COLDWELL BANKER COMMERCIAL | BLAIR

FOR LEASE

601 PINE AVENUE LONG BEACH, CA 90802

FREESTANDING COMMERCIAL BUILDING

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BUILDING SIZE:	± 42,321 SF
LOT SIZE:	± 17,502 SF
ZONING:	PD30
YEAR BUILT:	1926
APN:	7273-024-018 7273-024-017

HIGHLIGHTS

- ±42,321 SF Freestanding Commercial Building on approximately ±17,502 SF Land
- Currently Vacant – Perfect for Retail, Office, and Storage uses
- Multi-Level Building – Basement, Ground Floor, Mezzanine, 2nd & 3rd Floors
- On-site parking available on the same parcel (± 10 spaces) + adjacent parking lot 127 W 6th (currently ± 21 spaces including ADA and maybe restriped to ± 26 spaces) + city parking lot across the street at 50 E 6th St (+1,000 spaces)
- Competitive asking rents
- Great visibility
- Distinctive 1926 Historic Architecture
- Prime Downtown Long Beach Location
- Former Rite Aid Location with Existing Retail Infrastructure
- Excellent Walkability & Transit
- Plethora of Amenities nearby including stores and restaurants
- Great visibility

601 Pine Avenue presents a rare opportunity to lease a substantial commercial property in the heart of Downtown Long Beach. The approximately 42,321 SF freestanding building was formerly occupied by Rite Aid and offers a flexible multi-level layout suitable for retail, grocery, specialty market, showroom, fitness, office, education, creative, storage, service-oriented, or other commercial uses, subject to applicable approvals.

Rite Aid historically utilized the property as a multi-level retail department store. More recently, the ground floor was used for active retail sales, while the basement, mezzanine, second floor, and third floor were used primarily for inventory storage and support uses. The approximately 2,236 SF mezzanine is believed not to be included in the stated building area and may be available at no additional cost in connection with the first-floor space. Existing operable refrigeration equipment also remains on-site, providing valuable infrastructure for potential grocery, market, food-related, or similar users.

