

RETAIL WITH A VIEW

MARINA PACIFICA SHOPPING CENTER



6270-6380 Pacific Coast Hwy,
Long Beach, CA 90803

±16,407-29,382 SF FOR LEASE

±1,000-1,400 SF New Restaurant Opportunity | ±700-2,000 SF Office Space Available

UNRIVALLED RETAIL DESTINATION

Experience the exceptional combination of strategic location, convenience, and breathtaking views at Marina Pacifica Shopping Center.

Catering to a community of over 350,000, this retail center is conveniently located directly off CA-1/PCH. Additionally, its proximity to I-405, I-605, and CA-22 makes it an accessible gateway for family-friendly shopping and dining for Long Beach and its surrounding communities.

±16,407 - 29,382 SF ANCHOR SPACE **FOR LEASE**

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ANCHOR TENANTS

Anchor tenants include:

- AMC THEATRES**
(boasting 12 theaters)
- CLUB STUDIO**
(a cutting-edge luxury fitness center)
- CVS**
- GELSON'S**
- NORDSTROM RACK**
- RALPHS**
- STARBUCKS**
- SIT 'N SLEEP**
- ULTA**



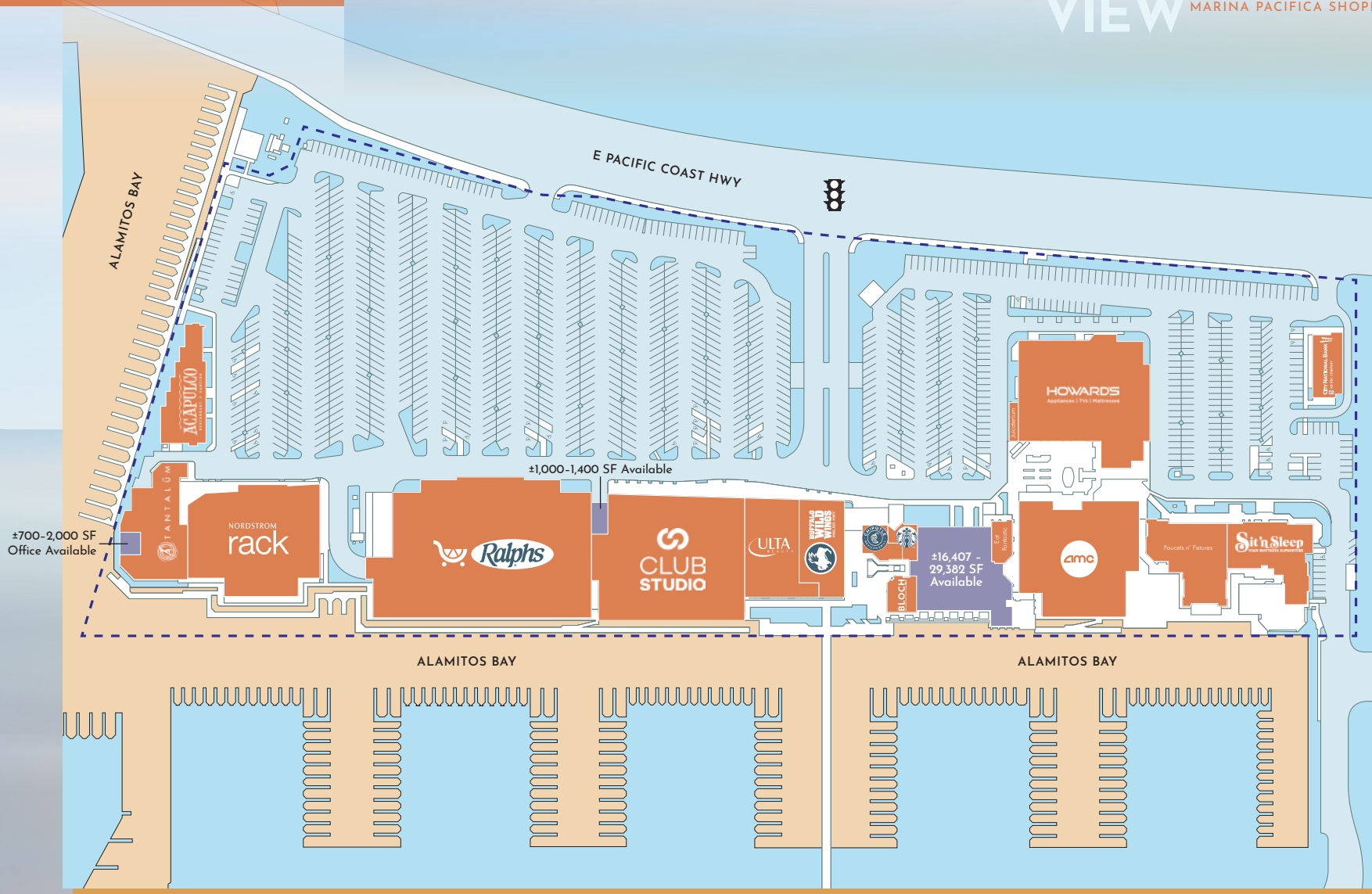
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SITE PLAN UPPER LEVEL

