



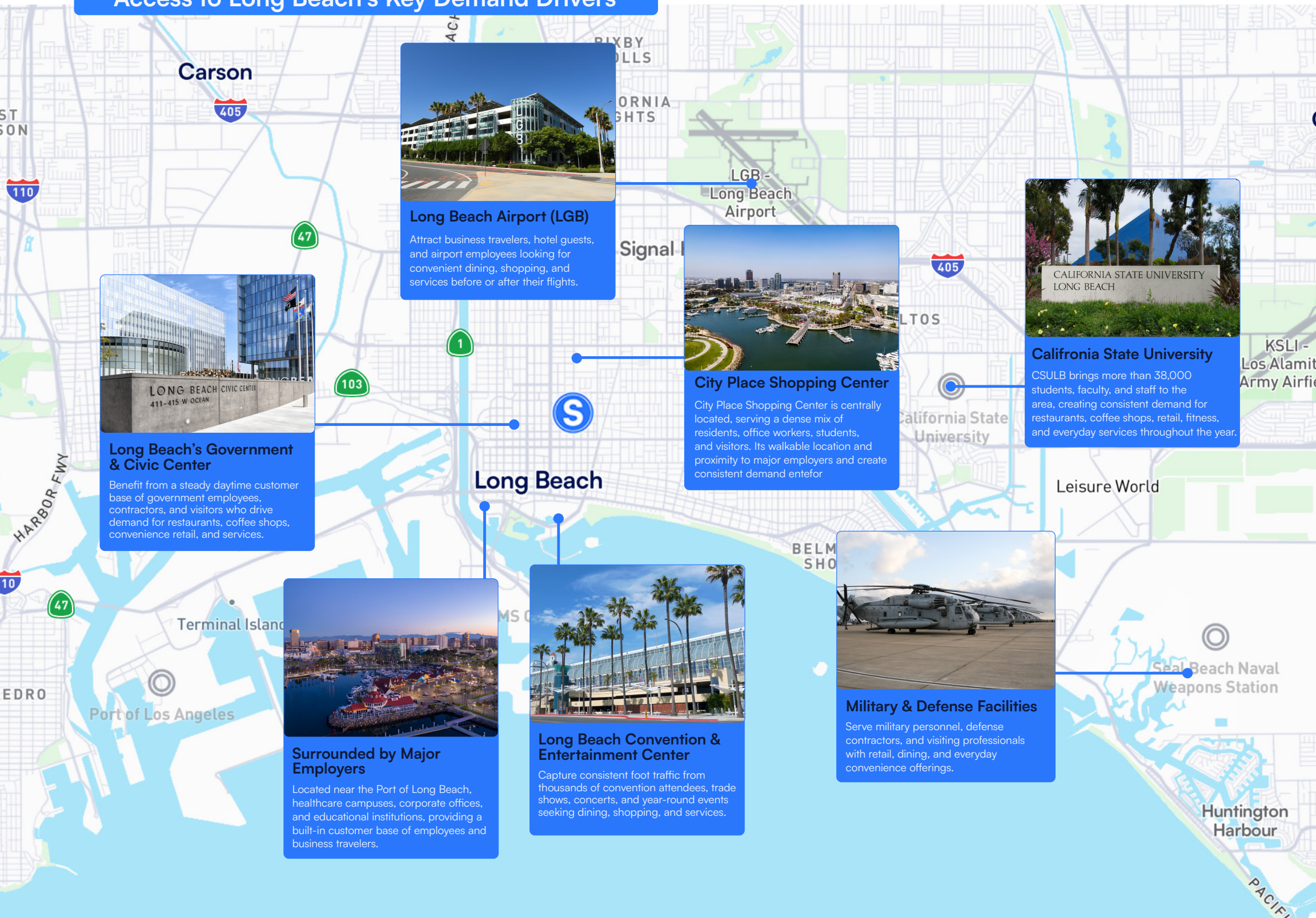
236-240 Pine Ave

Long Beach, CA 90802

Retail Space For Lease

MATTHEWS™

Access to Long Beach's Key Demand Drivers



Long Beach Airport (LGB)

Attract business travelers, hotel guests, and airport employees looking for convenient dining, shopping, and services before or after their flights.



Long Beach's Government & Civic Center

Benefit from a steady daytime customer base of government employees, contractors, and visitors who drive demand for restaurants, coffee shops, convenience retail, and services.