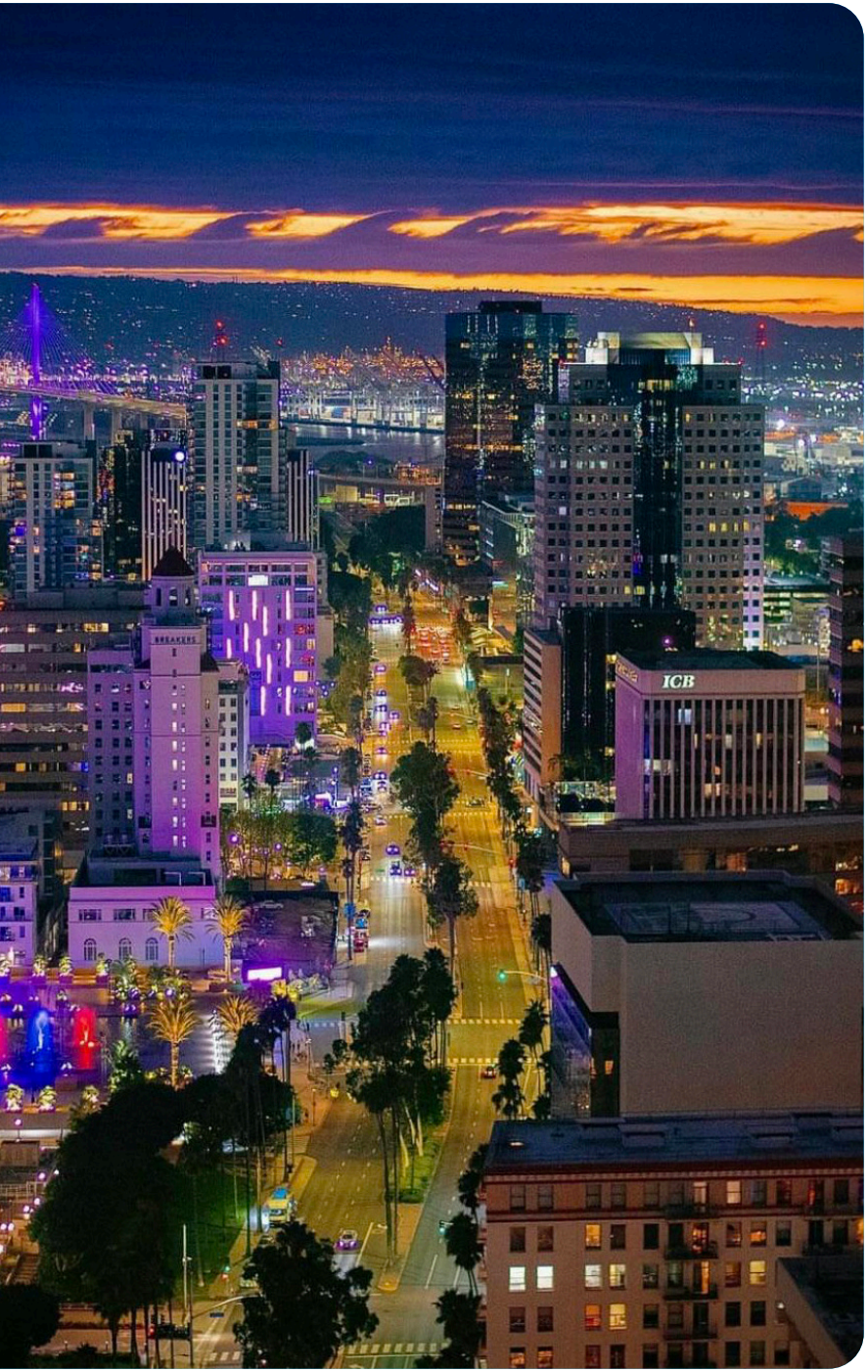
The property may be leased in its entirety to a single large user or by individual floor/space, providing flexibility for tenants of different sizes. The ground floor offers approximately 13,567 SF of retail space with approximately 18-foot ceilings, while the basement, second floor, and third floor provide substantial additional space suitable for storage, office, inventory, fulfillment, back-of-house, recreational, educational, or other complementary uses. The rooftop may also offer additional amenity potential, subject to approvals.

The property includes approximately 10 parking spaces on the same parcel. The neighboring 127 W 6th Street lot may also be made available and currently provides approximately 21 additional parking spaces, including an ADA space, with potential to restripe for up to approximately 26 spaces, subject to final layout and approvals. More than 1,000 additional City public parking spaces are also located essentially across the street at 50 E 6th Street.

The property's large floor plates, multiple levels, flexible whole-building or floor-by-floor leasing options, existing retail infrastructure, and strong parking availability create a distinctive leasing opportunity in Downtown Long Beach.

