

# Pine Square

DOWNTOWN LONG BEACH LEASING OPPORTUNITIES  
RETAIL & **SECOND-GEN RESTAURANT**

245 PINE AVENUE, LONG BEACH, CA 90802



**MATTHEWS**™

FOR LEASE

**SUITE 220**  
SECOND-GEN RESTAURANT

**SUITE 140**  
STANDARD RETAIL SPACE

**SUITE 180**  
POTENTIAL RESTAURANT

**MARATHON**  
*Burger*

**NOW OPEN!**

**GentleCare Laser**  
**AESTHETICS**

**MARATHON**  
*Scopes*

**MARATHON**  
*Scopes*

**MARATHON**

**DRINK**

**AXES**

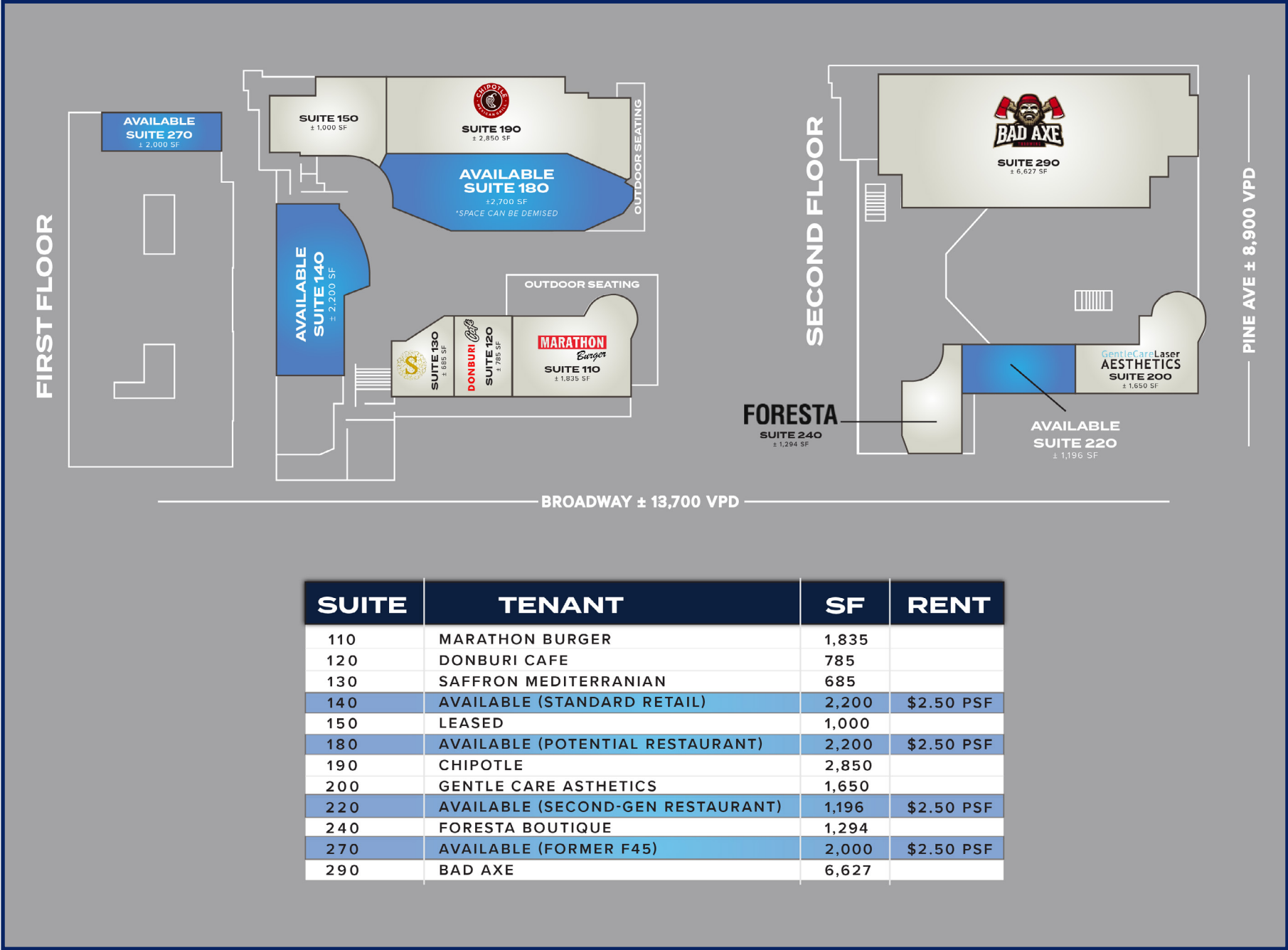
**RECES**

DINE SQUARE



# FIRST & SECOND FLOOR

## Site Plans

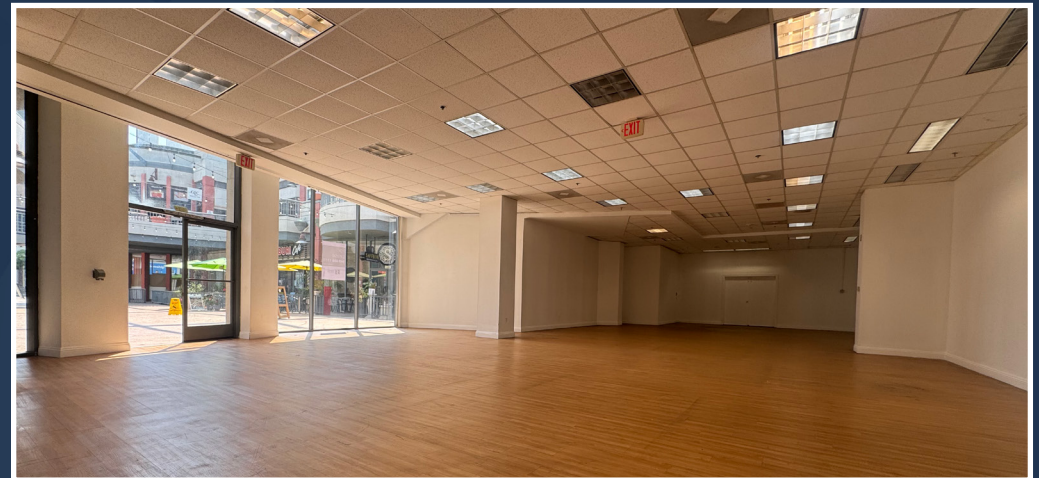


# Suite 140

**±2,200 SF**  
*Size*

**\$2.50 PSF**  
*Rent*

The space has been built out as standard retail, featuring a typical store front, open floor layout, and basic finishes suitable for most retailers.



