



COLDWELL BANKER
COMMERCIAL
BLAIR



225 EAST 6TH STREET

LONG BEACH, CA 90802

±7,950 SQUARE FEET
STREET FRONT RETAIL

225 EAST 6TH STREET

STREET FRONT RETAIL



225 E. 6TH STREET, LONG BEACH, CA 90802

RENTABLE SF: ± 7,950 SF

LEASE RATE: \$1.55 PSF - NNN (\$0.40/SF)

- FEATURES**
- Elevator served building
 - Along busy thoroughfare
 - Very walkable area
 - Excellent signage opportunities
 - Directly north of The Mosaic restaurants and shopping amenities
 - Located in the heart of Downtown Long Beach
 - Open floor plan with second floor office space
 - Steps to public transportation



Coldwell Banker Commercial Blair is pleased to present a prime commercial property located at 225 East 6th Street in Long Beach For Lease. This office building underwent a complete remodel in 1999 when it was initially occupied by the YMCA. Since then, the property has been owner-occupied.

With approximately 7,950 square feet of space, the two-story building features an open layout on the ground floor, while the second floor is built out with office spaces. The building is elevator-served and offers ample on-site parking, including 68 parking stalls.

Strategically located across from the popular dining, events, and shopping experience at The Mosaic and many new downtown development projects, this property also boasts excellent signage opportunities, making it an ideal location for your business.

FOR MORE INFORMATION CONTACT:

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225 EAST 6TH STREET

STREET FRONT RETAIL

225 E. 6TH STREET, LONG BEACH, CA 90802



ZONING

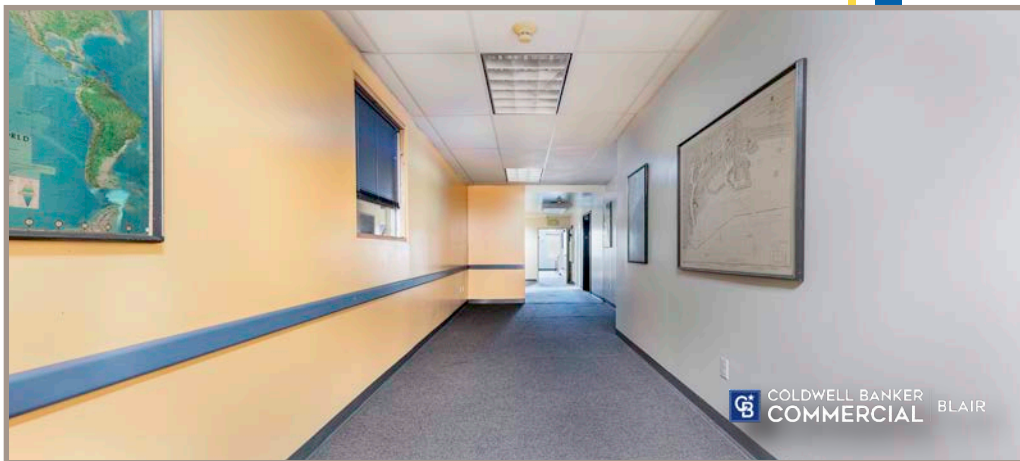
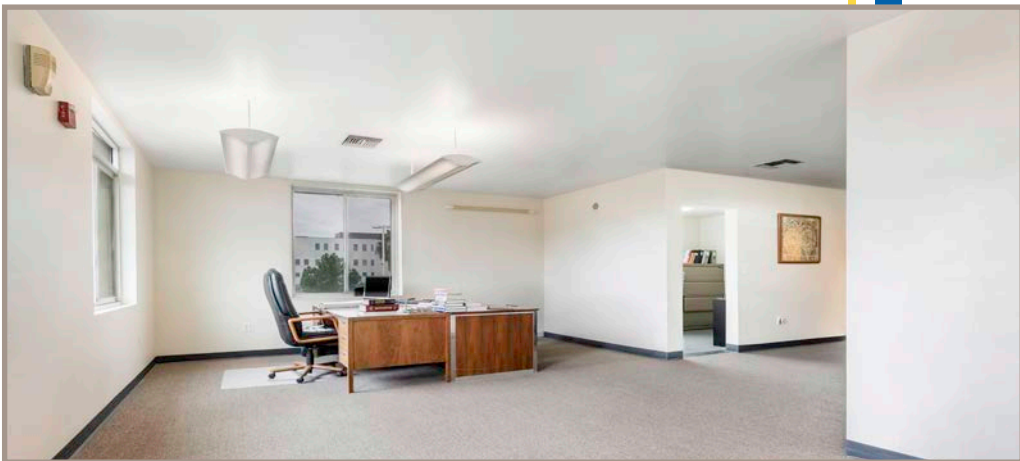
The property is zoned LBP30 which is within the boundary of the Downtown Plan Area. The roots of this document were formed in a highly social “visioning process” that began in 2006 with the volunteer efforts of a Visioning Committee and input received through public workshops. This initial process resulted in a message that combined words and imagery to convey what the future might of downtown Long Beach would look like. This visioning provided a necessary foundation for the Downtown Plan and, as a reference to that important foundational work. Going forward, the document will exist as the formal policy document to be used by City Staff daily to (1) keep true to the community’s vision, and (2) provide specific standards and guidelines to reference when working with developers. Allowable uses in the plan would include mixed-use requirements by right as well as retail uses such as restaurants, outdoor dining, business support services, and basic professional and personal services.