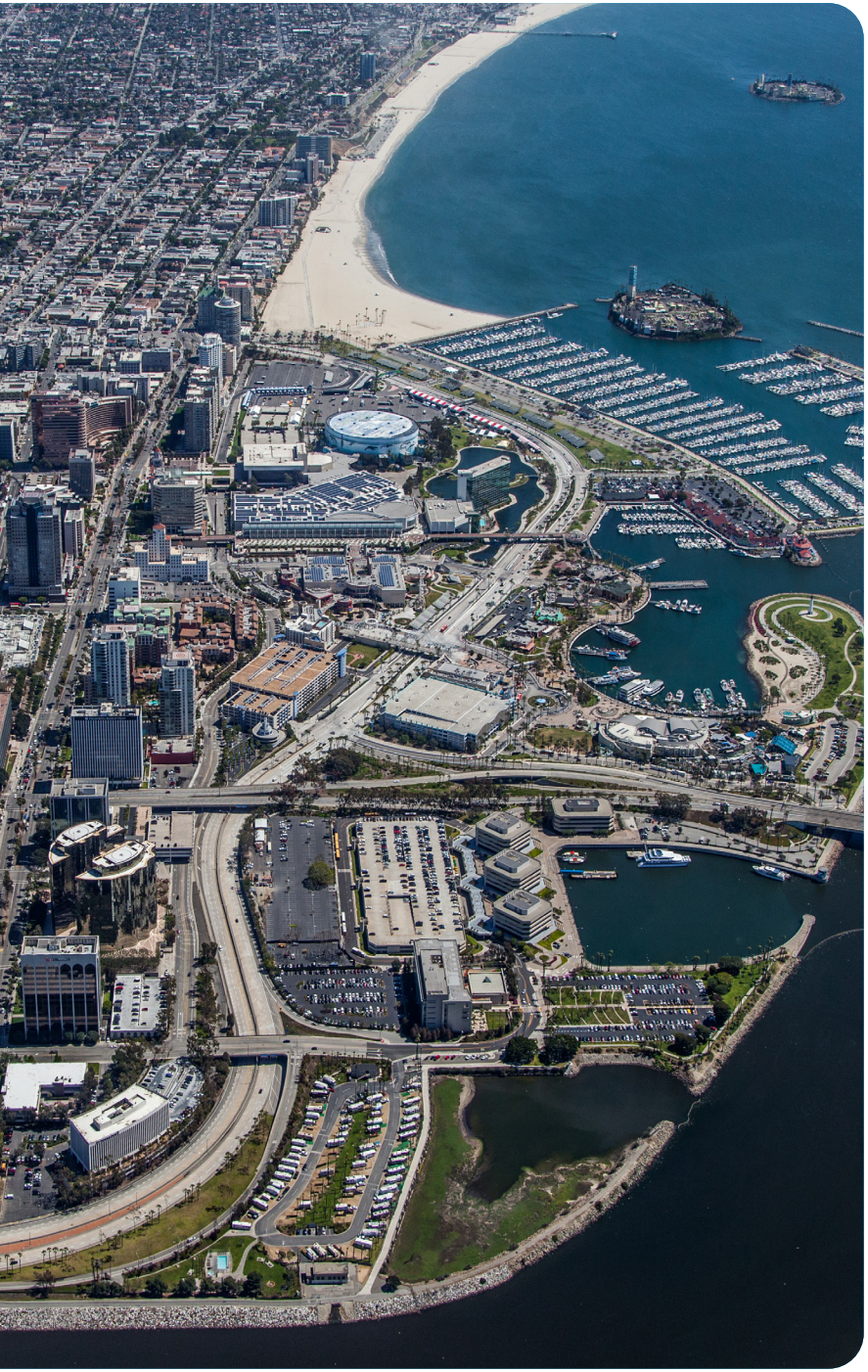
AVAILABILITY

#	Level	Size (SF)	Lease Rate	Lease Type	Ceiling (FT)
1	Basement	11,394	$1.00	Mod. Gross	12"
2	Retail - 1st Floor	13,567*	$1.75	NNN	18"
	Bonus - Mezzanine	2,236	No Additional Cost		9.8"
4	2nd Floor	9,251	$1.00	Mod. Gross	12.5"
5	3rd Floor	9,286	$1.00	Mod. Gross	12.5"



Downtown Long Beach is one of Southern California's most unique waterfront urban destinations to live, work, and play. As California's sixth-largest city, Downtown Long Beach is centrally located and a mere 20 minutes from both Los Angeles and central Orange County. Additionally, visitors can easily access Downtown via public transit (Metro Blue Line) and explore its many shops, restaurants, and attractions by bike or on foot. Downtown Long Beach offers all the amenities of a major urban center within a clean, safe community and is enhanced by the temperate climate and breathtaking ocean views.

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, Long Beach Amphitheatre, 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.



The property is zoned LBPD30 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 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.