# Suite 180

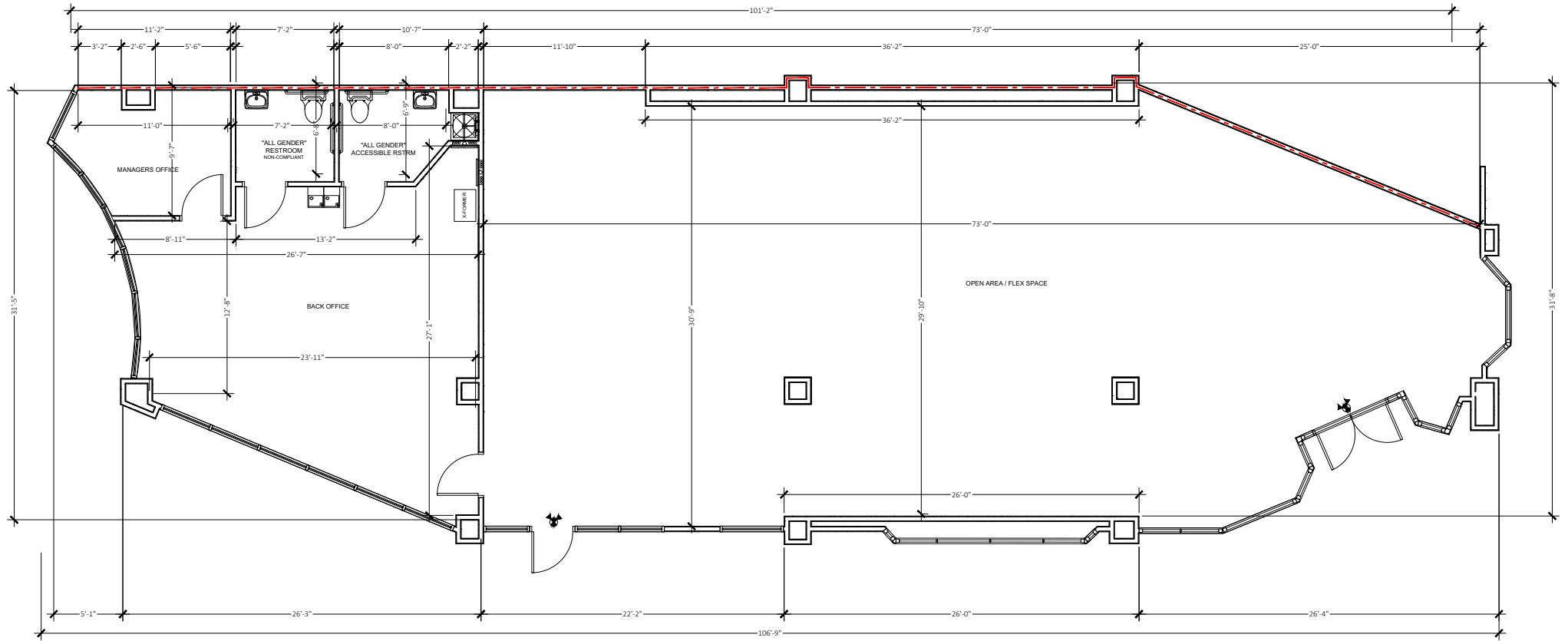
**±2,200 SF**  
*Size*

**\$2.50 PSF**  
*Rent*

The space offers potential for restaurant build out, with utilities stubbed.



