

\$5 PSF
Broker
Bonus

If a lease is executed on
or before 12/31/24



Prime Location!

**Only Corner Retail/Restaurant Space
Available in Downtown Long Beach!**

200 Pine

- » **Ground Floor 2nd Generation Restaurant Space**
 - » Approximately 4,100 SF + Patio Opportunity
 - Asking Rate: Negotiable
- » **Adjoining Lower Level Space**
 - » Approximately 3,865 SF
 - Asking Rate: Negotiable
- » **Dedicated On-Site Retail/Restaurant Parking**
- » Prime 2nd Generation Restaurant Space Adjacent to the Tower's Main Entrance. Perfect for a Full Service Restaurant Concept.

For more information, please contact:

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BUILDING DESCRIPTION

- » Mixed Use Property ($\pm 13,194$ SF Retail/Restaurant and $\pm 52,715$ SF Office Space)
- » Recently Renovated (Completed 2022)
- » Prime Corner Retail Availability in Downtown Long Beach: Last Corner Space Available at High-Traffic Intersection (NEC Pine and Broadway)
- » 200 Pine Boasts a Diverse Mix of Office Tenants Complementing the Ground-Floor Restaurant/Retail Space
- » Steps from Long Beach's Best Restaurants, Entertainment, and Daily Conveniences
- » Suitable Lower-Level Uses: Entertainment Venues, Beer Halls, Sports Bars, and Lounges
- » Suitable Ground-Level Uses: Restaurant, Medical, Fitness, and Retail

