



RETAIL SPACE FOR LEASE

4525 E Pacific Coast Hwy | Long Beach, CA 90804

±15,163 SF Demisable Space Located next to Top Performing Retailers and Everyday Needs

Conceptual Rendering

MATTHEWS™

Google Earth

Within One Mile of Every Day Retailers

CHASE
99th Percentile Statewide

Carl's Jr.
97th Percentile Statewide

Raising Cane's
CHICKEN FINGERS
95th Percentile Statewide

STARBUCKS
COFFEE
75,000+ Weekly Visits

Subject Property

Pacific Coast Hwy | ±30,500 VPD

Ximeno Ave | ±18,820 VPD



DEMISABLE POTENTIAL

SUITE A

±4,143 SF

SUITE B

±2,273 SF

SUITE C

±2,717 SF

SUITE D

±2,351 SF

SUITE E

±2,717 SF

SUITE F

±2,351 SF



ASKING RENT
CONTACT BROKER

NNN EXPENSES
\$11.00 PSF



Property Highlights

Large Retail Opportunity with Prime Positioning

±15,163 SF retail opportunity situated at the prominent northeast corner of Pacific Coast Highway and Ximeno Avenue, with the ability to demise the space to accommodate a variety of tenant requirements.

Premier Long Beach Traffic Circle Location

Surrounded by a highly complementary mix of national and regional retailers, including Chick-fil-A, CAVA, In-N-Out, Chase, Starbucks, and numerous other established brands.

Strong Demographic Fundamentals

Benefiting from a dense and growing trade area with a combined residential and daytime population exceeding 216,000 residents and employees.

Ample On-Site Parking

Featuring 58 dedicated parking stalls, providing convenient customer access and strong parking ratios.

Proximity to California State University, Long Beach

Less than a mile from a major educational institution with an enrollment of approximately 42,000 students, supporting consistent consumer demand.

Excellent Regional Accessibility

With convenient access to the I-405 Freeway, enhancing connectivity for both customers and employees.



 **Long Beach Airport**
± 4.15 M Annual Passengers
Home to 814 Active On-Site Businesses

INTERSTATE
405

± 33,450 VPD

 **Holiday Inn**

 **BURGER KING**
 **SHERWIN WILLIAMS.**

 **LOWE'S** **at home**
 **Denny's**  **Starbucks**  **Ford**



 **Millikan High School**
± 3,369 Students

 **Stanford Middle School**
± 1,221 Students

 **Emerson Parkside Academy**
± 417 Students

Residence INN.
BY MARRIOTT

19

 **Charles A Buffum Elementary**
± 292 Students

Circle Center
 **Ralphs**  **Auto Zone**

 **Wendy's**
 **76**  **See's CANDIES**

North Los Altos Shopping Center
 **TARGET**  **TRADER JOE'S**
 **Starbucks**  **CHASE**  **five BELOW**
 **Mobil**  **BANK OF AMERICA**  **Panera BREAD**

INTERSTATE
405

± 377,700 VPD

 **Downtown Long Beach**
± 4.4 Miles Away

 **Marshalls**  **IN-N-OUT BURGER**
 **CAVA**  **Pizza Hut**  **EINSTEIN BROS BAGELS**
 **CYCLE BAR** **PREMIUM INDOOR CYCLING**

Circle Center West

 **VONS**  **ROSS DRESS FOR LESS**
 **planet fitness**  **Starbucks**
 **krispy kreme DOUGHNUTS**  **GameStop**

 **LA FITNESS**  **TJ-maxx**
 **CVS pharmacy**  **WELLS FARGO**  **LAZY ACRES natural market**
 **MemorialCare**

 **TACO BELL**
 **76**

 **CVS pharmacy**
 **Chick-fil-A**  **WELLS FARGO**

 **Subject Property**

 **the Y**

 **CALIFORNIA STATE UNIVERSITY LONG BEACH**
California State University Long Beach
± 42,174 Students | ± 2,539 Employees

Circle Marina Center

 **SPROUTS FARMERS MARKET**
 **BIG 5 SPORTING GOODS**  **the Habit BURGER GRILL**

1

± 33,450 VPD

 **Pacific View Apartments**
± 200 Units

 **ARCO**

Long Beach Airport
± 4.15 M Annual Passengers
Home to 814 Active On-Site Businesses

