

FOR LEASE

Pine Square

245 Pine Avenue | Long Beach, CA 90802



2,220 SF

Ground Floor Fitness Use

1,650 SF & 6,627 SF

Second Floor Retail/Office/Medical

DESCRIPTION

- **Exterior common area renovations completed!**
- Exceptionally positioned retail center in the heart of the downtown Long Beach market fronting Pine St.
- Close proximity to Long Beach Convention Center (**approx. 1.6 million annual visitors**), and the Long Beach Aquarium, (**approx 1.4 million annual visitors**)
- Excellent daytime population density in immediate downtown Long Beach market with over 89k workers in a 3 mile radius
- Pine Square benefits from an estimated 713,000 number of visitors per year with an average length of stay at 107 minutes (*source: Placer.ai)

CONTACT

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2020 Population	53,441	232,584	399,846
Average Household Income	\$70,468	\$75,508	\$88,538
Daytime Population	39,900	89,221	171,798

Source: Esri

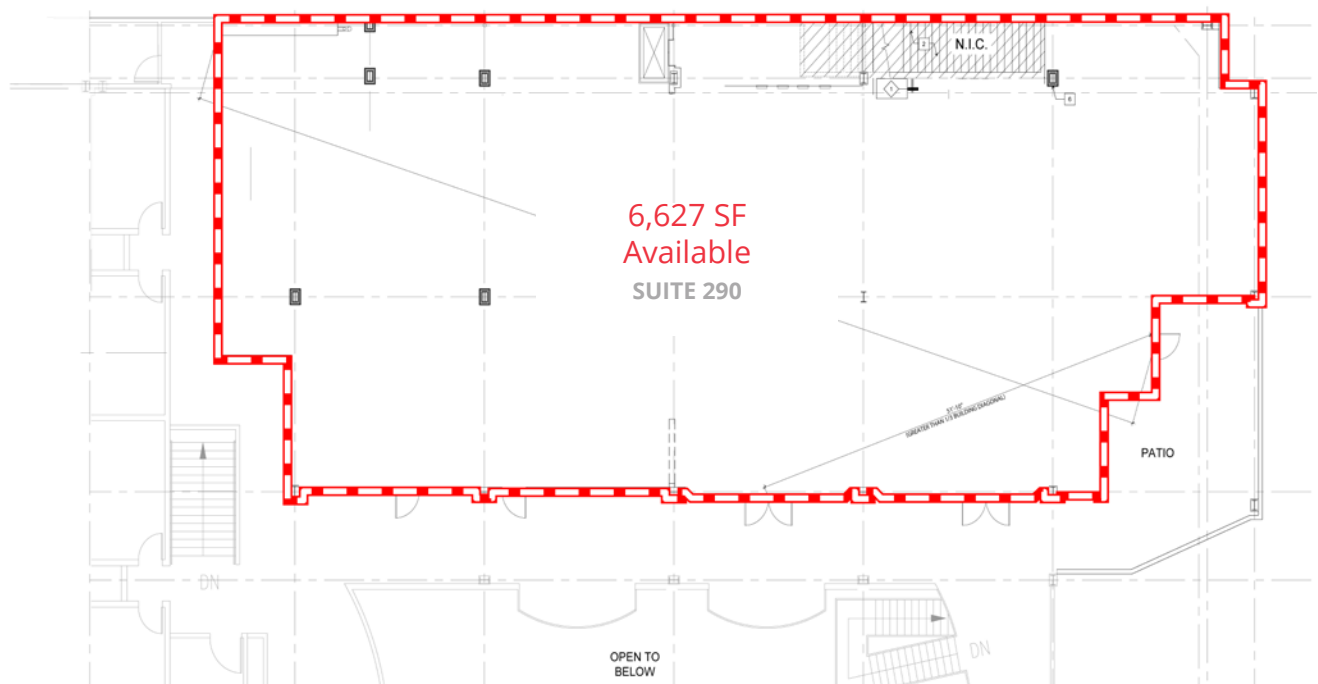
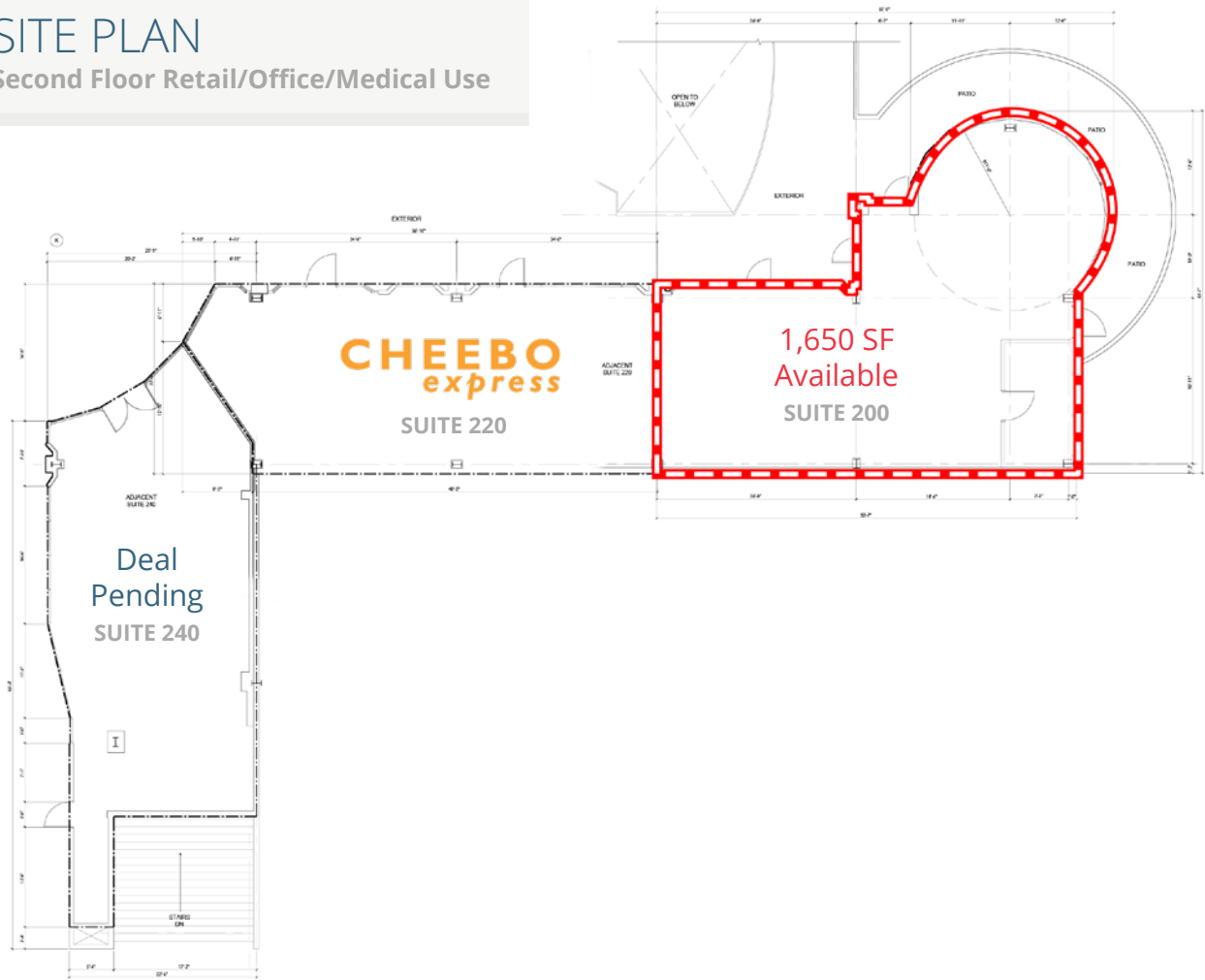
TRAFFIC COUNTS