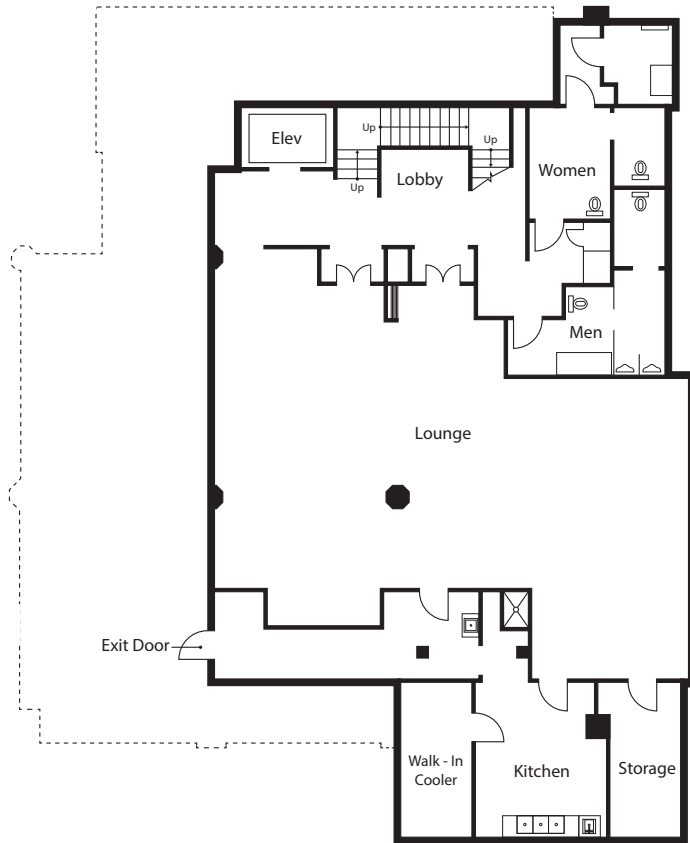


VIEW 3D WALK-THROUGH
OF THE AVAILABLE SPACE



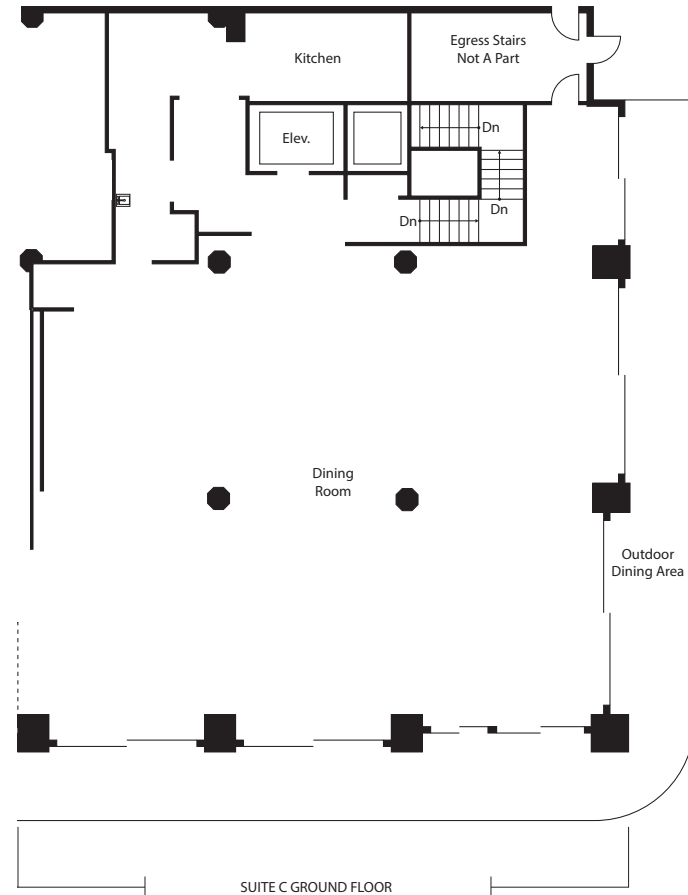
Lower Level Floor Plan

±3,865 SF AVAILABLE



Ground Floor Plan

±4,100 SF + PATIO OPPORTUNITY



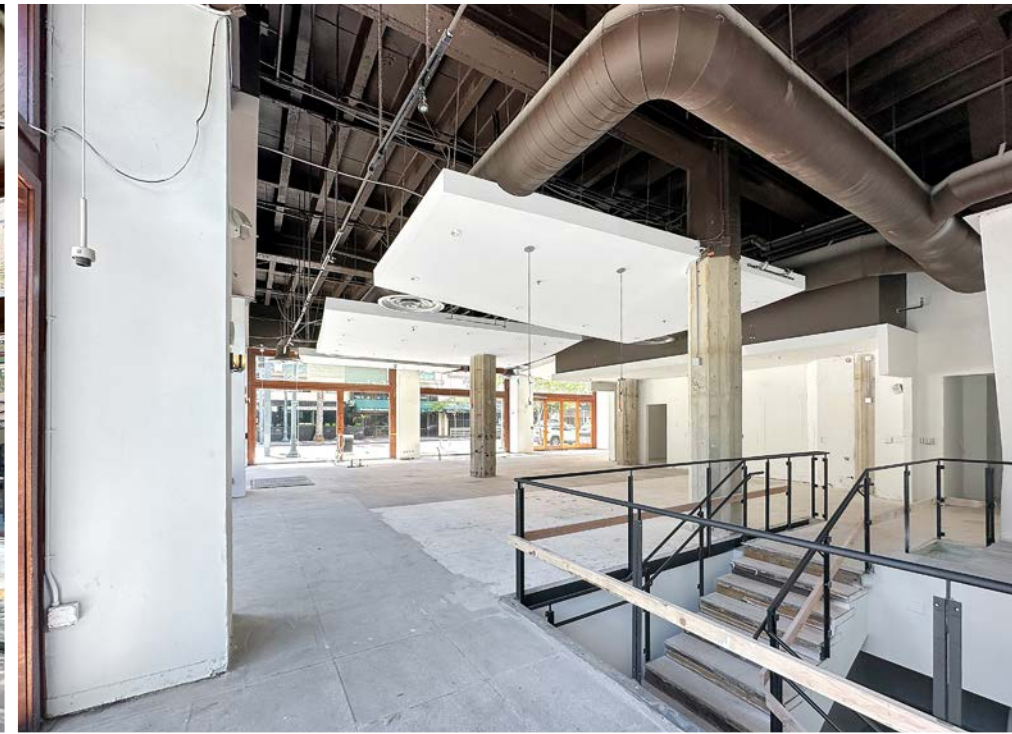
VIEW 3D WALK-THROUGH
OF THE AVAILABLE SPACE



200 N Pine

Ground Level Interior

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[VIEW VIDEO BROCHURE](#)



200 N Pine

Exciting Lower Level Experiences!

