

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

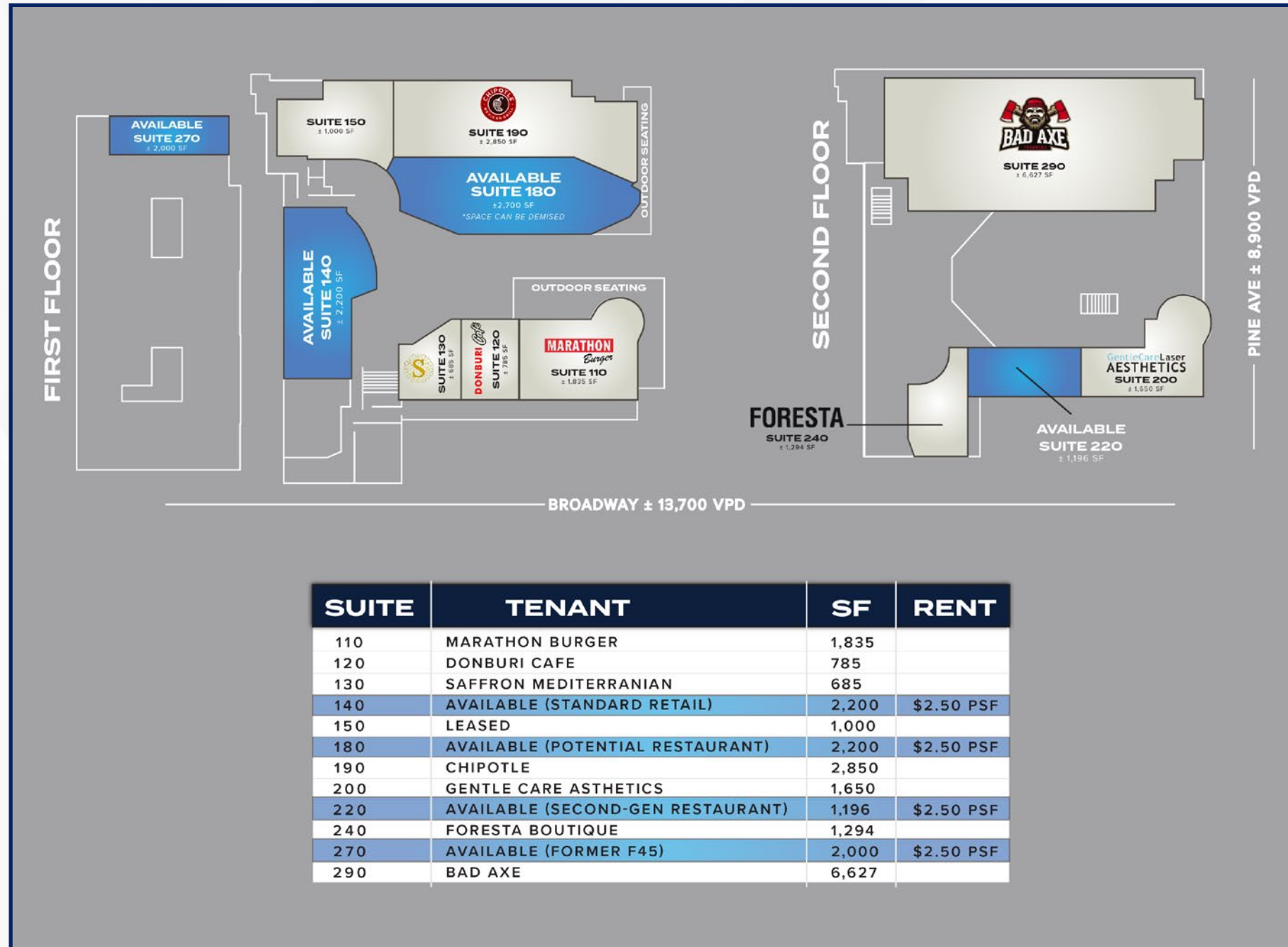
SUITE 180
POTENTIAL RESTAURANT

MARATHON
Burger
NOW OPEN!



