

# RETAIL WITH A VIEW

MARINA PACIFICA SHOPPING CENTER



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

**±22,457 SF RETAIL SPACE AVAILABLE**  
**±7,257 SF 2ND GENERATION RESTAURANT AVAILABLE**  
±8,013 SF (Divisible) Retail Space Available | ±770 SF Small Office Suites  
±3,805 SF Retail Space Available | ±1,248 SF 2nd Gen Coffee Shop Available

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MARINA PACIFICA SHOPPING CENTER

## 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.

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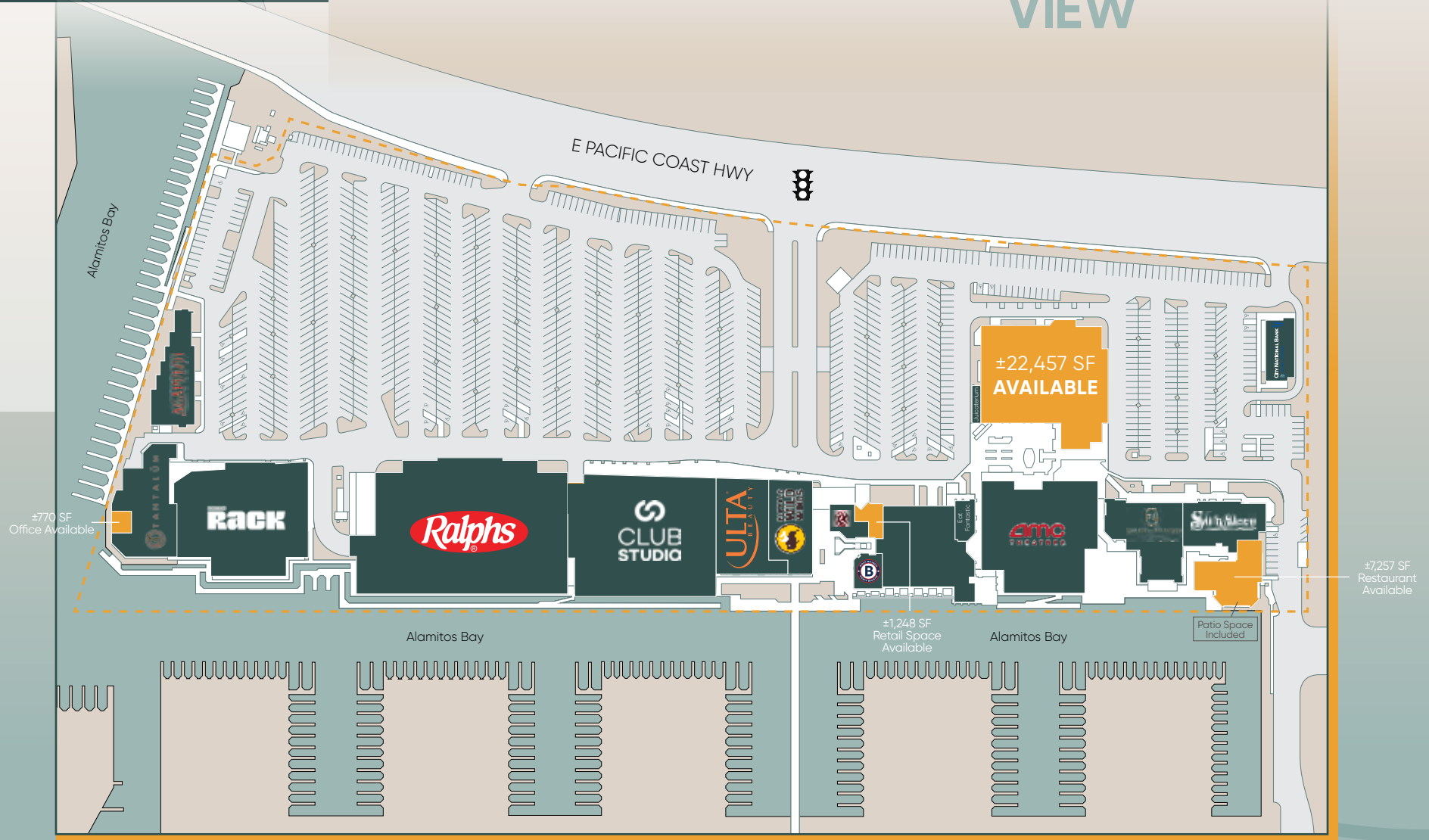