# Suite 180 Floor Plan

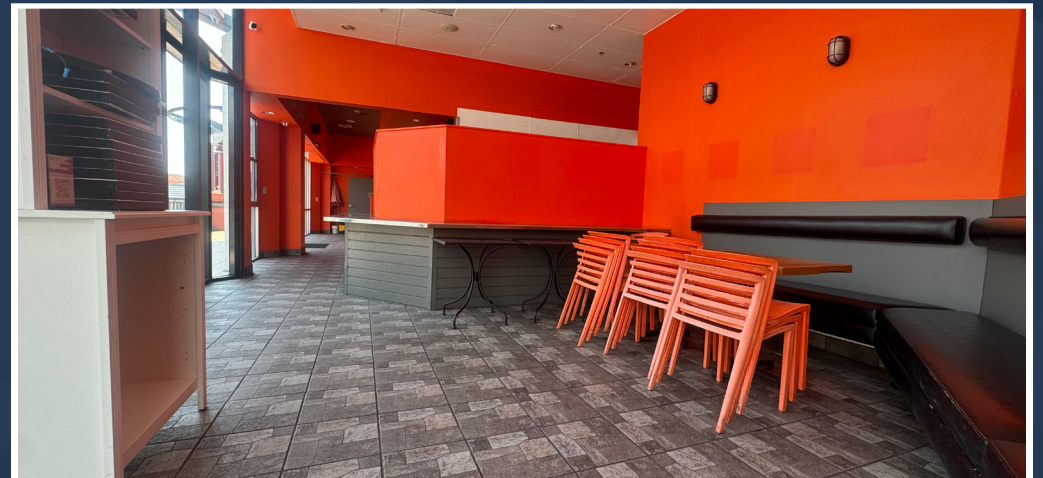


# Suite 220

**±1,196 SF**  
*Size*

**\$2.50 PSF**  
*Rent*

Second-gen restaurant space equipped with full kitchen



# Suite 270

±2,000 SF

*Size*

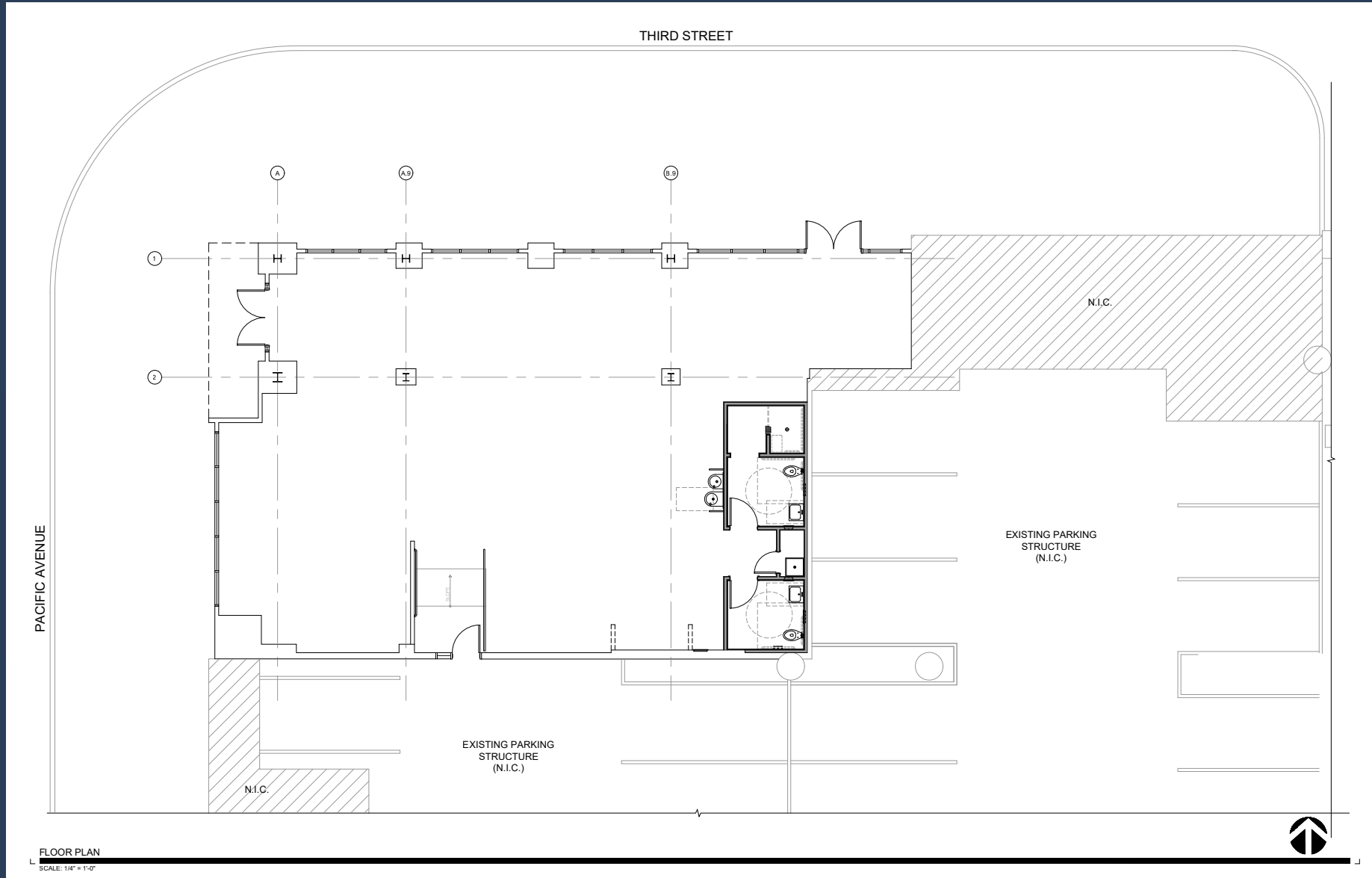
\$2.50 PSF

*Rent*

Space Fully Built Out For Fitness  
Former F45 Studio



# Suite 270 Floor Plan



# IN DOWNTOWN LONG BEACH



**LONG BEACH AIRPORT**  
± 5.9 MI

**HARBOR FREIGHT**  
Quality Tools at Ridiculously Low Prices

**target**

**ROSS**  
DRESS FOR LESS®

± 285,000 VPD

± 36,500 VPD

**LOS ANGELES HARBOR COLLEGE**  
10,115 STUDENTS

± 145,000 VPD

± 153,000 VPD

**SUBJECT PROPERTY**

**SONORATOWN**

RECREATION PARK



**CALIFORNIA STATE UNIVERSITY LONG BEACH**  
38,190 STUDENTS

± 60,000 VPD

**Port of LONG BEACH**  
THE PORT OF CHOICE  
**2ND BUSIEST PORT IN THE UNITED STATES**

## MARKET OVERVIEW

# Long Beach, California



Long Beach, California offers the best of coastal living with the convenience of a modern city. Just south of Los Angeles, it combines a relaxed beachfront atmosphere with a thriving cultural, dining, and entertainment scene. Residents and visitors enjoy world-class attractions such as the historic Queen Mary, the Aquarium of the Pacific, and the charming canals of Naples Island, alongside walkable neighborhoods filled with local shops, breweries, and eclectic restaurants. The city's arts community is showcased through museums, galleries, and festivals, while events like the Long Beach Grand Prix and annual Pride celebration highlight its energy and diversity. Anchored by one of the busiest ports in the world and home to California State University, Long Beach, the city continues to grow and reinvent itself. With its stunning waterfront, welcoming neighborhoods, and year-round activities, Long Beach is a place where coastal charm and urban convenience come together to create a truly unique lifestyle.

### 2025 POPULATION

1 MILE	3 MILE	5 MILE
52,558	215,413	375,977

### 2025 HOUSEHOLDS

1 MILE	3 MILE	5 MILE
24,478	83,360	138,207

### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$87,936	\$96,145	\$107,721

FOR LEASE

DOWNTOWN LONG BEACH LEASING OPPORTUNITIES | RETAIL & SECOND-GEN RESTAURANT

# Pine Square

245 PINE AVENUE, LONG BEACH, CA 90802

LET'S CONNECT!

DAVID HARRINGTON  
BROKER OR RECORD

License No. 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of 245 Pine Ave, Long Beach, CA 90802 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

**MATTHEWS**™