



2,326 SF 2nd GENERATION RESTAURANT SPACE
AVAILABLE FOR LEASE

JOIN Trader Joe's & BevMo!



103,570 cars per day
at signalized intersection



**Household average income over
\$183,000** within 1 mile radius



Barriers to Enter **Highly Successful**
Trade Area



Immediate Access to
22, 405, & 605
Freeways



Long Beach Marketplace serves the
dense coastal Communities of
**Belmont Shore Naples, Los Alamitos
& Seal Beach**



CO-TENANTS

TRADER JOE'S

BevMo!

néktør
JUICE BAR.



california
pizza kitchen

veggiegrill.
celebrate the vegetable!

MATTRESS FIRM



STRETCH
LAB



DOWNTOWN LONG BEACH

MARINA PACIFICA

CVS pharmacy

BEST BUY

AMC THEATRES

GELSON'S THE Super MARKET

Ralphs

STARBUCKS

ULTA BEAUTY

NORDSTROM rack

BELMONT SHORE

NAPLES ISLAND

MOTHER'S BEACH

PENINSULA

ALAMITOS BAY

2ND & PCH

lululemon athletica SEPHORA

NIKE The Bungalow

URBAN OUTFITTERS WHOLE FOODS MARKET

IN-N-OUT BURGER

TO CAL STATE UNIVERSITY LONG BEACH

TO FREEWAYS

Future Residential Development

E PACIFIC COAST HWY. (45,192 CPD)

2ND ST. (62,583 CPD)