****Later this year the Downtown Plan is being upgraded to the Downtown Plan 2.0. Tenant to verify the above requirements and any changes that may result from the upgrade to the Downtown Plan with the City of Long Beach. *****

wet n wild

wet n wild

Dental Care
Mouthwash
10
Toothpaste
Toothbrushes
Diabetic Supplies
11
Adult Personal Care

Interior Photos - Basement & 2nd-3rd Floor

Retail Space - Grocery Store Rendering

Retail Space - Gym Rendering

2nd & 3rd Floor - Office Rendering

2nd & 3rd Floor - Office Rendering

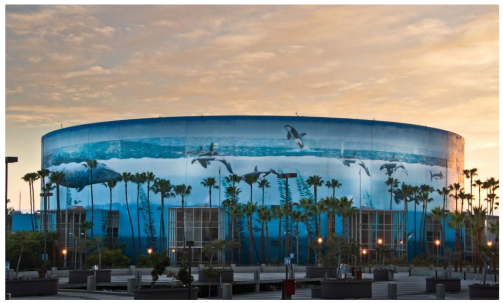
LA28 OLYMPICS

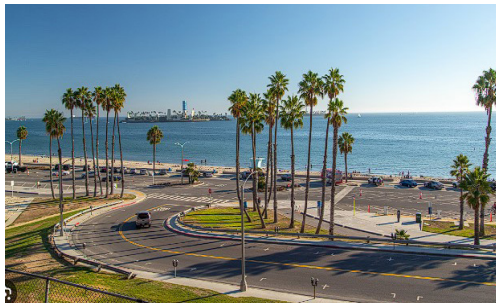
"The LA28 Olympic and Paralympic Games announced more than a dozen venue assignments for Olympic sports, utilizing sports venues and locations in the City of Los Angeles and neighboring cities of Long Beach and Carson - announcement confirms seven Olympic sporting events to be held in Long Beach. As a Venue City, Long Beach is set to host the largest number of sporting events other than the host City of Los Angeles for the LA28 Games."

Source: www.LongBeach.gov, Press Release: LA28 Confirms Seven Sporting Events, Venues to be Held in Long Beach for the 2028 Olympic Games

Olympic Game Venue in Long Beach, CA

- **Long Beach Arena** - *Handball Competition*
- **Marine Stadium** - *Canoe-Spring & Rowing Competitions*
- **Belmont Shore** - *Sailing*
- **Waterfront along Alamitos Beach** - *Marathon Swimming & Triathlon*
- **Long Beach Convention Center** - *Water Polo*





	1 Mile		2 Miles		3 Miles	
Population						
2025 Population	58,111	---	145,289	---	222,842	---
2030 Projected Population	60,324	---	148,844	---	226,831	---
2030 Projected Population (High Estimate)	64,186	---	156,047	---	235,917	---
2030 Projected Population (Low Estimate)	56,743	---	143,179	---	219,594	---
% Projected Annual Change (2025 - 2030)	0.8%	---	0.5%	---	0.4%	---
% Projected Annual Change (High Estimate)	2.1%	---	1.5%	---	1.2%	---
% Projected Annual Change (Low Estimate)	-0.5%	---	-0.3%	---	-0.3%	---
2010 Census Population	58,375	---	156,532	---	230,587	---
2020 Census Population	58,179	---	146,832	---	225,895	---
% Annual Change (2020 - 2025)	0.0%	---	-0.2%	---	-0.3%	---
Population Density	23,168		13,882		11,371	
Households						
2025 Households	26,991	---	57,460	---	87,230	---
2030 Projected Households	28,217	---	59,167	---	89,049	---
% Projected Annual Change (2025 - 2030)	0.9%	---	0.6%	---	0.4%	---
2010 Households	23,238	---	53,337	---	81,924	---
2020 Households	26,791	---	57,777	---	88,151	---
% Annual Change (2020 - 2025)	3.1%	---	1.7%	---	1.5%	---
Quarterly Population						
2025 Q2	58,111	---	145,289	---	222,842	---
2025 Q1	58,112	---	145,140	---	222,610	---
2024 Q4	58,051	---	145,112	---	222,963	---
2024 Q3	57,777	---	144,813	---	222,395	---
2024 Q2	57,305	---	144,390	---	222,058	---
2024 Q1	57,268	---	144,272	---	221,977	---
2023 Q4	57,178	---	143,743	---	221,435	---
2023 Q3	57,148	---	143,784	---	221,580	---
2023 Q2	57,207	---	143,916	---	221,797	---
Growth Stability Indicator (-1 to +1)	0.0551	---	0.0914	---	0.0755	---

