



Conceptual Rendering

1300-1310 Long Beach Blvd
Long Beach, CA 90813

Retail Space For Lease

MATTHEWS™

SITE PLAN

Long Beach Blvd ± 19,090 VPD

Dental Office

Space 1
±1,694 SF

Space 2
±1,099 SF

Space 3
±1,667 SF

E Anaheim St ± 43,000 VPD



| Leasing Highlights

1,694 SF

Space 1 SF

\$3.25/SF + \$0.75/SF NNN

Asking Rent

1,099 SF

Space 2 SF

1,667 SF

Space 3 SF

Newly renovated vanilla shell spaces offering 16 parking spaces, excellent street visibility, and prominent signage opportunities for a wide range of retail users.



3 Available Spaces





± 60,000 VPD



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

 **Anaheim St Metro**
A Line Station

Subject Property

City Place Shopping Center



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



 **Port of LONG BEACH**
THE PORT OF CHOICE

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



GROCERYOUTLET
bargain market



Long Beach City Hall



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

The Pike Outlets



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

Rainbow Harbor

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



Shoreline Village



Long Beach, CA

Long Beach is a major coastal city within Los Angeles County, strategically positioned between Orange County and the greater Los Angeles metropolitan area. The subject property at 1300—1310 Long Beach Boulevard is located along one of the city's primary north-south commercial corridors, just north of Downtown Long Beach. The surrounding area is characterized by a dense mix of residential neighborhoods, retail and service businesses, healthcare facilities, and established commercial uses, supporting consistent activity throughout the corridor.

The property benefits from convenient access to Pacific Coast Highway, Anaheim Street, I-710, and the Metro A Line, providing strong connectivity to Downtown Long Beach, the Port of Long Beach, Los Angeles, and surrounding employment centers. Nearby Downtown Long Beach serves as a major hub for employment, dining, entertainment, and waterfront activity, while the Port of Long Beach anchors one of the nation's most significant logistics and trade economies. Supported by healthcare, logistics, education, government, and maritime employment, the subject property is well positioned within a dense and highly connected Long Beach trade area.



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

35,731 Daytime Population
Within 1-mile of Subject Property

27,228 Residents
Within 1-mile of Subject Property

\$2.8B Consumer Spending
Within 1-mile 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

MATTHEWS™

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[Leasing Brochure](#)



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