NEIGHBORHOOD DESCRIPTION

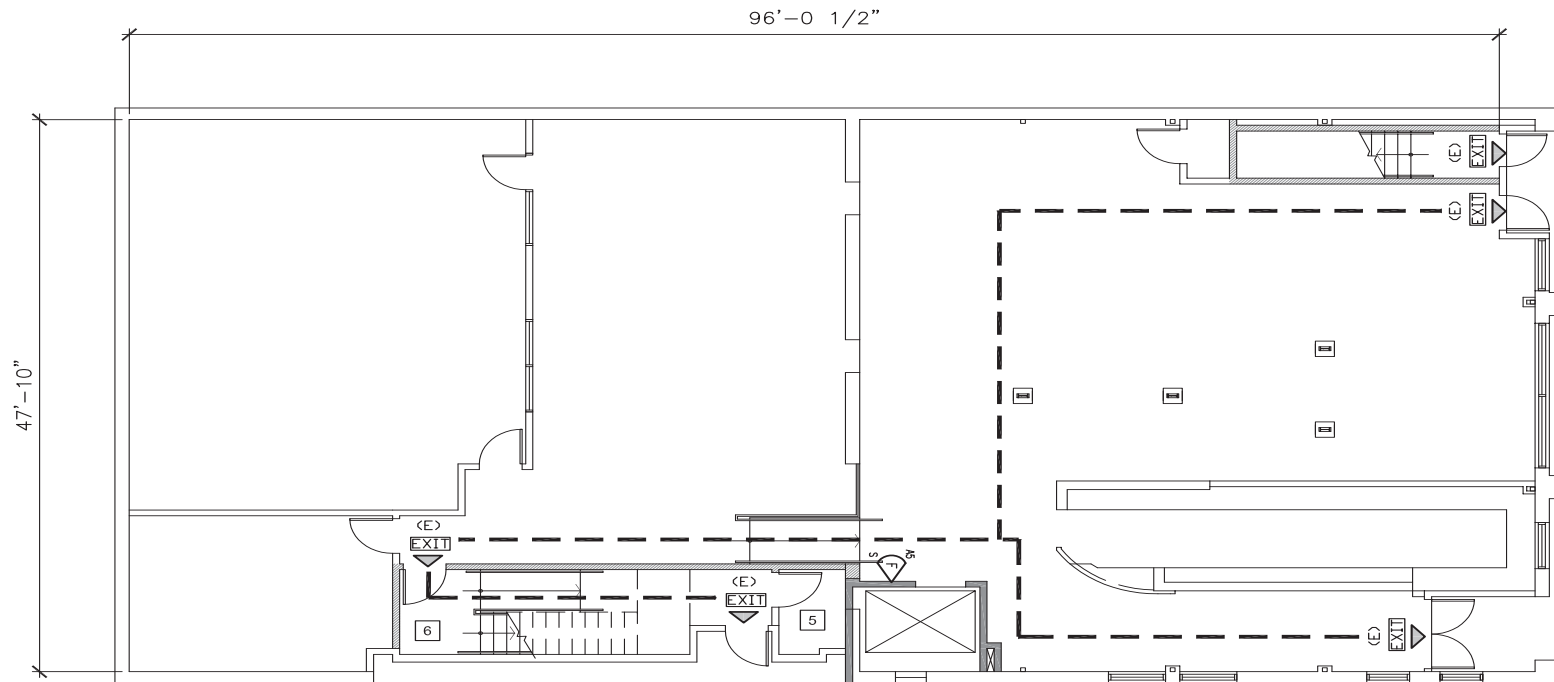
240 Pine Avenue is a commercially zoned retail property that is approximately ± 12,000 SF. This property is in the heart of Downtown Long Beach located on the high traffic corridor of Pine Avenue in between 3rd and 4th Street and located within proximity to two large City owned parking lots located on Broadway and on 3rd. The City owned parking lots provide 2- hour free parking to all customers and/or low priced monthly parking passes. The space has an open floor plan with high ceilings, restrooms located in the rear, large open area that can be used for storage, and built out office available in the 2nd floor mezzanine. The immediate area surrounding the property is retail, office, residential, and service type businesses. The adjacent retail spaces to the north of this property will soon be converted into restaurants and directly to the south of this property there is a brand new brewery called the Altar Society.

As a Pacific Rim city, Long Beach has many influences economically and culturally. Downtown continues to be the hub of tourism, business, and transit for the entire city. It is also home to a growing population of residents who want, within a livable urban core, convenient amenities, and services. Today, there are many facets that contribute to Downtown’s unique sense of place: It has a social heart (Pine Avenue and the waterfront), a civic core (Civic Center, City Hall, the newly constructed Governor George Deukmejian Courthouse), and major attractions (Long Beach Convention Center, The Aquarium of the Pacific and major hotels, restaurants, and beaches). Current market conditions are continuing to improve and new developments in Long Beach that have begun attracting new business, creative users, and visitors.