CBRE

Exciting possibilities for the
±3,865 SF Lower Level range from:
entertainment venue, beer hall,
speakeasy/lounge, or sports bar



200 N Pine

Get to Know the Neighborhood

CBRE

10

MINUTE WALK TO
**LONG BEACH
CONVENTION CENTER**

10

MINUTE WALK TO
**THE PIKE
OUTLETS**

5

MINUTE WALK TO
**WESTIN HOTEL, HYATT
REGENCY HOTEL &
RENAISSANCE HOTEL**

5

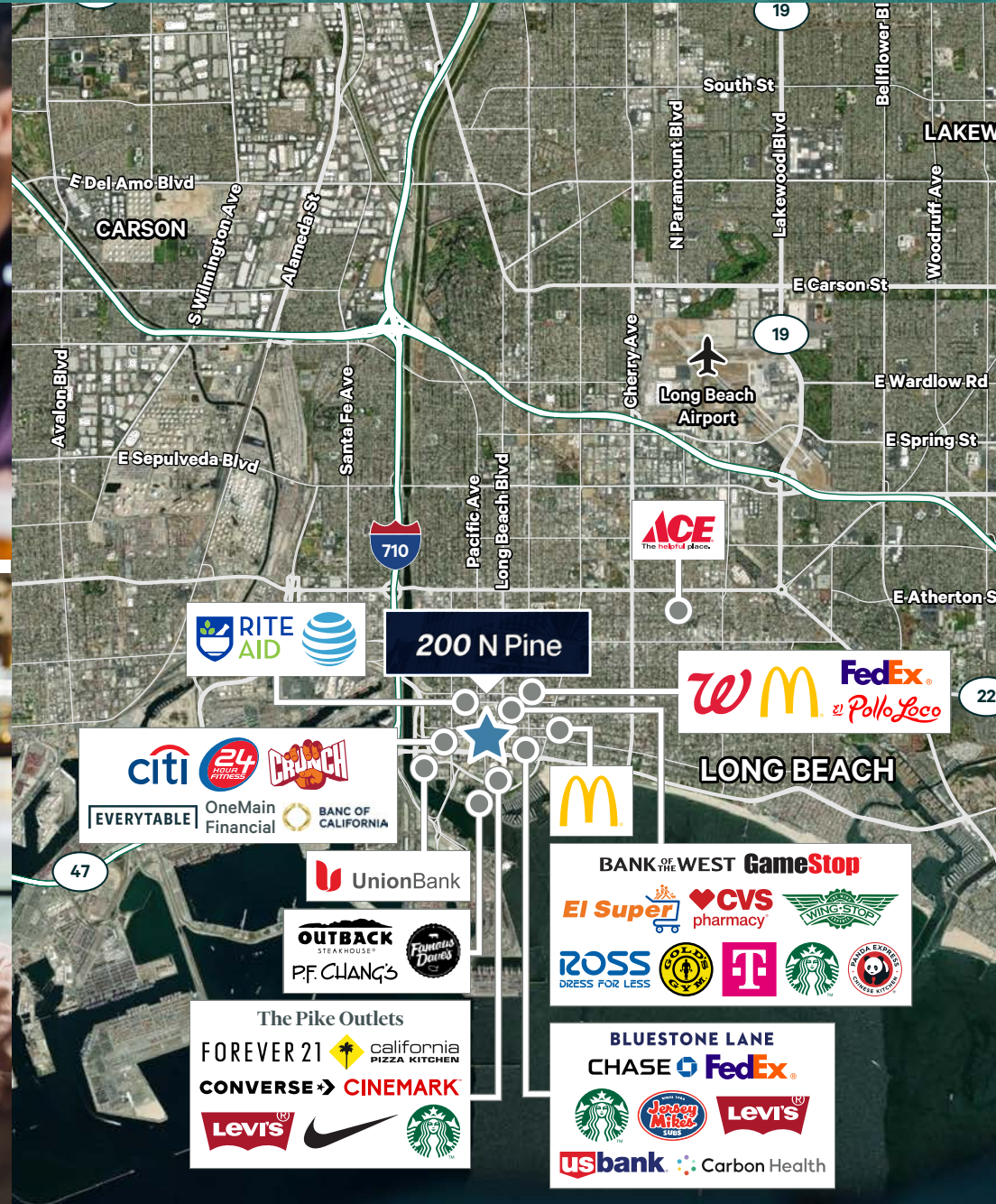
MINUTE WALK TO
**CITY PLACE SHOPPING
CENTER (MASSIVE
REDEVELOPMENT PROJECT -
COMING SOON!)**