FIRST & SECOND FLOOR

Site Plans

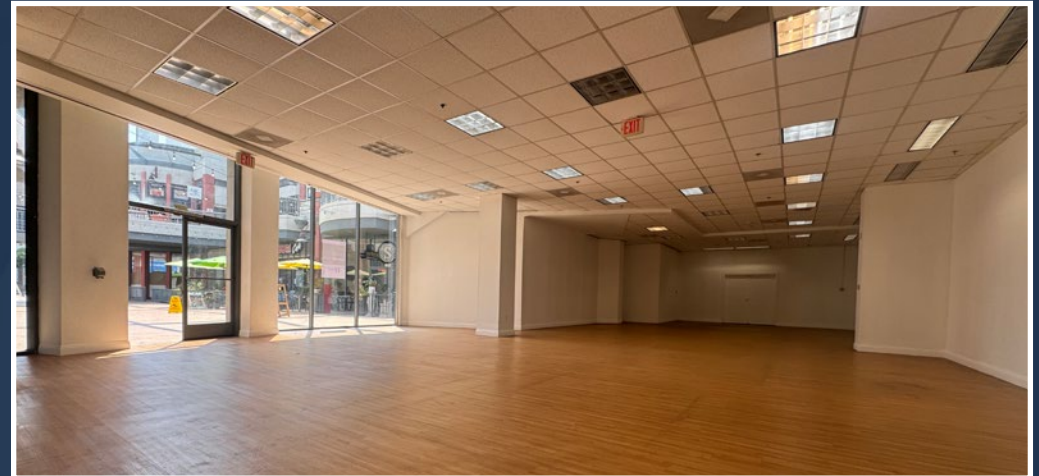


Suite 140

±2,200 SF
Size

\$2.50 PSF
Rent

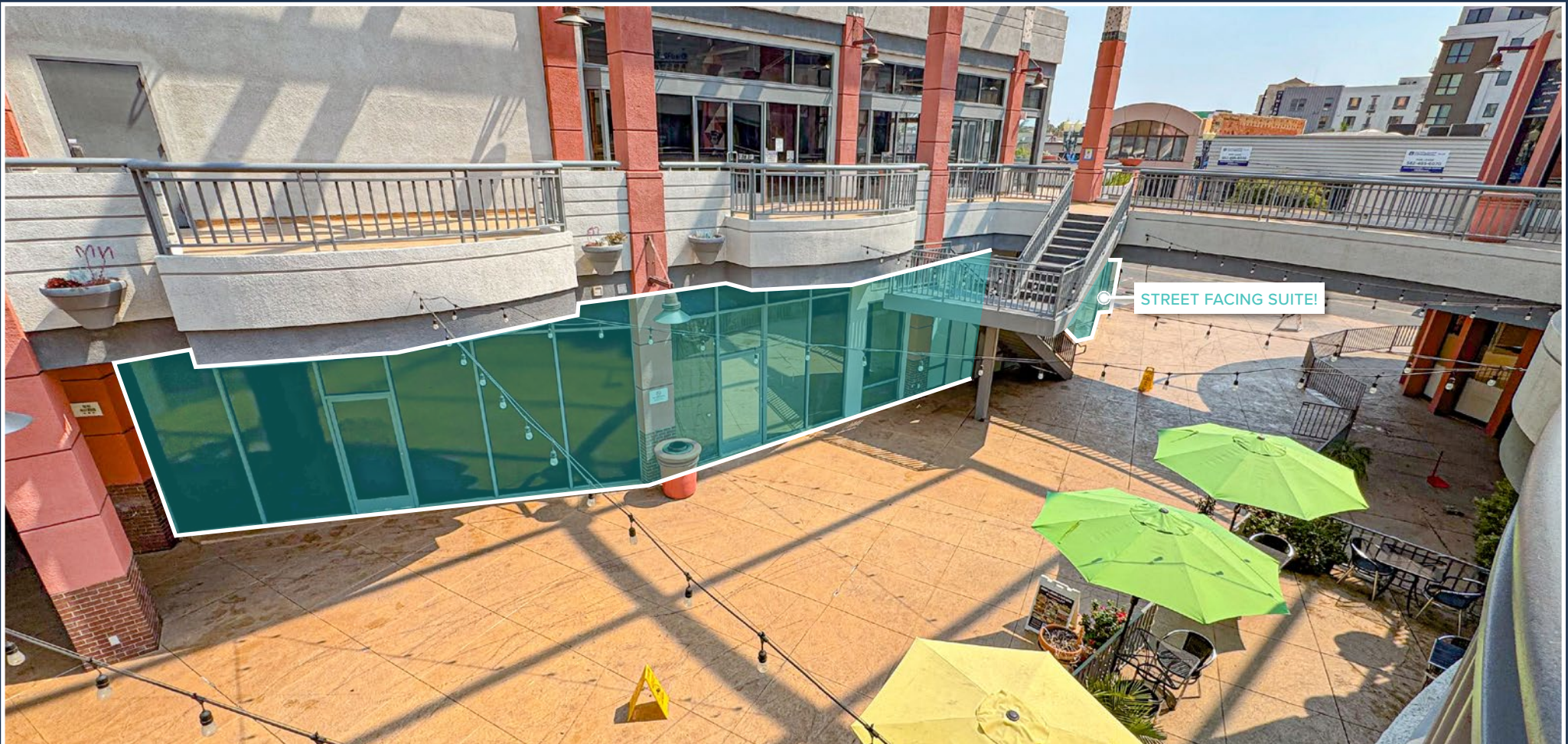
The space has been built out as standard retail, featuring a typical store front, open floor layout, and basic finishes suitable for most retailers.