INTERIOR PHOTOS

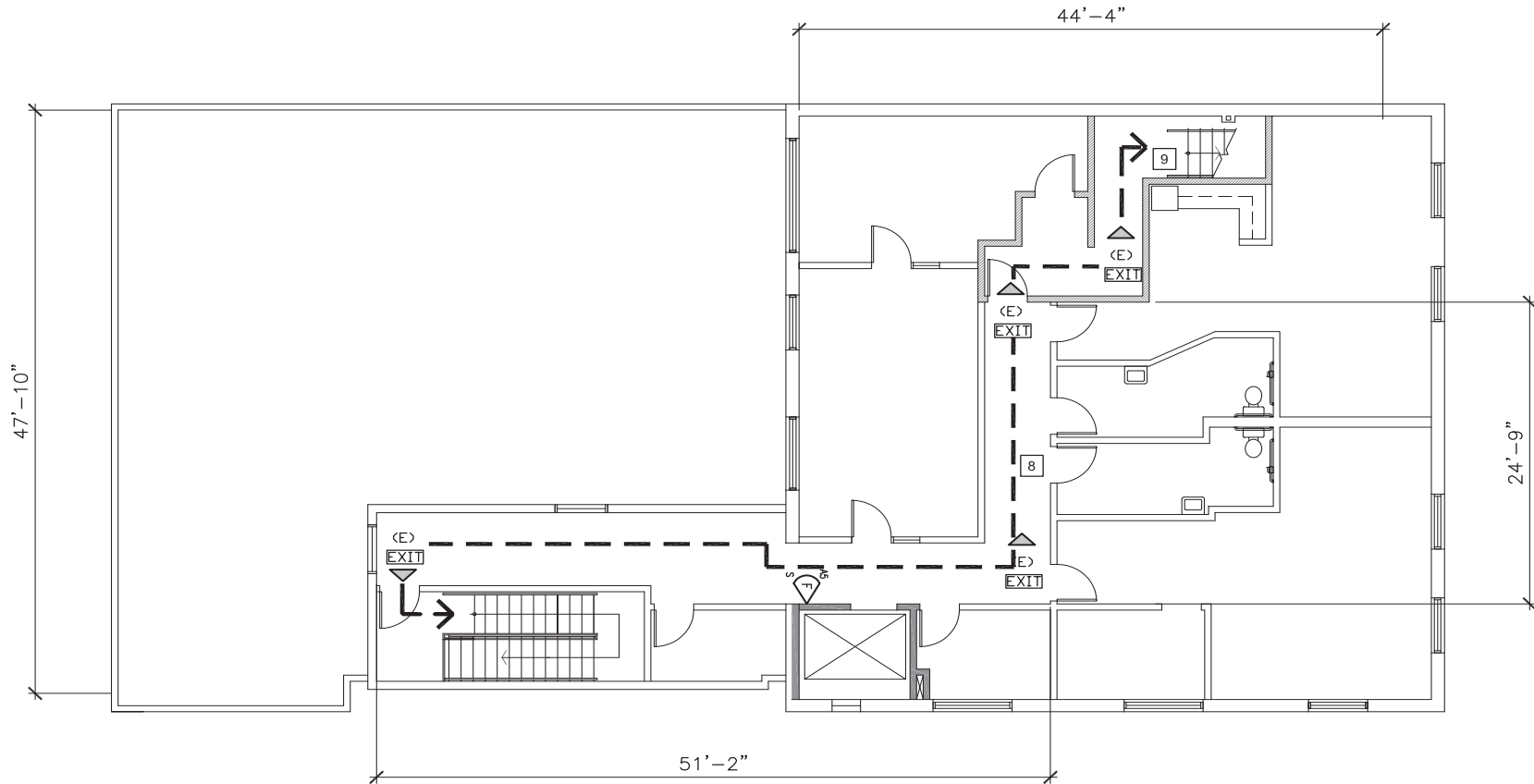


FLOOR PLAN - FIRST FLOOR



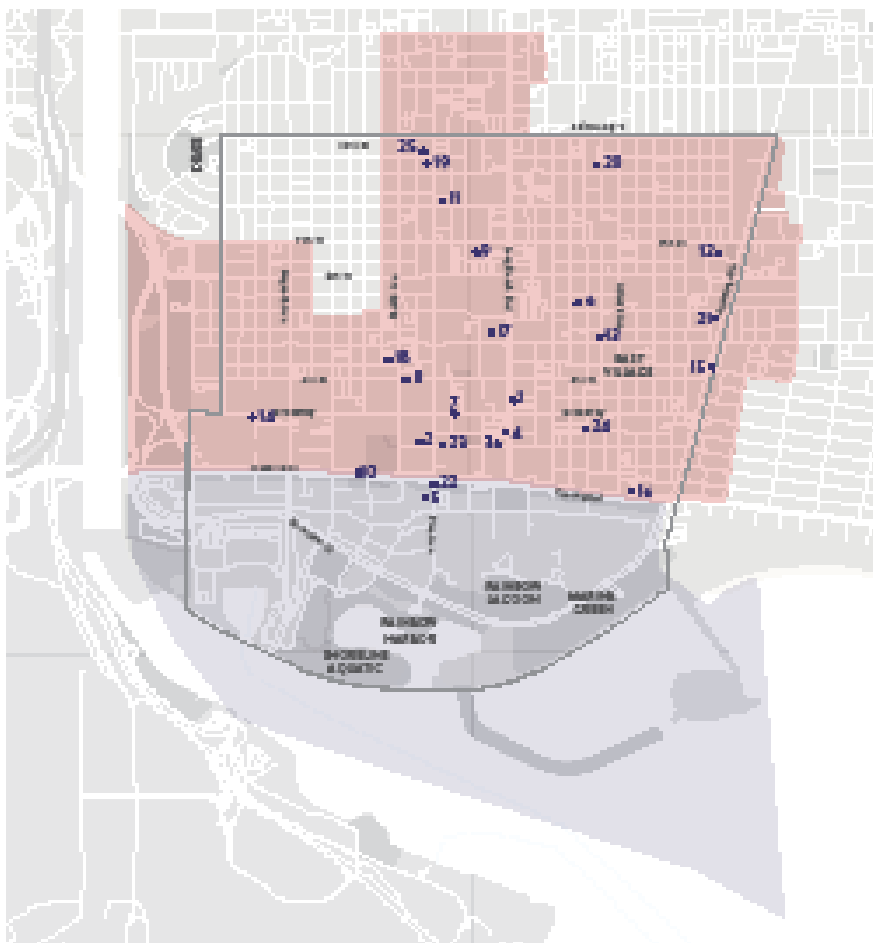
225 EAST 6TH STREET
STREET FRONT RETAIL

FLOOR PLAN - SECOND FLOOR



225 EAST 6TH STREET
STREET FRONT RETAIL

Chemical composition **1978-82** **1983-4**

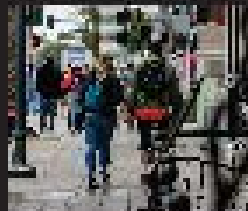


- Project types include market-rate and below-market rate housing, adaptive reuse projects, micro-units and commercial development.
- Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan.

#	PROPERTY NAME	PROPERTY ADDRESS	ADDRESS TYPE	TOTAL AREA	TOTAL FLOOR	STATUS
1	RESEARCH CENTER	100 Long Street	Water-Connected	100	20	Under Planning, Construction
2	RESEARCH CENTER	100 Long St	Water-Connected	100	20	Under
3	RESEARCH	100 Long Street	Water-Connected	50	5	Under
4	LABOR	100 Long Street	Water-Connected	100	5	Under-Construction
5	RESEARCH CENTER BUILDING	100 Long Street	Water-Connected	70	10	Under-Construction
6		100 Long St	Water-Connected	10	5	Under-Construction
7	RESEARCH	100 Long Street	Water-Connected	100	5	Under-Construction
8	TRAINING FACILITY	100 Long St	Water-Connected	100	5	Under-Construction
9	CLUBHOUSE	100 Long St	Water-Connected	100	7	Under-Construction
10	OFFICE BUILDING-RESEARCH	100 Long Street	Water-Connected	100	5	Under Planning, Construction
11	THE RESEARCH BUILDING	100 Long St	Water-Connected	70	10	Under-Construction
12	LABOR AND CLUBHOUSE	100 Long St	Water-Connected	100	5	Under Planning, Construction
13		100 Long Street	Water-Connected	100	10	Under Construction
14	OVER-SEENING FACILITY	100 Long Street	Water-Connected	100	10	Under-Construction
15	RESEARCH CENTER	100 Long St	Water-Connected	70	7	Under-Construction
16		100 Long Street	Water-Connected	100	10	Under Planning, Construction
17	RESEARCH	100 Long Street	Water-Connected	100	5	Under Planning, Construction
18	PLANNING AND CONSTRUCTION	100 Long St	Water-Connected	100	5	Under-Construction, Planning, Construction
19	RESEARCH CENTER	100 Long St	Water-Connected	100	5	Under Planning, Construction, Planning, Construction
20		100 Long St	Water-Connected	100	-	Under Construction
21	LABORATORY, INC. BUILDING	100 Long Street	Water-Connected	100	10	Under
22	LABORATORY BUILDING	100 Long St	Water-Connected	100	10	Under
23	RESEARCH CENTER BUILDING	100 Long St	Water-Connected	100	7	Under-Construction
24	RESEARCH CENTER	100 Long St	Water-Connected	100	5	Under-Construction