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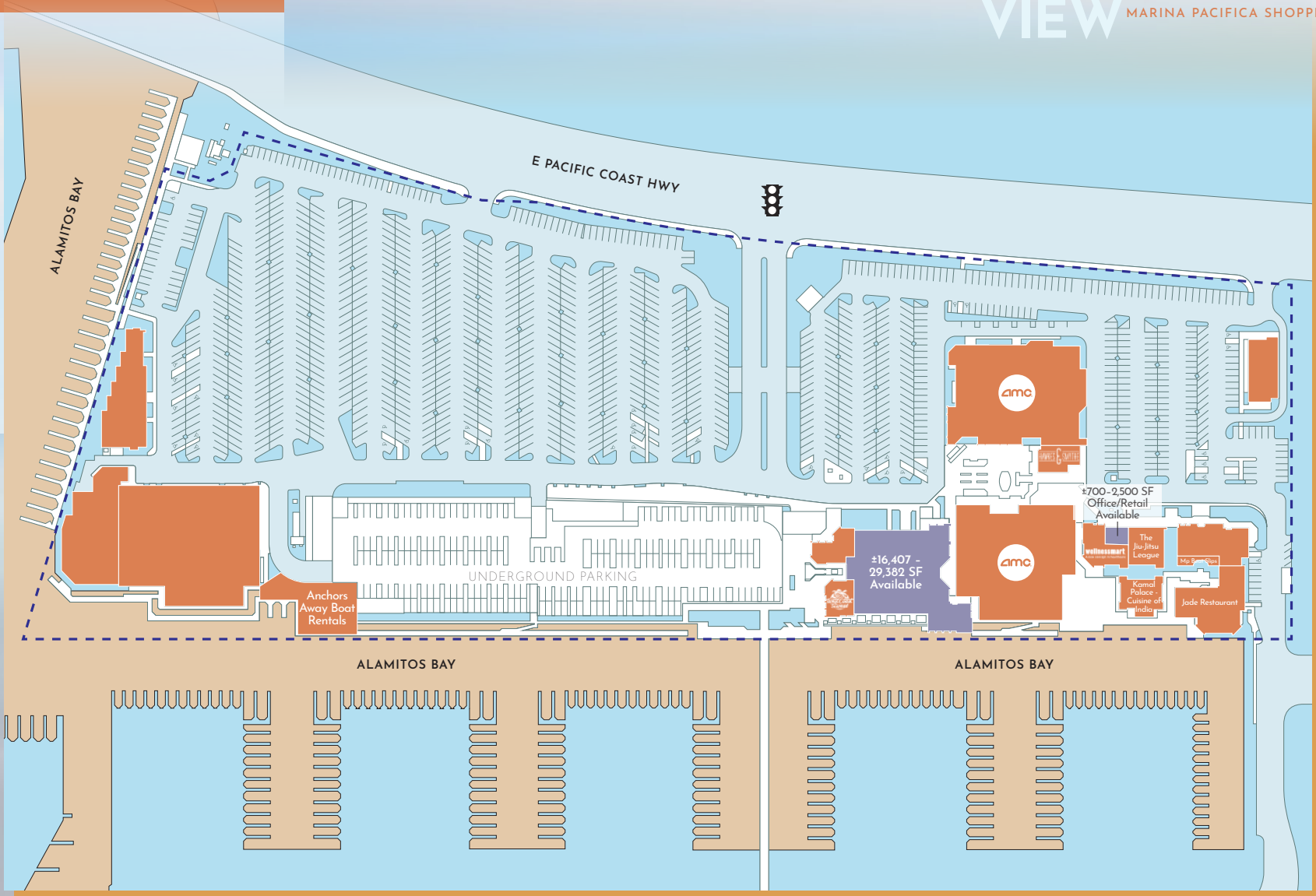
6270-6380 PACIFIC COAST HWY, LONG BEACH, CA

