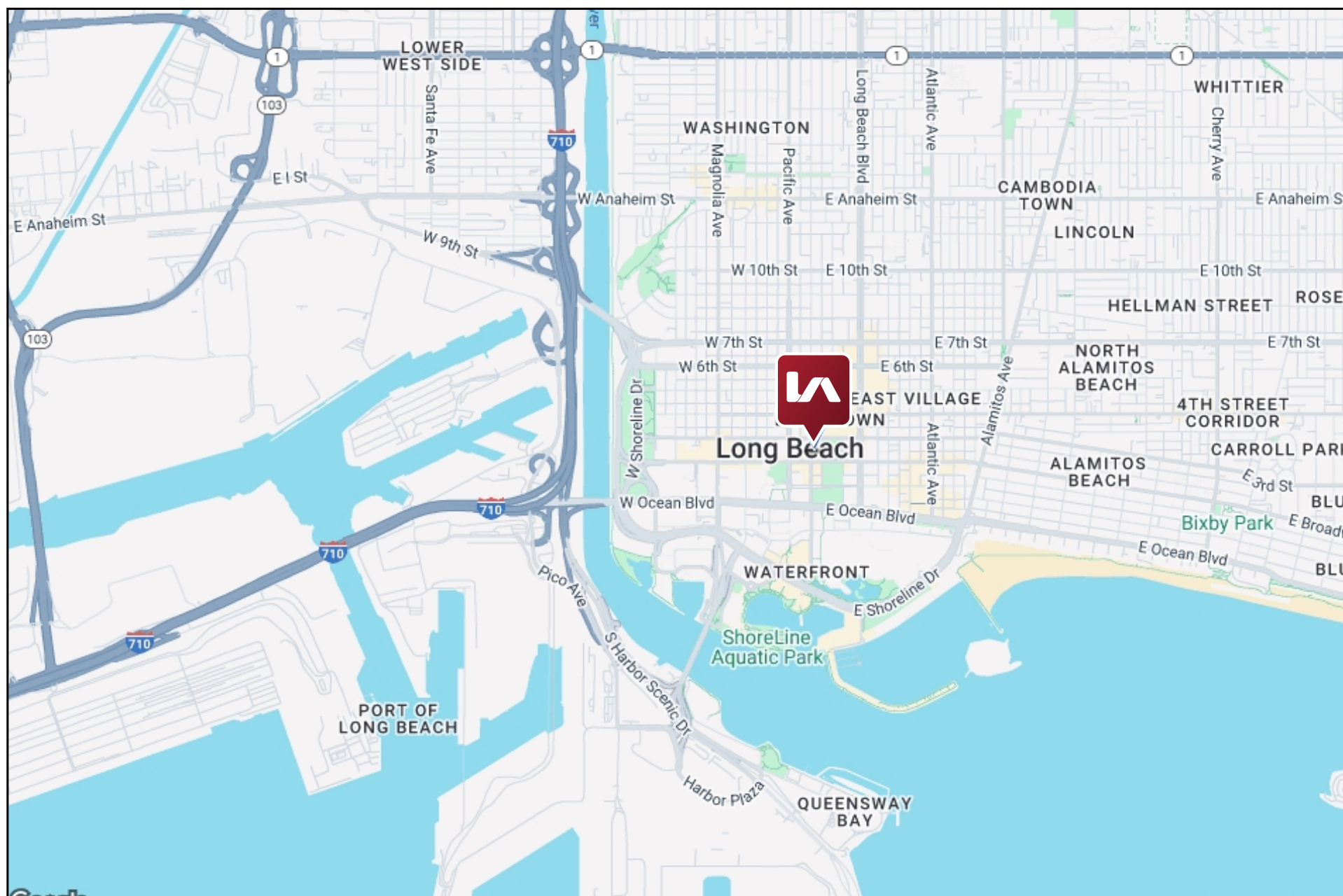


Ground Floor Floor Plan (Not Drawn To Scale)



Basement Floor Plan (Not Drawn To Scale)