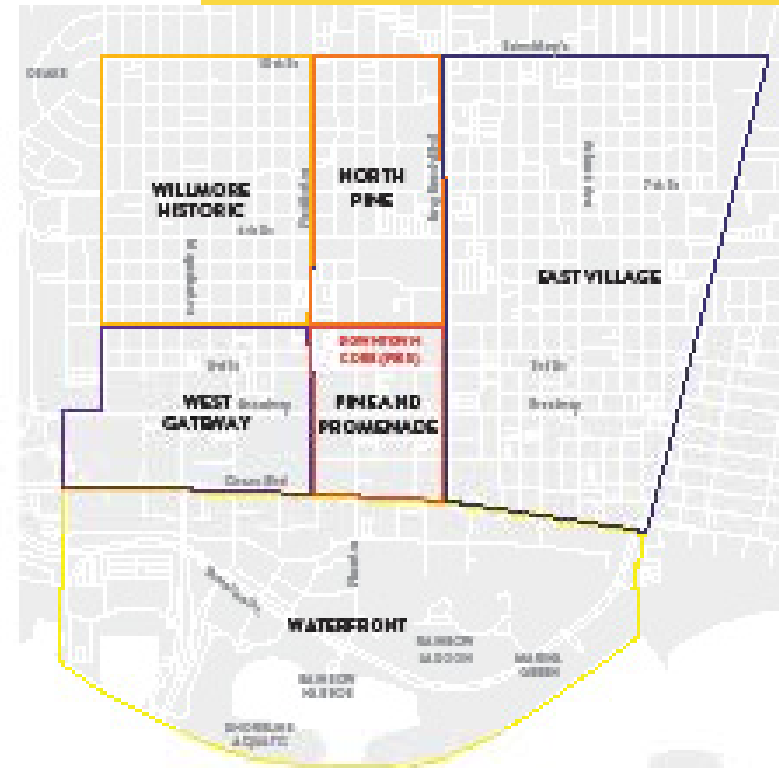


- PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.
- These Planned Developments also address building design, streetscape standards and open space to promote a cohesive community character.



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NEIGHBORHOOD	APPROXIMATE POPULATION
EAST VILLAGE	8,900
PINE AND PROMENADE	4,000
WILLMORE	4,400
WATERFRONT	2,900
WEST GATEWAY	2,300
NORTH PINE	1,500
TOTAL	23,000

DTLB NEIGHBORHOODS

Source: 2023 DTLB Economic Profile

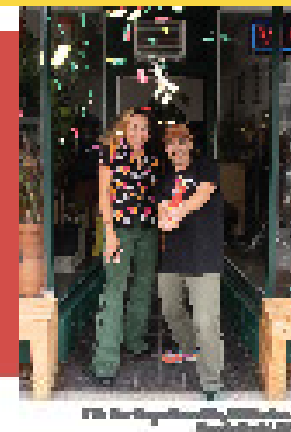


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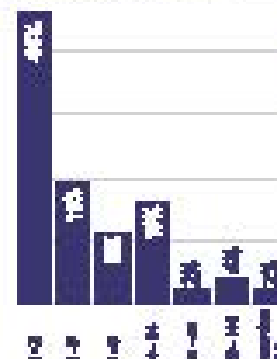


BUSINESS ENVIRONMENT

- Each year, DLBA conducts a phone-based survey of business owners in the Downtown PBIA.
- The survey gathers annual data on business characteristics and attitudes towards the business environment.
- The survey 2022 survey collected data from 167 businesses of varying size and industry.



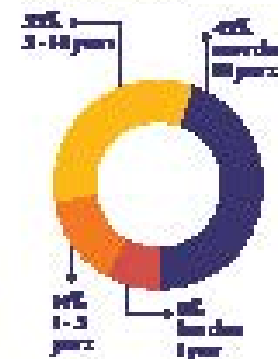
How many employees work at your Downtown location?



Do you expect your business to expand over the next year?



How long have you been in business in Downtown?