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# SITE PLAN UPPER LEVEL

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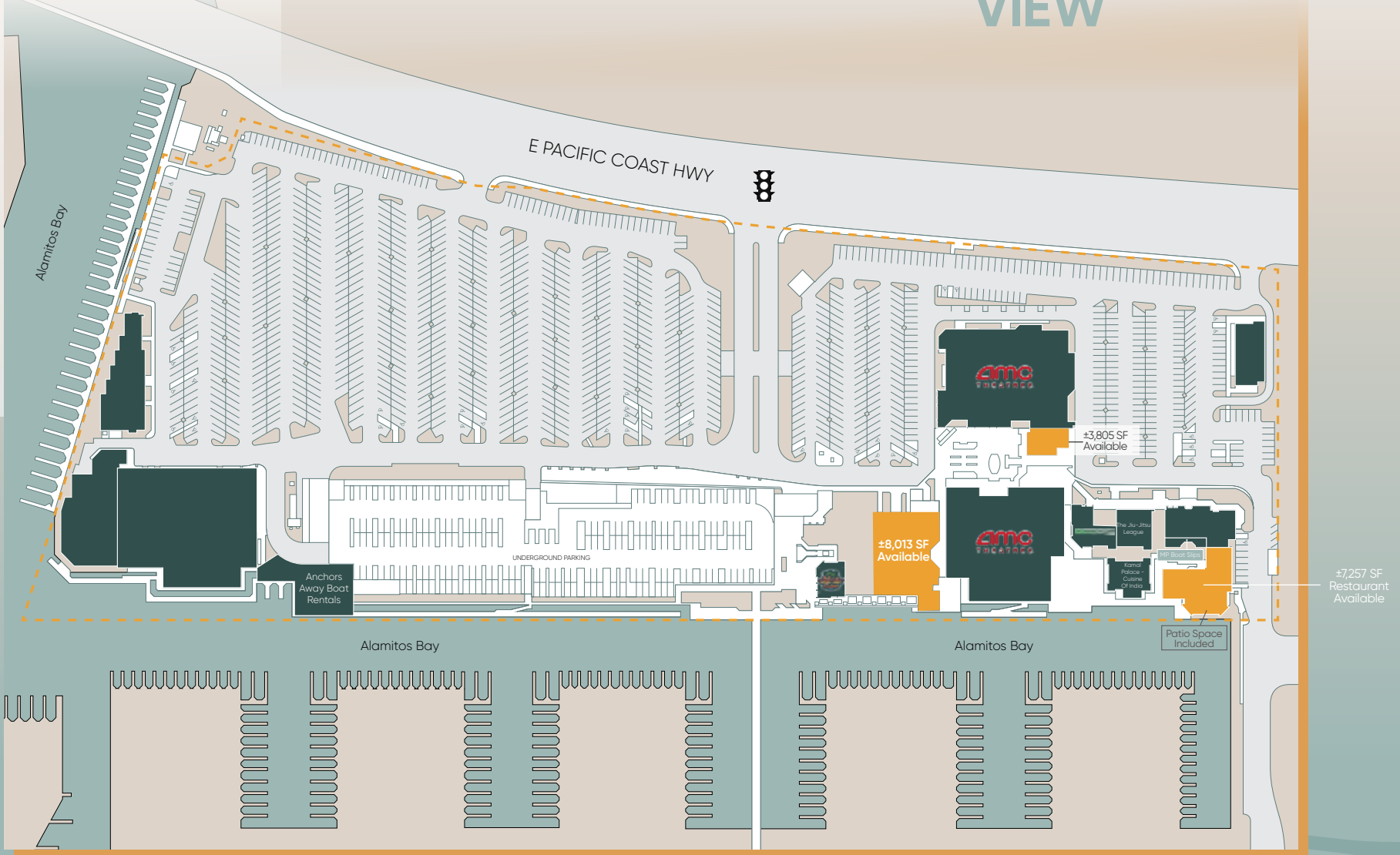
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# SITE PLAN LOWER LEVEL

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6270-6380 PACIFIC COAST HWY, LONG BEACH, CA