City Place Shopping Center

City Place Shopping Center is centrally located, serving a dense mix of residents, office workers, students, and visitors. Its walkable location and proximity to major employers and create consistent demand entefor



California State University

CSULB brings more than 38,000 students, faculty, and staff to the area, creating consistent demand for restaurants, coffee shops, retail, fitness, and everyday services throughout the year.



Surrounded by Major Employers

Located near the Port of Long Beach, healthcare campuses, corporate offices, and educational institutions, providing a built-in customer base of employees and business travelers.



Long Beach Convention & Entertainment Center

Capture consistent foot traffic from thousands of convention attendees, trade shows, concerts, and year-round events seeking dining, shopping, and services.



Military & Defense Facilities

Serve military personnel, defense contractors, and visiting professionals with retail, dining, and everyday convenience offerings.

Leasing Highlights

±12,000 SF

Space Size

\$1.25/SF + \$0.35/SF NNN

Asking Rent

This storefront space has been fully built out as standard retail, featuring an open layout, quality finishes, and high ceilings, making it the perfect opportunity for retailers seeking larger space.





Premium Retail Space Ready for Occupancy





Open Layouts with Flexible Build-Out Potential





INTERSTATE 710
± 60,000 VPD

City Place Shopping Center



MemorialCare
Dignity Health Medical Center
±389 Licensed beds
±1,200 Employees

Long Beach Airport
±3.74 M Annual Passengers
±5.9 Miles Away



Port of Long Beach
THE PORT OF CHOICE

Long Beach City Hall & Government Offices
3,000+ Employees



Subject Property

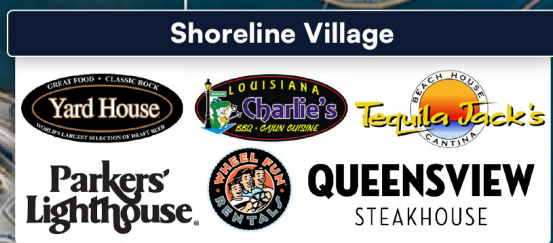
E Ocean Blvd ± 35,200 VPD

Alamitos Beach
Alamitos Beach has been selected as the venue for:
Beach Volleyball during the LA28 Olympic Games
Blind Football during the 2028 Paralympic Games



LONG BEACH
Convention & Entertainment Center
Convention Center
The single largest visitor attraction in Long Beach
±1.6 M visitors annually

AQUARIUM OF THE PACIFIC
A non-profit institution
Aquarium
±1.7 M visitors annually | ±300 Employees



Long Beach, CA

Long Beach is a major coastal city within Los Angeles County, benefiting from its strategic position between Orange County and the greater Los Angeles metro. The city has experienced steady population stability supported by strong employment fundamentals, a diversified economic base, and continued public and private investment. Median household incomes in the area reflect a mix of working professionals and established households, while proximity to coastal amenities, higher education institutions, and employment hubs enhances overall desirability. The surrounding neighborhoods near Wardlow Road are characterized by established residential communities, accessible retail corridors, and convenient freeway connectivity.

The area offers a balanced lifestyle environment with access to major transportation corridors including the I-405 and I-710 freeways, linking residents and businesses to regional job centers and the Ports of Los Angeles and Long Beach. Demand is supported by logistics, healthcare, education, and government employment sectors. Long Beach's ongoing redevelopment initiatives, combined with its coastal location and urban infrastructure, continue to position the city as a competitive Southern California market for both residents and businesses.



\$96,800 HH Income
Within 1-miles of Subject Property

14,750 Households
Within 1-miles of Subject Property

27,228 Residents
Within 1-miles of Subject Property

\$2.8B Consumer Spending
Within 3-miles of Subject Property



Long Beach, CA Retail Performance

\$850M+

Sales Volume

6.0%

Vacancy Rate

5.6%

Market Cap Rate

17.8M+

Square Feet of
Retail Inventory

85K

Square Feet
Under Construction

\$32.6

Market Asking
Rent Per Square Foot

Retail investment across Long Beach, California remains resilient, supported by strong consumer spending, a dense residential population, and one of Southern California's busiest trade corridors. Investor demand continues to favor grocery-anchored centers, neighborhood retail, and well-located value-add opportunities. Limited new construction, consistent leasing activity, and the city's strategic position between Los Angeles and Orange County continue to support long-term fundamentals and investment performance.



Exclusively Listed By

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Leasing Brochure



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