200 N Pine

Retail Trade Map

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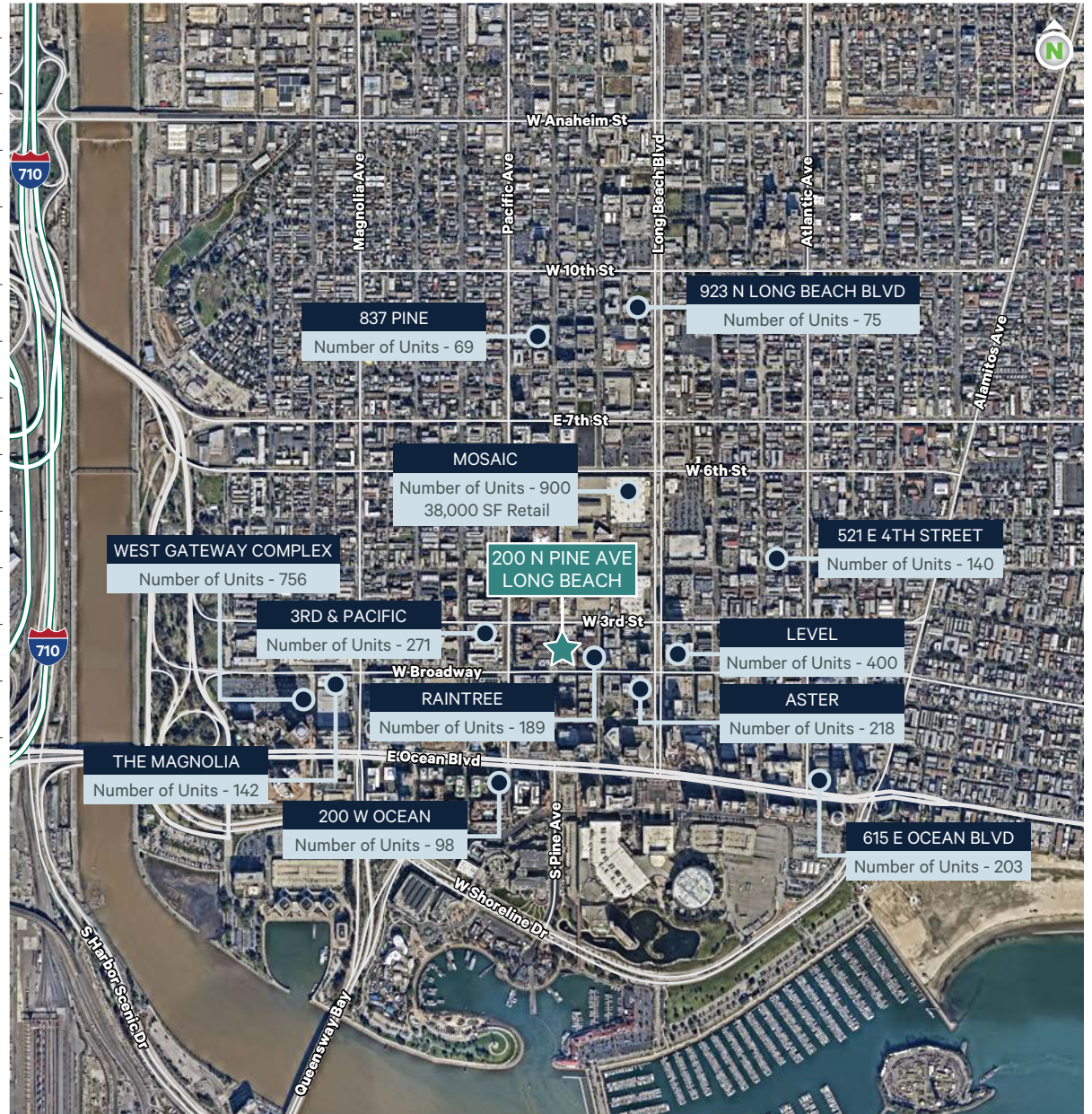