E Broadway approx. 20,000 cars per day
 E 3rd Street approx. 13,300 cars per day

Source: Costar

SITE PLAN

Second Floor Retail/Office/Medical Use



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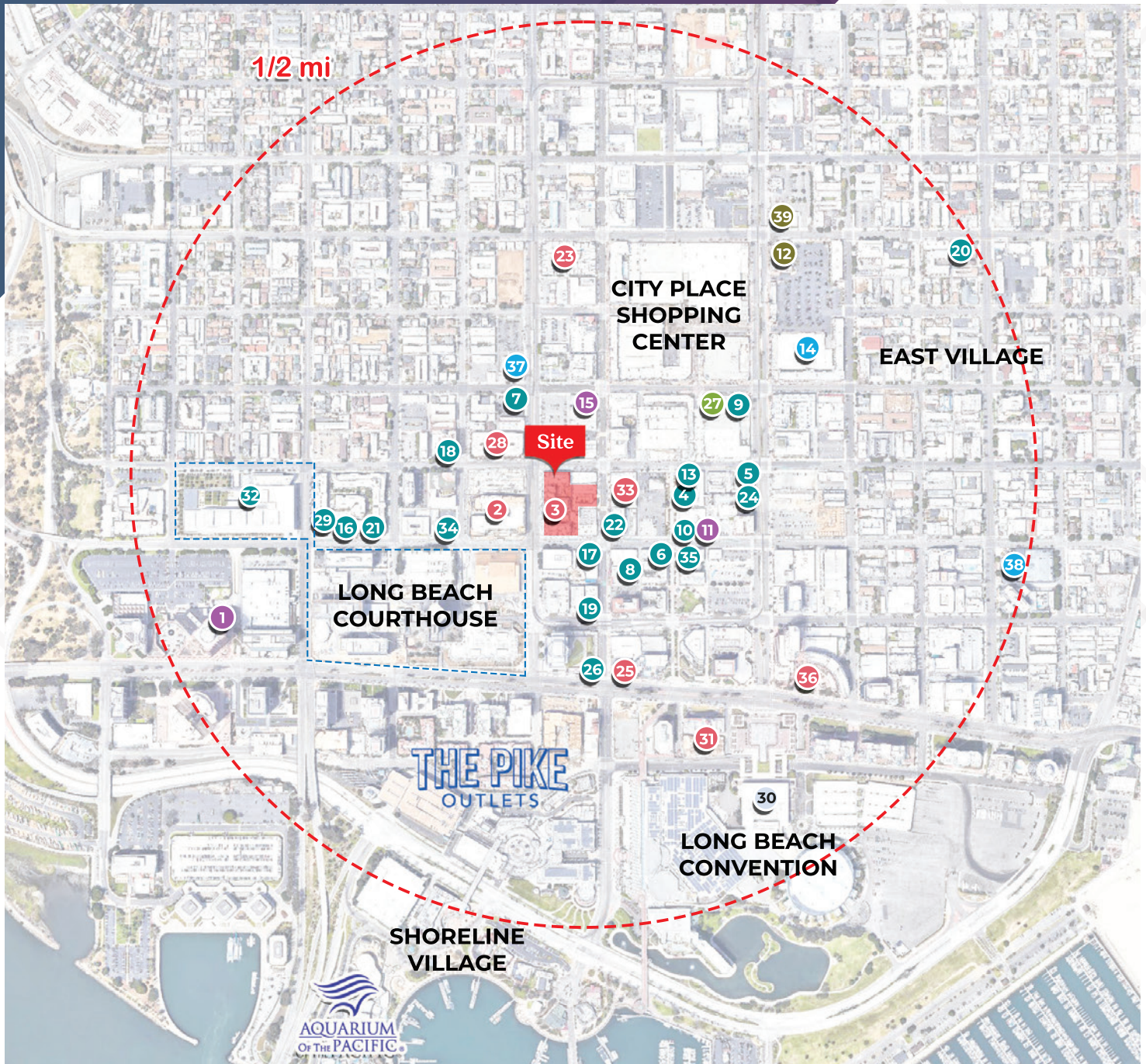
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- CONVENIENT STORES ● GROCER
- FITNESS ● HOTEL & APARTMENTS
- FOOD & RESTAURANT ● DEPARTMENT STORE

- 1 24 FITNESS
- 2 AMLI PARK BROADWAY
- 3 AVANA ON PINE APARTMENTS
- 4 BEACHWOOD BBQ AND BREWING
- 5 BEER BELLY
- 6 BIG CATCH SEAFOOD HOUSE
- 7 BIRDCAGE COFFEE HOUSE
- 8 BO-BEAU KITCHEN + ROOF TAP

- 9 CHUCK E. CHEESE
- 10 CONGREGATION ALE HOUSE
- 11 CROSSFIT INVERSION DTLB
- 12 CVS
- 13 DOG HAUS
- 14 EL SUPER
- 15 GOLD'S GYM
- 16 JIMMY JOHN'S
- 17 KING'S FISH HOUSE
- 18 LA TRAVIATA
- 19 L'OPERA ITALIAN RESTAURANT

- 20 LOUIE'S BURGER
- 21 MOVITA JUICE BAR
- 22 OCTOPUS JAPANESE RESTAURANT
- 23 PINE AT 6TH
- 24 RECREATIONAL COFFEE
- 25 RENAISSANCE L HOTEL
- 26 ROCK BOTTOM RESTAURANT & BREWERY
- 27 ROSS
- 28 SOFI AT 3RD
- 29 STARBUCKS
- 30 TERRACE THEATER, LONG BEACH PERFORMING ARTS CENTER

- 31 THE BREAKERS OF LONG BEACH
- 32 THE COFFEE BEAN AND TEA LEAF
- 33 THE LOFT ON PINE
- 34 THE POTHOLDER CAFE TOO
- 35 THE STAVE BAR
- 36 THE WESTIN
- 37 TOP VALUE MARKET
- 38 VONS
- 39 WALGREENS