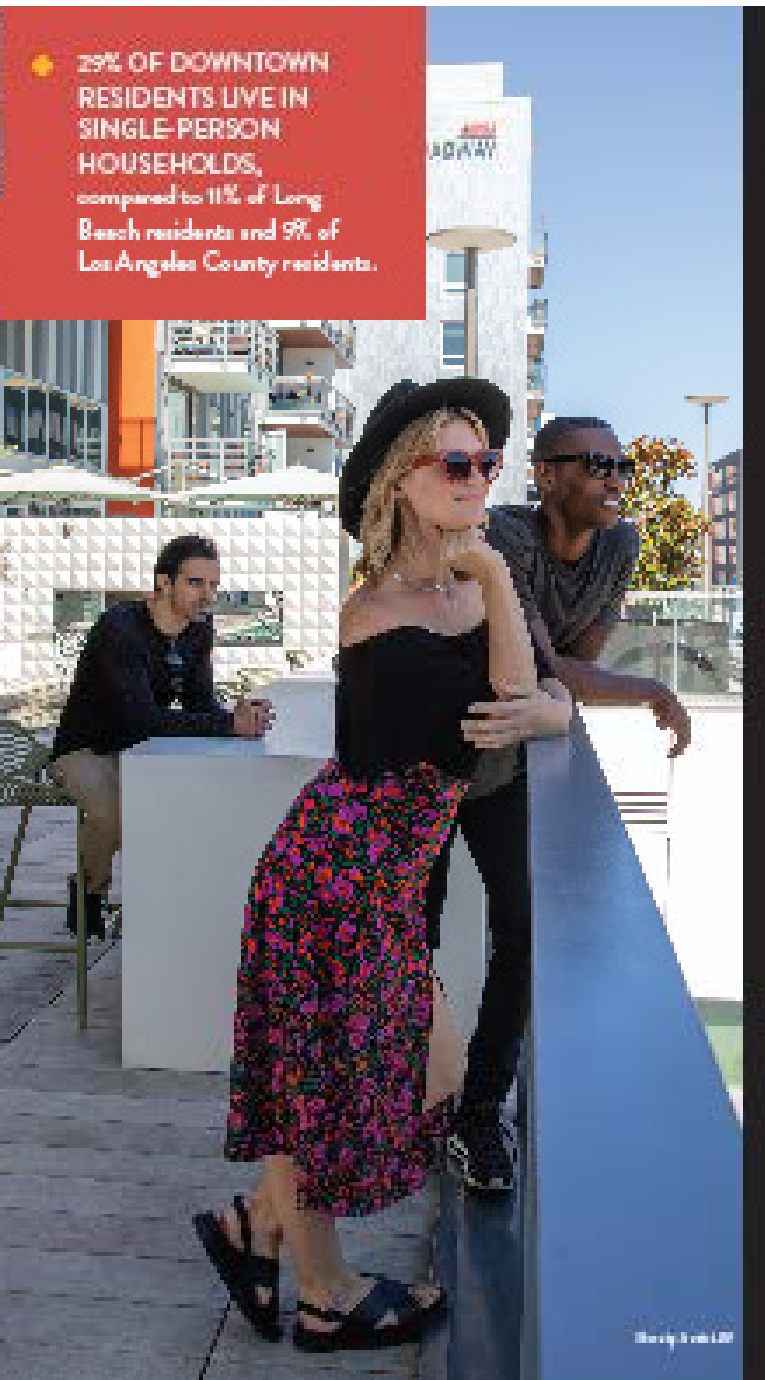
DTLB Surveying Businesses

Businesses in Downtown

Expanding in Downtown

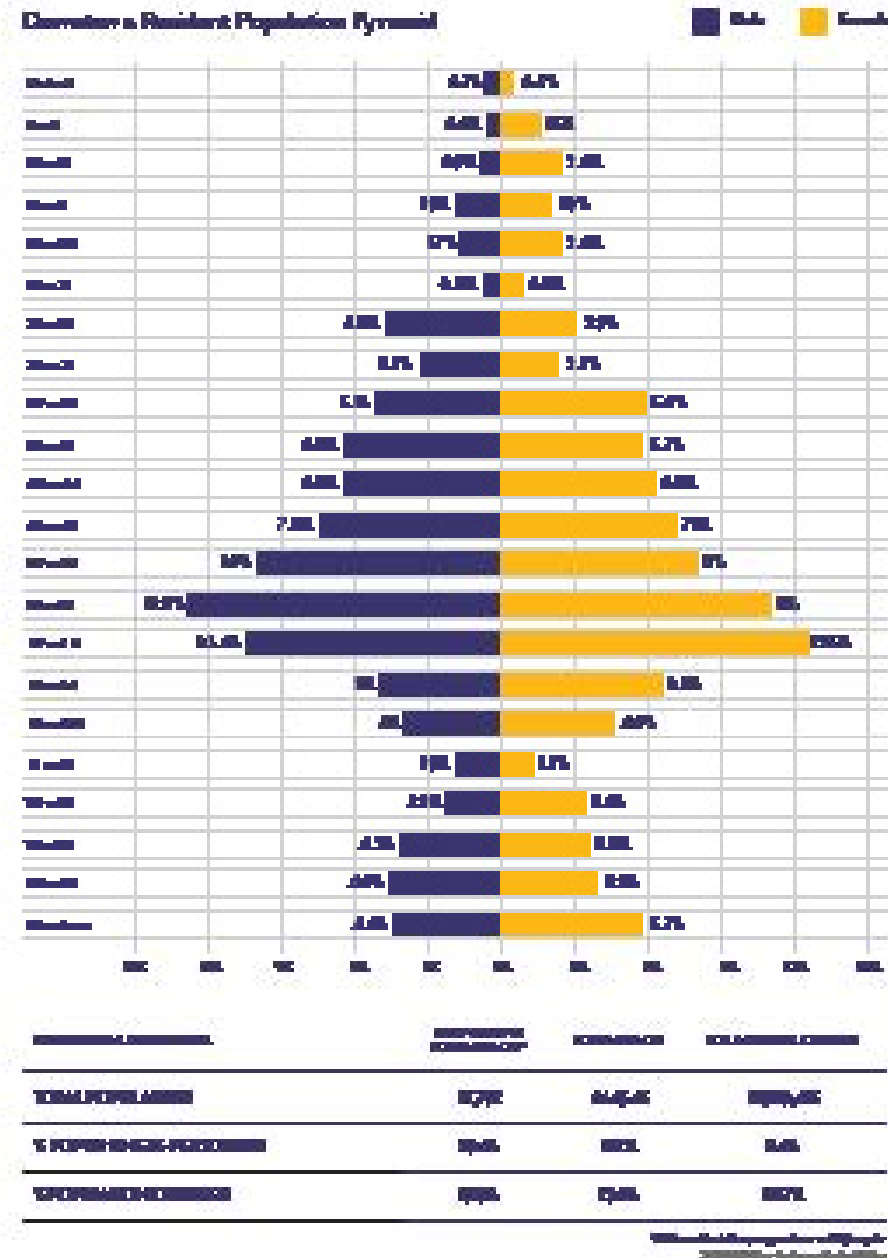
Expanding outside Downtown

Strongly agree, Agree, Disagree, Strongly disagree, Don't know



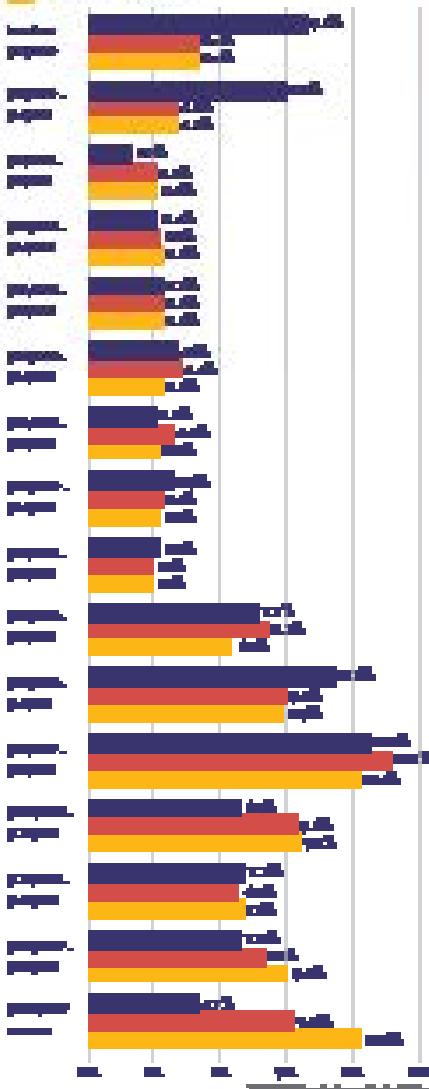
HOUSING & RESIDENTS

DEMOGRAPHICS



Household Income in the Past 12 months
(in 2010 inflation-adjusted dollars)

- **Chlorine** Cl_2
- **Hydrogen** H_2
- **Hydrogen Chloride** HCl



1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Conclusion**
 6. **References**

■ Einzelne	■ Gruppenspezifisch
■ Themenorientiert	

[illegible]

3 Pop Over 25 **on Blackboard's Program or Higher**

Color	Material	Material	Color
Green	Plastic	Plastic	Purple
Blue	Plastic	Plastic	Orange

Education Attainment (25 years +)

[illegible]

- ◆ The largest age groups of residents is 25 to 29 and 30 to 34.
- ◆ Higher educational attainment concentrated in Waterfront census tracts.
- ◆ Hispanic or Latino and White residents are the predominant racial categories in Downtown. White residents are the predominant racial category in the Waterfront and Core areas, while Hispanic or Latino residents are predominant in the surrounding census tracts.