Long Beach Airport
One of Southern California's largest urban park complexes

North Los Altos Shopping Center
TARGET **TRADER JOE'S**
CHASE **five BELOW**
Mobil **Panera**
BANK OF AMERICA BREAD

Millikan High School
±3,369 Students

El Dorado Park
Golf Course

COSTCO **WHOLESALE**
THE HOME DEPOT

Subject Property

LONG BEACH
California State University
Long Beach
±42,174 Students | ±2,539 Employees

Joint Forces Training Base
One of the largest military and emergency-response facilities in Southern California
±850 Full-time employees

Downtown Long Beach
±4.4 Miles Away

Recreation Park
Golf Course

Woodrow Wilson High School
±1,201 Students

Marina Pacifica
Ralphs **ULTA** **AMC**
NORDSTROM **BARNES & NOBLE**
rack **CLUB STUDIO** **ACAPULCO**
RESTAURANT + CANTINA

The Shops At Rossmore
KOHL'S **Marshalls**
at home **SPROUTS**
IN-N-OUT BURGER **See's CANDIES** **Peet's Coffee**
FARMERS MARKET

Cerritos Bahia Marina
±265 Boat slips
Access to Alamitos Bay and the Pacific Ocean

Belmont Veterans Memorial Pier
Most recognizable landmarks and among Southern California's most popular public fishing piers

2ND & PCH
WHOLE FOODS MARKET **SEPHORA**
SHAKE SHACK **TRAVISMATHEW** **VUORI**
free people

Belmont Shore Beach
Most heavily used recreational beaches in Long Beach



LONG BEACH, CA

Long Beach is one of Southern California's most established coastal communities, benefiting from a dense residential base, strong consumer spending power, and a strategic location between Los Angeles and Orange County. The city supports a population exceeding 450,000 residents and serves as a major employment center within the Los Angeles metropolitan area. Household incomes across the eastern Long Beach trade area consistently outperform regional averages, supported by a mix of professional services, healthcare, education, logistics, and technology-related employment sectors. The area's mature neighborhoods, coastal amenities, and highly connected transportation network continue to attract both residents and businesses seeking long-term stability and accessibility.

Retail fundamentals remain supported by substantial daily traffic volumes, affluent surrounding neighborhoods, and a large daytime population generated by nearby employment centers. The Pacific Coast Highway corridor serves as a primary east-west arterial connecting Long Beach's coastal districts with neighboring communities throughout Southern California. Strong residential density, proximity to California State University Long Beach, and access to major transportation infrastructure contribute to consistent consumer demand. These characteristics have made the area a preferred destination for national retailers, service providers, restaurants, and healthcare operators seeking exposure within one of Southern California's most established infill markets.

MARKET OVERVIEW

LONG BEACH

\$88,181 HH INCOME
WITHIN 1-MILES OF SUBJECT PROPERTY

13,289 HOUSEHOLDS
WITHIN 1-MILES OF SUBJECT PROPERTY

33,250 RESIDENTS
WITHIN 1-MILES OF SUBJECT PROPERTY

\$1.05B CONSUMER SPENDING
WITHIN 1-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