±22,457 SF  
Retail Space  
**AVAILABLE**

±8,013 SF  
Retail Space  
**AVAILABLE**

±7,257 SF + Patio  
2nd Gen Restaurant  
**OPPORTUNITY**

±1,248 SF 2nd Gen  
Coffee Shop  
**AVAILABLE**

±3,805 SF Retail  
Space **AVAILABLE**

±770 SF  
Office Space  
**AVAILABLE**



Prime Signage Opportunity on  
Busy CA-1/PCH Frontage



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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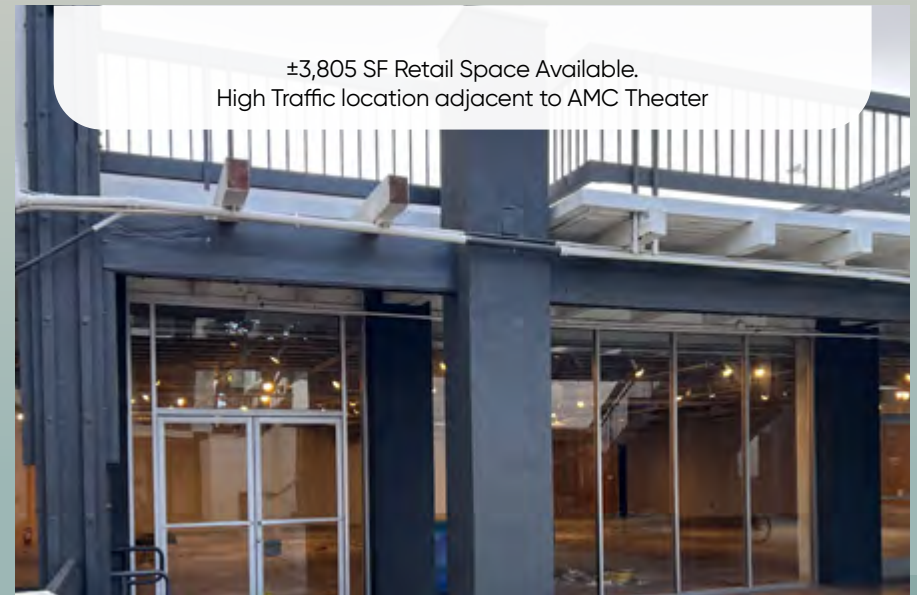
MARINA PACIFICA SHOPPING CENTER



±8,013 SF (Divisible) on the Lower Level with Waterfront Views



2nd Generation ±7,257 SF Restaurant Space  
Covered Patio and Outdoor Dining Area with Ocean and Marina Views  
Multiple Prime Signage Touchpoints



±3,805 SF Retail Space Available.  
High Traffic location adjacent to AMC Theater



±770 SF Office Space Available

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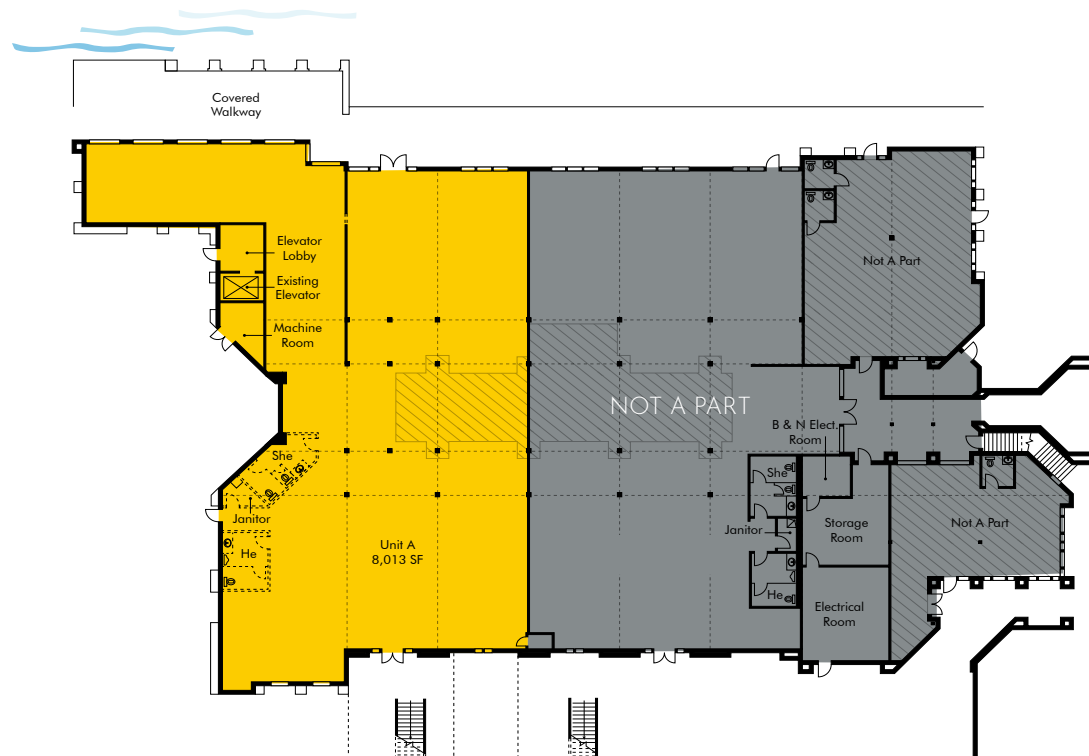
22,457 SF Retail Space Available