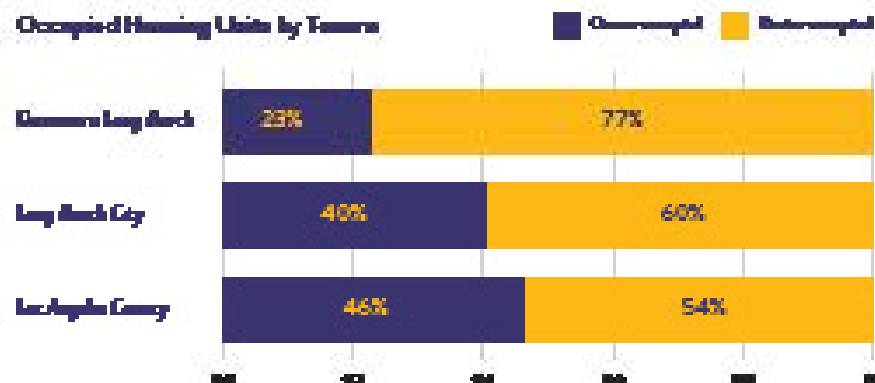
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RESIDENTIAL MARKET

DEMOGRAPHICS

Occupied Housing Units by Tenure



- 2022 RESIDENTIAL OCCUPANCY RATE WAS 95.4%, COMPARED TO 94% IN 2021.

- 358 new units completed in 2022.

- OVER 70% OF DOWNTOWN UNITS are either studio or one-bedroom apartments. A majority of three- or four-bedroom units are below-market rate housing.

- Majority of Downtown units are renter occupied, with weighted average rent at \$1,526.

- The weighted average mortgage payment for Downtown units is \$2,427.

2022 RESIDENTIAL OCCUPANCY RATE		RENTAL RATE
UNIT TYPE	OCCUPANCY	RENTAL RATE
STUDIO	95%	\$1,400
1-BR	95%	\$1,500
2-BR	95%	\$1,600
3-BR	95%	\$1,700
4-BR+	95%	\$1,800

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GROUND FLOOR RETAIL

◆ Average neighborhood retail occupancy over 92% IN 2022.

◆ The highest concentration of retail businesses is found in the waterfront area within the Pike Outlets shopping center and Shoreline Village.