200 N Pine

New Developments



Development Name	Address	Description
Level	200 Long Beach Blvd	400 Units
200 W Ocean	200 W Ocean Ave	98 Units
521 E 4th St	521 E 4th St	140 Units
Mosaic	151 E 5th St	900 Units + 38,000 SF Retail
Aster	125 Long Beach Blvd	218 Units
Raintree	127 E Broadway	189 Units
3rd & Pacific	121 W 3rd St	271 Units
837 Pine	837 Pine Ave	69 Units
615 E Ocean Blvd	615 E Ocean Blvd	203 Units
West Gateway Complex	600 W Broadway	756 Units
The Magnolia	500 W Broadway	142 Units
923 N Long Beach Blvd	923 N Long Beach Blvd	75 Units



TAPESTRY SEGMENT	PERCENT	DESCRIPTION
FAMILY EXTENSIONS	16.06%	This is a unique market that caters to multi-generational households. They prioritize spending on their children's needs, like baby food and furniture, and prefer convenient options like fast-food and family restaurants. They also enjoy keeping up with the latest trends and expressing their personal style. Despite being young and mostly renters, this market is stable and influenced more by immigration than local changes.
URBAN VILLAGES	10.04%	Multilingual and multi-generational, Urban Villages residents are trendy and fashion-forward risk-takers. They prioritize their children and gardening, and prefer shopping in-store despite being well-connected on their smartphones. Look for them at Costco, Trader Joe's, Target, or Macy's, where they love to shop.
PLEASANTVILLE	8.30%	Pleasantville residents are prosperous and settled. They own older, single-family homes and maintain their lifestyle with dual incomes. With higher incomes, home values, and net worth (Index 364), they prioritize home improvement and remodeling projects, done by contractors. Spare time is spent on sports or movies. They shop online and in a variety of stores, from upscale to discount, and use the internet mainly for financial purposes.
DIVERSE CONVERGENCE	7.10%	These neighborhoods are vibrant cultural hubs in densely populated urban and suburban areas. With almost 40% of residents foreign-born and one in four households linguistically isolated, this market celebrates diversity. Young families renting older apartments dominate, with a quarter having children. Many don't have vehicles, relying on public transportation or walking/biking to work. Despite lower median household incomes, home values are high. Personal style is a priority, reflecting their youth and children. Spanish-language websites, TV networks, and music are popular.

2022 POPULATION



01	MILE	51,623
02	MILES	137,908
03	MILES	221,054

2022 MEDIAN AGE



01	MILE	35.2
02	MILES	32.4
03	MILES	33.4

2022 EMPLOYEES



01	MILE	39,524
02	MILES	58,430
03	MILES	90,197

2022 DAYTIME POPULATION



01	MILE	66,289
02	MILES	135,976
03	MILES	213,726

2022 HOUSEHOLD INCOME



01	MILE	\$84,450
02	MILES	\$79,393
03	MILES	\$89,040

2022 VALUE HOUSING UNITS



01	MILE	\$627,439
02	MILES	\$688,018
03	MILES	\$723,777



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Broker bonus incentive is being offered to brokers who sign a 10-year lease commencing prior to 12/31/2024. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to these broker incentives. All CBRE brokers eligible to receive these incentives must disclose such incentive to the tenant prior to signing a lease.