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SITE PLAN
LOWER LEVEL

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±700-2,500 SF
Office/Retail Space
AVAILABLE

±16,407 - 29,382 SF
Anchor Space
AVAILABLE

±1,000-1,400 SF
New Restaurant
OPPORTUNITY

±700-2,000 SF
Office Space
AVAILABLE

LEASING OPPORTUNITIES

±16,407 - 29,382 SF
AVAILABLE
(Potential for 2 Floors)

±700-2,500 SF
Office/Retail Space
AVAILABLE

±700-2,000 SF
Office Space
AVAILABLE

±1,000-1,400 SF
New Restaurant
OPPORTUNITY

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STANDOUT FEATURES



±16,407 - 29,382 SF Available
(Potential for 2 Floors)



Skylights and Marina Views
Provide Abundant Natural Light



Waterfront Open Air Patio Space
Available for Dining Concept



Prime Signage Opportunity on
Busy CA-1/PCH Frontage



Perfect for Family Entertainment,
Experiential Retail, or Dining



Plenty of Parking at Highly
Rated Retail Center with Strong
Consumer Draw



Robust On-Site Property
Management Support



Accessible via Long Beach Transit
and Seasonal Water Taxis/Shuttles

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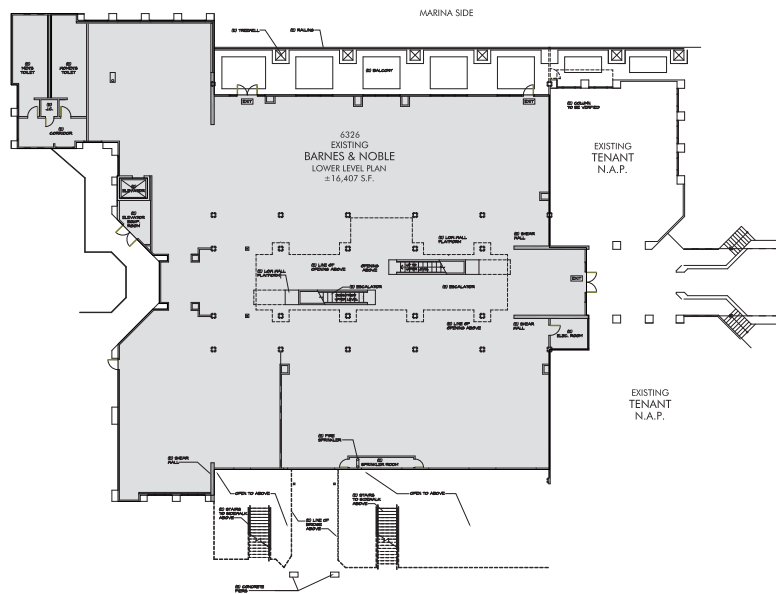
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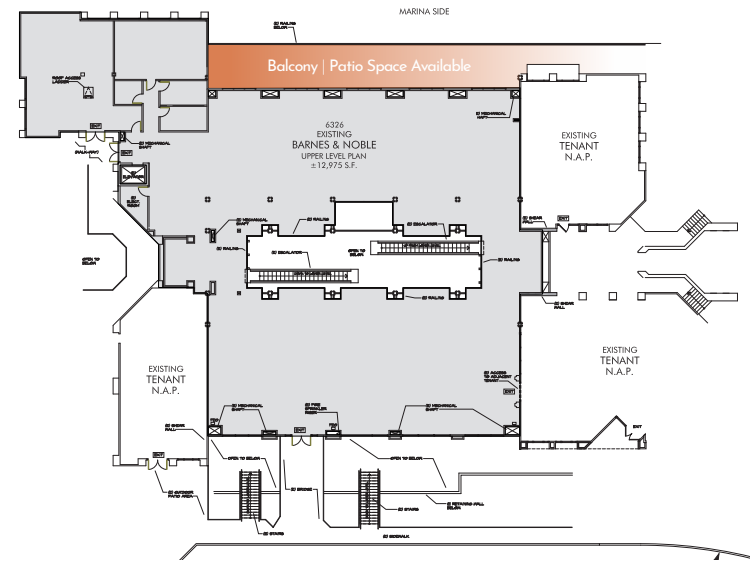
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LOWER LEVEL ±16,407 SF