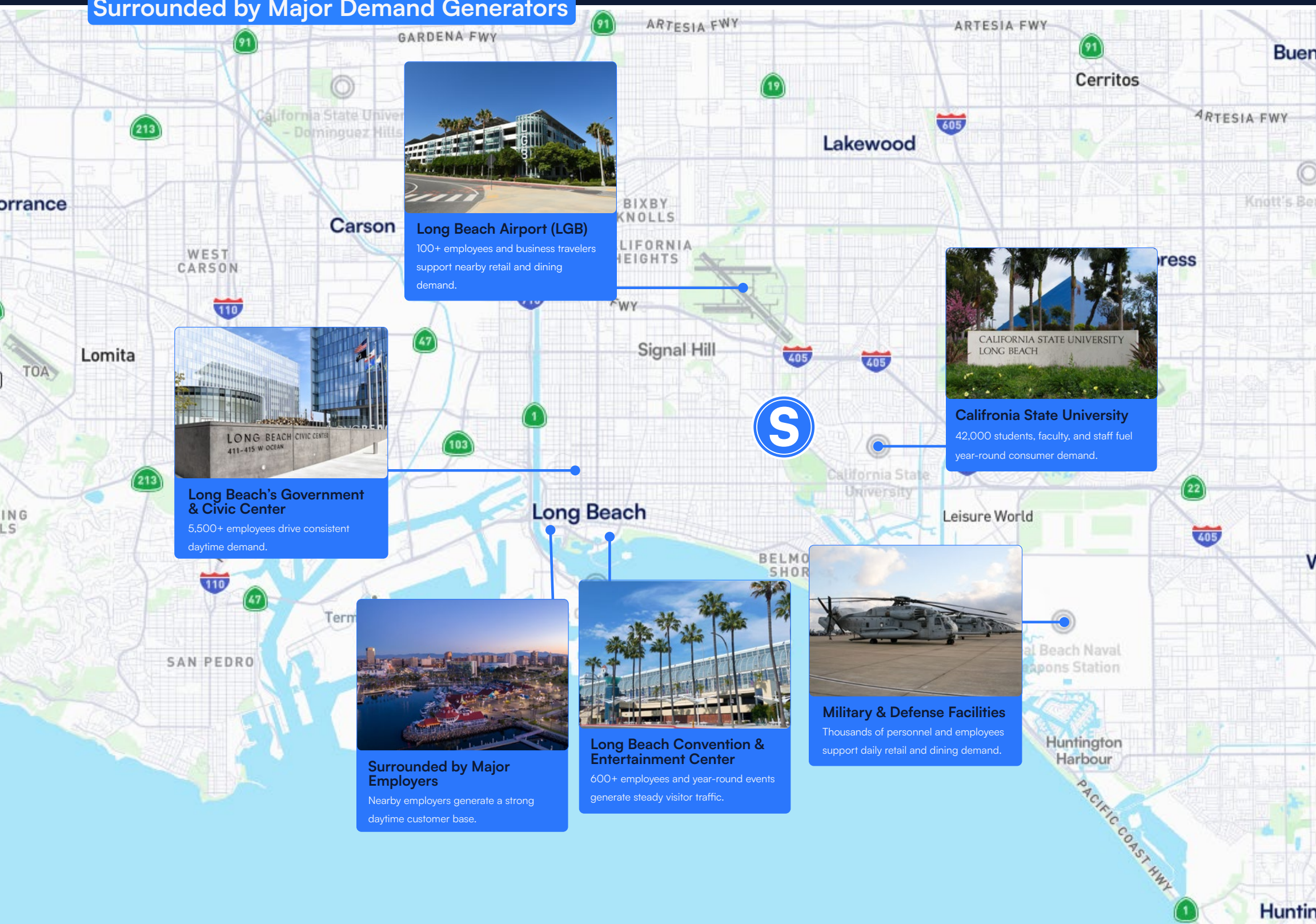
\$32.6

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.



Surrounded by Major Demand Generators



Long Beach Airport (LGB)
100+ employees and business travelers support nearby retail and dining demand.



Long Beach's Government & Civic Center
5,500+ employees drive consistent daytime demand.



Surrounded by Major Employers
Nearby employers generate a strong daytime customer base.



Long Beach Convention & Entertainment Center
600+ employees and year-round events generate steady visitor traffic.



Military & Defense Facilities
Thousands of personnel and employees support daily retail and dining demand.



California State University
42,000 students, faculty, and staff fuel year-round consumer demand.

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4525 E Pacific Coast Hwy | Long Beach, CA 90804

EXCLUSIVELY LISTED BY



MATT SUNDBERG
VP & ASSOCIATE DIRECTOR
matt.sundberg@matthews.com
DIR (949) 777-5991
LIC No. 02052540 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker Lic. No.: 01320460 (CA) | Firm Lic. No.: 02168060 (CA)

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