1,248 SF 2nd Gen Coffee Shop Available

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LOWER LEVEL  
±8,013 SF



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# AERIAL MAP

# RETAIL WITH A VIEW

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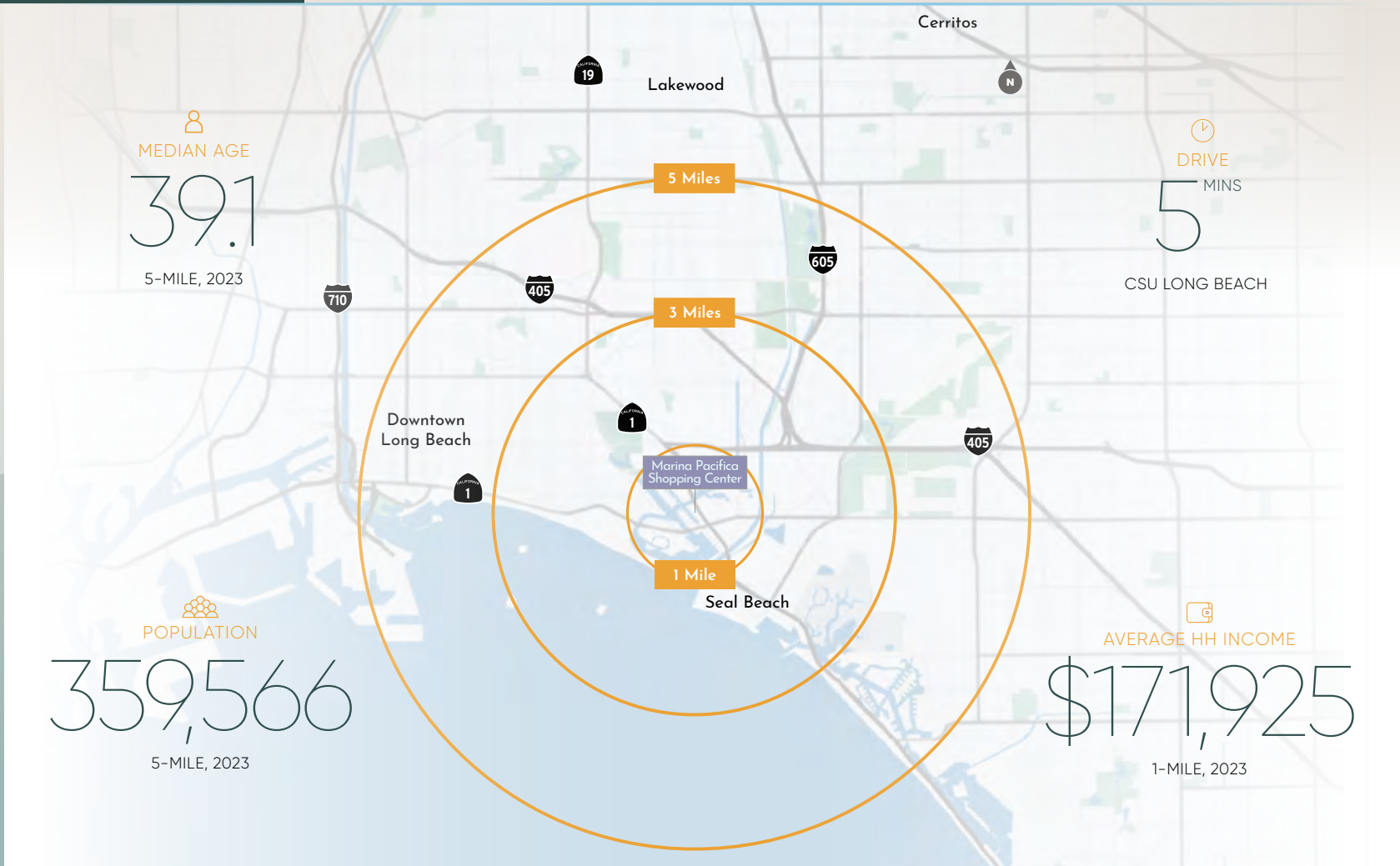


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SEIZING A DATA-DRIVEN OPPORTUNITY

RETAIL WITH A VIEW  
MARINA PACIFICA SHOPPING CENTER



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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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**CBRE**

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