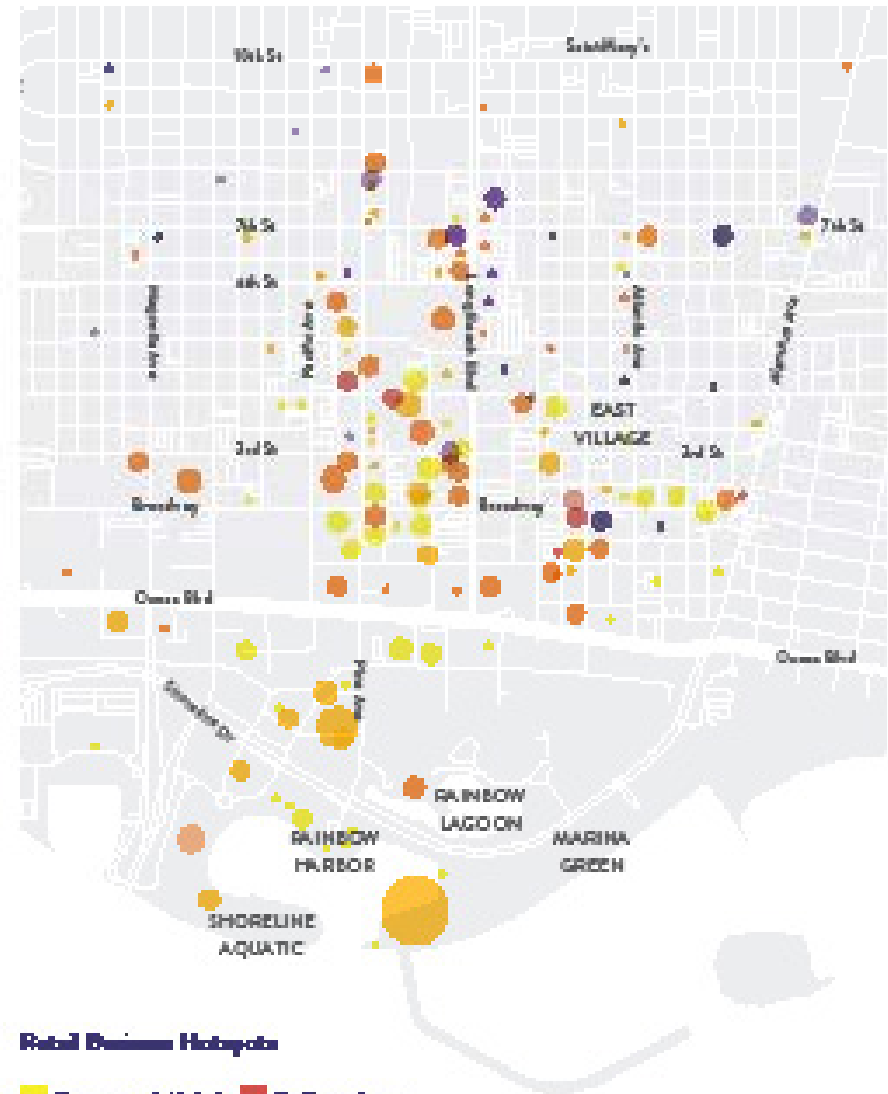
2022 Retail Occupancy



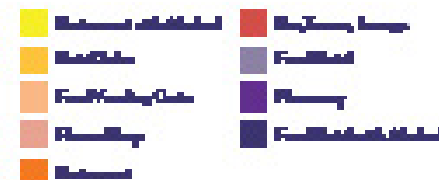
- ◆ Additional retail clusters are found in the Downtown Core and East Village.
- ◆ Recent additions in the Downtown retail market include shared-kitchen storefronts, wherein early-stage food businesses share access to commercial kitchen space and a retail storefront. The newest shared-kitchen space is Portale Collective (456 Elm Ave.)



Photo by Brooke Collins



Retail Business Hotspots





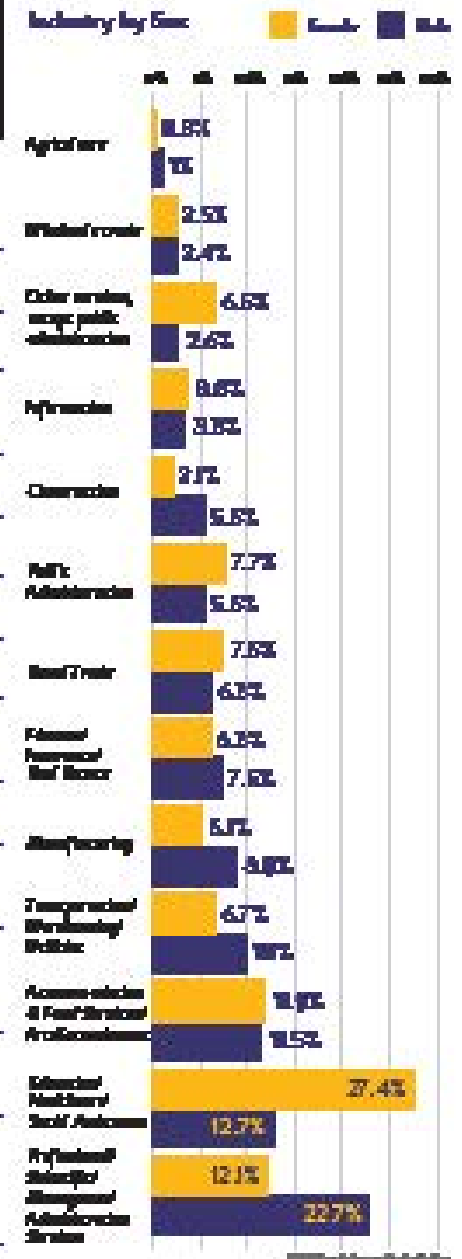
◆ 14.7% OF DOWNTOWN RESIDENTS WORK FROM HOME, with 70% using a car to commute to work.