UPPER LEVEL ±12,975 SF



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AERIAL MAP

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SEIZING A DATA-DRIVEN OPPORTUNITY

MEDIAN AGE
39.1
 5-MILE, 2023

DRIVE
5 MINS
 CSU LONG BEACH

POPULATION
359,566
 5-MILE, 2023

AVERAGE HH INCOME
\$171,925
 1-MILE, 2023

MAP LEGEND

- 1 Yard House
- 2 PF Changs
- 3 Shannon's On Pine Irish Pub & Sports Bar
- 4 Chili's
- 5 Lazy Dog Restaurant & Bar
- 6 Islands Restaurant
- 7 Cheesecake Factory
- 8 Dave & Busters
- 9 Cal Bowl
- 10 Bad Axe Throwing

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WHO IS THE AUDIENCE?

148,252 HOUSEHOLDS WITHIN 3-MILE RADIUS

TRENDSETTERS

24,055

16.2%



Trendsetters are educated, young, single individuals who prioritize living life to the fullest over settling down. They typically do not own homes or cars, and they spend their earnings on upscale city life and entertainment. They are keen on fashion and spend their time exploring local art and culture, dining out, and trying new hobbies. They are spontaneous travelers who share their experiences on social media. Financially well-off, they tend to be spenders rather than savers. They attach great importance to their image, stay updated with the latest trends, and utilize their smartphones extensively.

PLEASANTVILLE

21,387

14.4%



The residents of Pleasantville are mostly older couples, some of whom are empty nesters while others still have adult children living at home. They live in older, single-family homes which they maintain through dual incomes. These residents have a higher income, home value, and net worth, (Index 364) and prioritize home improvements and remodeling, preferably done by contractors. They spend their leisure time engaging in sports or watching movies. They are also frequent shoppers, both online and in various types of stores, and often use the internet for financial purposes.

EXURBANITES

9,529

6.4%



Exurbanites are wealthy, active retirees living in neighborhoods built between 1970 and 1990 on the suburban fringes of large cities. These college-educated individuals, residing in expensive single-family homes, enjoy a lifestyle mixing urban elegance and suburban space. They are community-oriented, charitable, enjoy traveling, and support the arts. Even when nearing or in retirement, they stay active through self-employment or remote work. They prioritize quality over price, take pride in their homes, and use the internet for diverse tasks like shopping and managing finances. Physical fitness and sociability are also important to them.

URBAN CHIC

8,782

5.9%



Urban Chic residents typically lead a sophisticated and exclusive lifestyle, predominantly comprised of married professionals and singles. They are well-educated, with over 65% holding a bachelor's degree or higher (Index 212). They are also employed in white-collar occupations such as managerial, technical, and legal positions. With a median age of 43, this market is growing slowly and steadily. Urban Chic residents are active in environmental issues, financially stable, and highly tech-savvy, using technology for various activities including shopping and banking. Notably, nearly 40% of households receive income from investments.

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Barnes & Noble Booksellers

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