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- Next Door by Agaves
- Ubuntu
- ISM Brewing
- Sonora Town
- El Viejo
- Rise Juice
- Beachwood Blendery
- Yoga 108
- Recreational Coffee
- Dog Haus
- 123 Pho
- Dolly's Delectables
- The Carvery
- Baby Bros Pizza
- Altar Society Brewing Company

- Broken Spirits Distillery
- Toma
- Zen Maru
- The Pie Bar
- Fresh Kabobs
- Wingstop
- AMMATOLI Mediterranean Bites
- Loose Leaf Boba Company
- Homayera

- BO-Beau
- Cafe Sevilla
- King's Fish House
- The Stave Bar
- Pinkberry
- Big Catch Seafood House
- Broadway Pizza & Grill
- L'Opera

- Naree Thai
- 555 Steakhouse
- District Wine
- Blind Donkey
- Crème De La Crepe
- House of Hayden

- City Hall East

- Right Mealz
- Fingerprints Music
- Atlantic Studio
- Higher Taste

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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"

■ Completed
■ Under Construction / Approved
■ Proposed / Under Review

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)

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PREMIER DOWNTOWN LONG BEACH LOCATION

Steps away from The Promenade, Pine Avenue Dining District, and major attractions. High Foot Traffic & Visibility – Benefit from strong pedestrian flow and easy access to Metro Blue Line and major freeways. Versatile Space for Retail, Office, or Creative Use - Ideal for restaurants, boutiques, corporate offices, or experiential retail concepts. Surrounded by a Thriving Business & Residential Community - Thousands of new residential units under development nearby. Proximity to Major Employers & Tourism Hubs - Close to Long Beach Convention Center, The Pike Outlets, and waterfront destinations. Upcoming 2028 Games Impact – Long Beach will be a key host city for events in the Los Angeles 2028 Summer Olympics, driving increased tourism, infrastructure improvements, and long-term business growth opportunities. New Hospitality Developments - The recently opened Fairmont Hotel brings a luxury hospitality experience to Downtown Long Beach, enhancing the area's business and tourism appeal. Additionally, the highly anticipated Hard Rock Hotel and Jergins Tunnel redevelopment are scheduled to open in 2027, further solidifying the district as a premier destination.

Downtown Long Beach - A Growing Business Hub

Downtown Long Beach is one of the fastest-growing urban centers in Southern California, offering:

- **Booming residential & commercial development** - Over 5,000 housing units recently completed or under construction.
- **A highly walkable, transit-connected environment** - Metro, bike-friendly streets, and direct freeway access
- **Strong local economy & business-friendly environment** - Ideal for corporate offices, high-end retail, and experiential businesses.
- **A dynamic cultural and entertainment scene** - Home to festivals, dining hotspots, and entertainment venues.

DEMOGRAPHICS & MARKET INSIGHTS

- Population within 1 mile: 33,129 residents
- Average Household Income: \$80,225 (Downtown Core)
- Visitor Count: 46.8K

NEARBY LANDMARKS & BUSINESSES

Dining & Retail: The Pike Outlets, King's Fish House, BO-Beau, Agaves Kitchen | Tequila, Altar Society Brewing. Entertainment & Culture: Long Beach Convention Center, Queen Mary, Aquarium of the Pacific. Corporate & Business Centers: World Trade Center Long Beach, City Hall, major tech and finance companies. Hospitality & Lodging: The new Fairmont Hotel and upcoming Hard Rock Hotel & Jergins Tunnel project opening in 2027.

DEVELOPMENT & FUTURE GROWTH

Downtown Long Beach is undergoing major revitalization, including:

- New residential, mixed-use, and office developments fueling demand.
- Infrastructure enhancements improving accessibility and livability.
- A rapidly growing business ecosystem attracting national and local brands.
- 2028 Olympic Games preparations bringing global attention and investment to the city.

SECURE YOUR SPACE IN DOWNTOWN LONG BEACH

This is a rare opportunity to establish a presence in a high-demand commercial district. Whether you're a retailer, restaurateur, or corporate tenant, 200 Pine Avenue provides the perfect space to thrive in a dynamic urban environment.



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Your Local Market Expert

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

Sean Lieppman, CCIM
Principal | DRE 01905266
(562)354-2528 | slieppman@leelalb.com