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	1 Mile		2 Miles		3 Miles	
Income (2025)						
Per Capita Income	$45,176	---	$39,102	---	$42,495	---
Average Household Income	$97,261	---	$98,869	---	$108,559	---
Median Household Income	$79,576	---	$79,975	---	$88,063	---
Less than $15,000	2,966	11.0%	5,686	9.9%	7,704	8.8%
$15,000 - $19,999	983	3.6%	1,946	3.4%	2,555	2.9%
$20,000 - $24,999	895	3.3%	1,859	3.2%	2,624	3.0%
$25,000 - $29,999	787	2.9%	1,763	3.1%	2,412	2.8%
$30,000 - $34,999	988	3.7%	2,085	3.6%	2,763	3.2%
$35,000 - $39,999	1,137	4.2%	1,974	3.4%	2,594	3.0%
$40,000 - $44,999	1,057	3.9%	2,083	3.6%	2,749	3.2%
$45,000 - $49,999	763	2.8%	1,755	3.1%	2,456	2.8%
$50,000 - $54,999	815	3.0%	1,931	3.4%	2,791	3.2%
$55,000 - $59,999	784	2.9%	1,704	3.0%	2,349	2.7%
$60,000 - $64,999	934	3.5%	2,037	3.5%	2,739	3.1%
$65,000 - $69,999	774	2.9%	1,864	3.2%	2,616	3.0%
$70,000 - $79,999	1,515	5.6%	3,800	6.6%	5,514	6.3%
$80,000 - $89,999	1,343	5.0%	3,114	5.4%	4,793	5.5%
$90,000 - $99,999	1,244	4.6%	2,679	4.7%	4,196	4.8%
$100,000 - $125,000	2,780	10.3%	5,663	9.9%	9,250	10.6%
$125,000 - $149,999	2,084	7.7%	4,304	7.5%	7,288	8.4%
$150,000 - $199,999	2,733	10.1%	5,708	9.9%	9,769	11.2%
$200,000 - $249,999	1,353	5.0%	3,088	5.4%	5,640	6.5%
$250,000 - $499,999	579	2.1%	1,324	2.3%	2,417	2.8%
$500,000+	477	1.8%	1,094	1.9%	2,010	2.3%
Education (2025)						
Less than 9th Grade	4,767	10.9%	16,694	16.1%	23,209	14.4%
Some High School	3,600	8.2%	10,032	9.7%	13,144	8.2%
High School Grad	6,722	15.3%	17,620	17.0%	27,304	17.0%
Some College	10,757	24.5%	22,610	21.8%	35,411	22.0%
Associate Degree	2,371	5.4%	5,897	5.7%	9,609	6.0%
Bachelors Degree	10,328	23.5%	21,328	20.5%	34,975	21.8%
Masters Degree	3,543	8.1%	6,693	6.4%	11,834	7.4%
Doctorate or Professional Degree	1,803	4.1%	3,008	2.9%	5,208	3.2%

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THE PIKE OUTLETS

- H&M
- NIKE OUTLET
- CINEMARK
- EoS FITNESS
- BUBBA GUMP SHRIMP
- ISLANDS
- CALIFORNIA PIZZA KITCHEN
- STARBUCKS
- CHILE'S GRILL & BAR
- PF CHANG'S
- OUTBACK STEAKHOUSE

SHORELINE VILLAGE

- YARD HOUSE
- PARKER'S LIGHTHOUSE
- TEQUILA JACK'S
- THE FUNNEL HOUSE
- ROCKY MOUNTAIN CHOCOLATE FACTORY
- GILAN PIZZA & GRILL
- PELICAN PIER PAVILION
- TWISTERS & COFFEE

CITY PLACE SHOPPING CENTER

- BUEN PROVECHO
- FOOT WORK RECORDS
- AMMATOLI
- THE ORDINARIE TAVERN
- HOPS & VINES MARKET
- SALON ROW

FOR INQUIRIES, PLEASE CONTACT

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