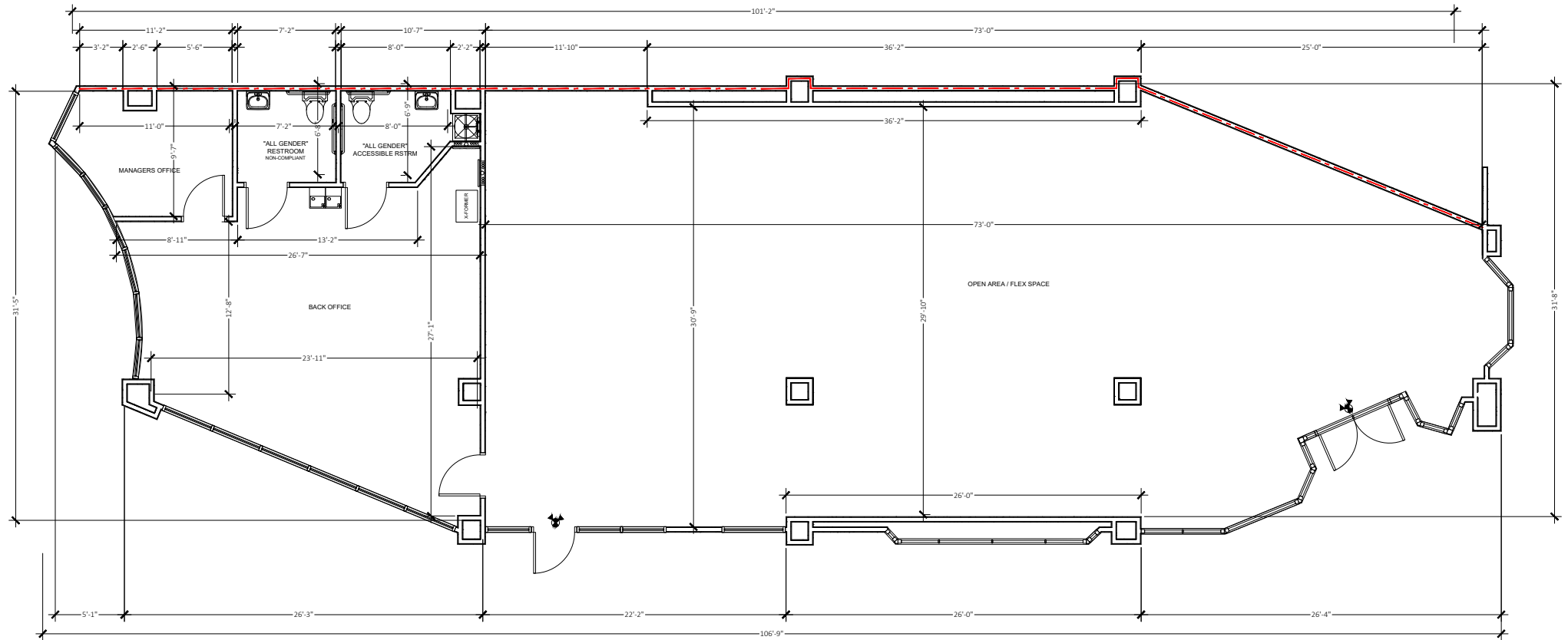
Suite 180

±2,200 SF \$2.50 PSF
Size *Rent*

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



Suite 180 Floor Plan

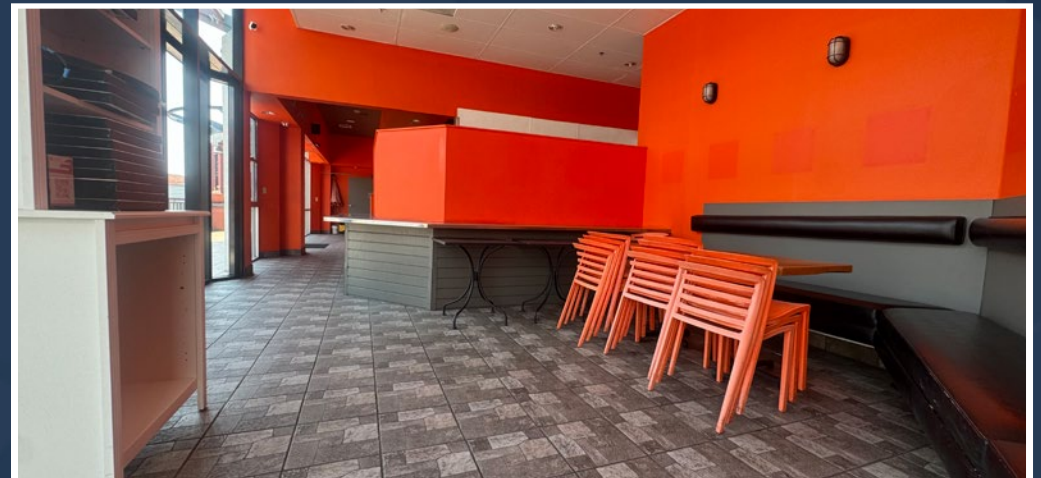


Suite 220

±1,196 SF
Size

\$2.50 PSF
Rent

Second-gen restaurant space equipped with full kitchen



Suite 270

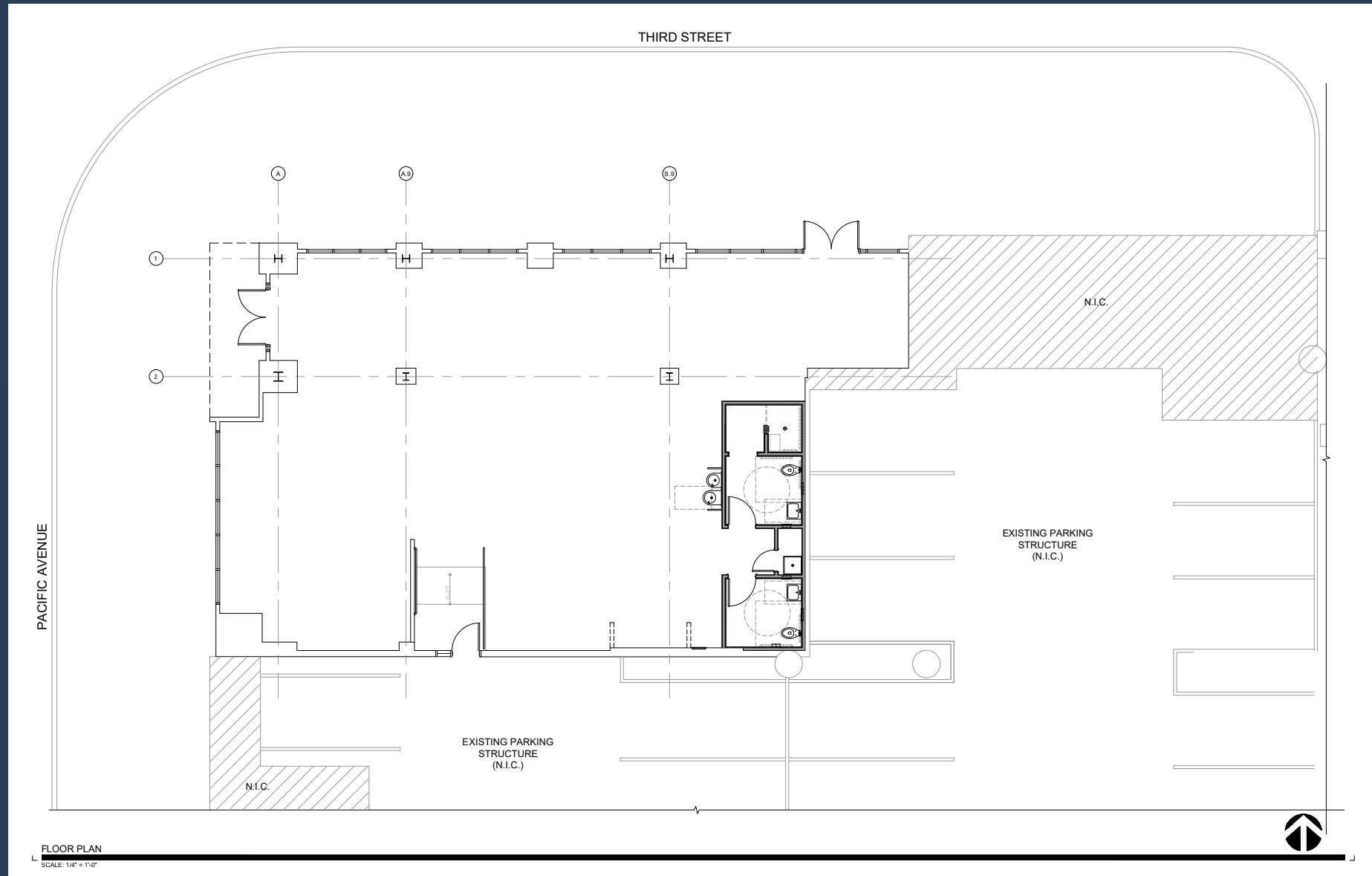
±2,000 SF
Size

\$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

± 285,000 VPD



± 36,500 VPD



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

± 145,000 VPD

**SUBJECT
PROPERTY**



RECREATION PARK



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



± 60,000 VPD

MARKET OVERVIEW

Long Beach, California



3rd Largest City

IN SOUTHERN CALIFORNIA



2nd Busiest

CONTAINER PORT IN THE US



\$126.8 Billion

PORT ECONOMIC IMPACT

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

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Pine Square

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LET'S CONNECT!

DAVID HARRINGTON
BROKER OR RECORD

License No. 02168060 (CA)

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MATTHEWS™