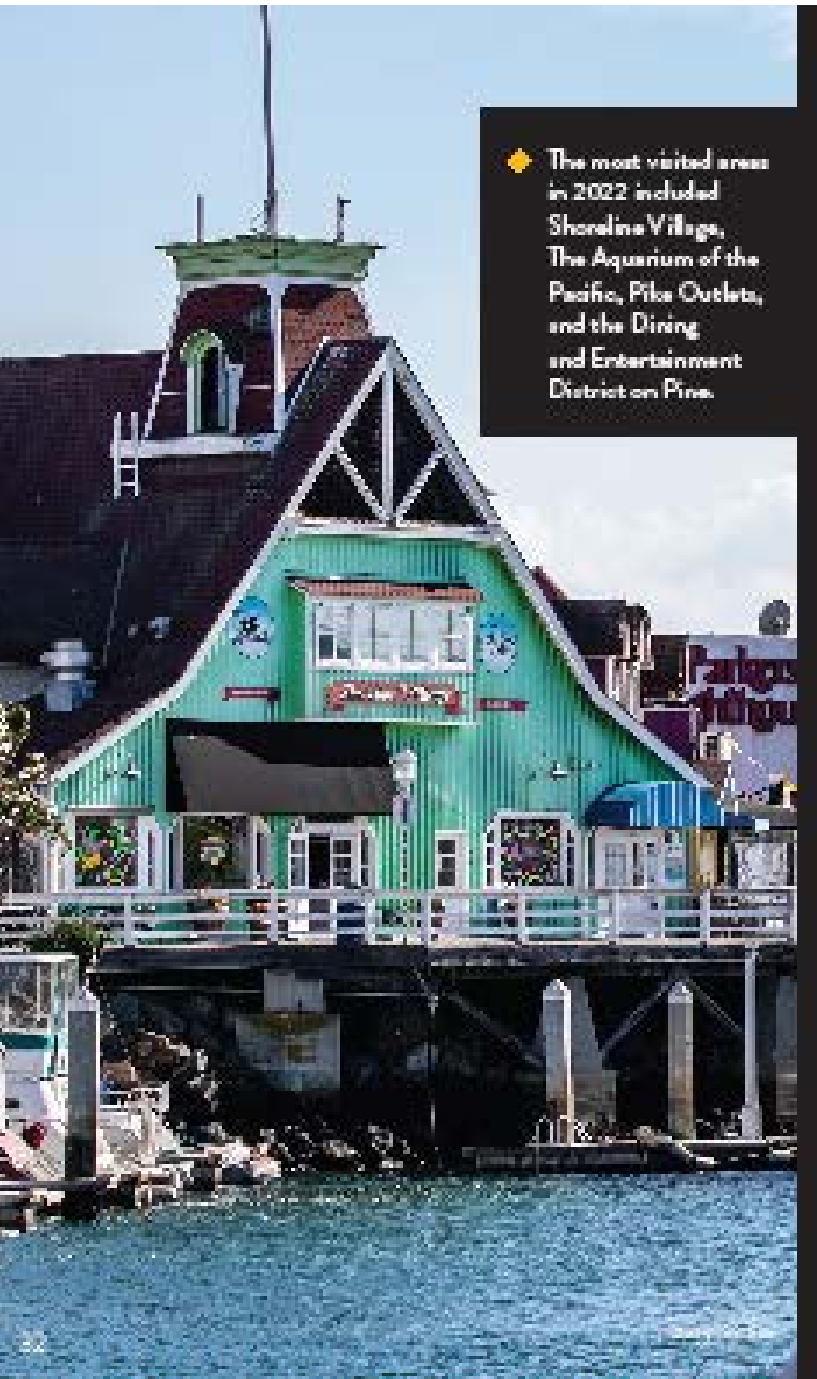
WORKFORCE

◆ THERE ARE OVER 15,000 DOWNTOWN RESIDENTS participating in the labor market.

INDUSTRY	2022 DOWNTOWN RESIDENTS WORKING IN THIS INDUSTRY
Agriculture	50,000
Manufacturing	70,000
Other services, except public administration	80,000
Information	100,000
Construction	70,000
Public Administration	70,000
Health Care	100,000
Financial Investment and Finance	80,000
Manufacturing	100,000
Transportation and Warehousing	40,000
Accommodation and Food Services	100,000
Educational and Health Services	70,000
Professional and Technical Services	100,000

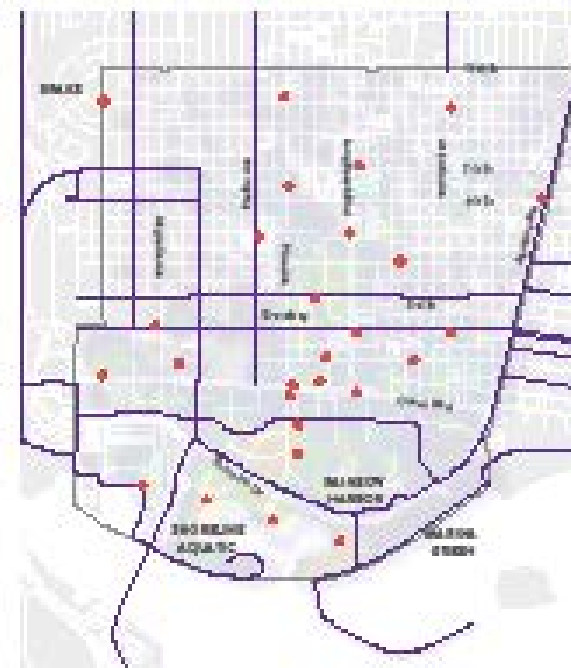
DEMOGRAPHICS





MOBILITY OVERVIEW

Visitor Heat Map



2019 VISITOR STATISTICS	2020	2021	2022
ANNUAL VISITS	18,000,000	19,000,000	19,700,000
AVERAGE DAILY VISITS	49,000	52,000	54,000
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◆ In 2022, Downtown Long Beach welcomed 5.7 million visitors with over 25.7 MILLION TOTAL VISITS. While this increase is slight YOY (4%), it is within 5% of 2019 visitor statistics.

2022 Most Visited
High-Ranking
Total Visitor Trips

1	Aquarium of the Pacific	1
2	Shoreline Village	2
3	Pike Outlets	3
4	Downtown Long Beach	4
5	Long Beach Convention Center	5
6	Long Beach Beach	6
7	Long Beach	7
8	Long Beach	8
9	Long Beach	9
10	Long Beach	10
11	Long Beach	11
12	Long Beach	12
13	Long Beach	13
14	Long Beach	14
15	Long Beach	15
16	Long Beach	16
17	Long Beach	17
18	Long Beach	18
19	Long Beach	19
20	Long Beach	20



PUBLIC SPACES, PARKS & WATERFRONT

2023 DOWNTOWN MAJOR EVENTS

Grand Prix	100,000
Celebration	80,000
Festa	80,000
Die Jolee Mountain	6,000
Arts Festival	75,000
UBM attendees	25,000
All Convention Center Events (FY 2022)	924,552

Source: 2023 DTLB Economic Profile

DEMOGRAPHICS

- There are 73 ACRES OF PARKS AND OPEN SPACE within the Downtown footprint.
- Shoreline Aquatic Park was the most visited open space, with over 2.2 million unique visits in 2022.



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RECENT MIXED-USE DEVELOPMENTS



SUBJECT PROPERTY

Mosaic
900 Future Apartment Units
Above 150,000 SF Retail

Onni East Village
432 Apartment Units Above
18,248 SF Retail

Shoreline Gateway
315 Apartment Units Above
6,400 SF Retail

Inkwell
189 Apartment Units Above
6,858 SF Retail

3rd & Pacific
271 Future Apartment Units
Above 12,000 SF Retail

The Pacific Apartments
163 Apartment Units

Amli Park Broadway
222 Apartment Units Above
6,000 SF Retail

225 EAST 6TH STREET
STREET FRONT RETAIL

LOCAL RETAIL & ENTERTAINMENT CENTERS



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