marketplace long beach

RETAIL + RESTAURANT SPACE FOR LEASE



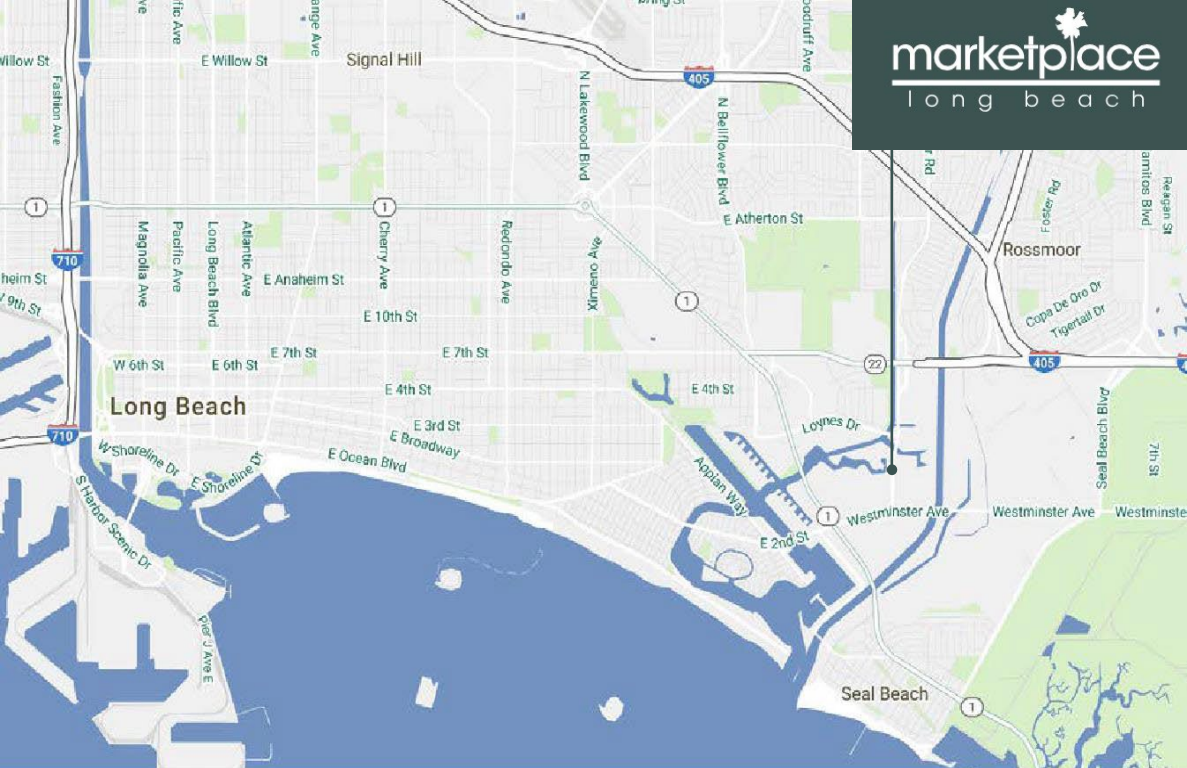
Long Beach, California



- + Long Beach is the seventh-largest city in California and is situated on San Pedro Bay, south of Los Angeles, in Los Angeles County.
- + Long Beach is a major industrial port, ranked second-busiest in the U.S. and tenth-busiest in the world.
- + Long Beach has been named as one of the best cities for young people to live. 17% of the people living in Long Beach are between the ages of 25 and 34.
- + There are over 40 attractions in Long Beach for tourists or area residents to enjoy. More than five million tourists travel to the city each year. Major attractions are the Queen Mary, the Aquarium of the Pacific, 2nd Street, The Pike, whale watching tours, and water sports.
- + The Aquarium of the Pacific, located in the city, has a record of more than 1.7 million visitors each year.



 www.visitlongbeach.com



2024 Demographics

	1 Mile	3 Miles	5 Miles
Population	12,618	111,373	345,595
Avg. HH Income	\$183,630	\$153,378	\$139,612
Households	6,859	53,500	144,859
Daytime Population	13,794	107,809	335,953

Top tourist attractions

- Queen Mary
- Aquarium of the Pacific
- El Dorado Regional Park
- The Long Beach Greenbelt
- 2nd Street
- The Pike

Traffic Counts

2nd St	53,154 CPD
East Pacific Coast Highway	50,416 CPD

Commute to Belmont Shore



9 min



12min



6 min

Site Plan

In Leases
 Available



E. Pacific Coast Highway



No.	Tenant	SF	No.	Tenant	SF	No.	Tenant	SF
A-1	California Pizza Kitchen	5,004	C-10	Available 2 nd Gen Restaurant	2,326	F-1	LBS Financial	2,600
A-2	StretchLab	1,244	E-1A	Nékter Juice Bar	964	F2-F3	Modern Animal	3,983
A3-A4	Mayweather Boxing & Fitness	2,465	E-1B	Jersey Mikes	970	G-1	Lease Pending	3,180
A-5	Healthy Spot	2,703	E-1C	The Joint	920	G-2A	SEV Laser	1,261
A-6	Pacific Dental	2,978	E-2	Crumbl Cookies	1,365	G-2B	Dr. Christine Truong Optometrist	1,200
A7-A9	Mattress Firm	6,225	E-3	Blk Dot Coffee	614	G-3	Marina Endodontics	1,525
B-1	BevMo!	6,152	E-4	The Mail Box	800	H-1	Purple Yoga	2,400
B-2	Watch Me! Sports Bar	1,721	E-5	Sanctuary Spa	1,780	H2-H4	LiveMetta Pilates	3,400
C1-C2	Lease Pending	2,000	E-6	AM AM Salon	1,680	H-7	NuVision Credit Union	1,400
C-3	Orangetheory Fitness	3,498	E-7	Long Beach Market Nails & Spa	1,160	H-9	Phenix Salon Suites	7,405
C-4	Trader Joe's	11,411	E-8	Available	840	H-11	Nomad Chinese Bistro	3,800
C5-C6	Veggie Grill	2,521	E-9	Available	1,194	PAD 5	Wild Fork Foods	6,015
C7-C8	Available	1,877	E-10	Available	3,326			
C-9	Cellevate	2,709	E-11	F45 Training	2,452			

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CONTACT INFORMATION

BARCLAY HARTY

Lic. 01323125
+1 949 640 6678 x 20
barclay.harty@sra-re.com

MOTTI FARAG

Lic. 01985423
+1 949 302 6711
motti.farag@sra-re.com