

FLAGSHIP 2ND
GENERATION
RESTAURANT
SPACE AVAILABLE
FOR LEASE

LANDMARK SQUARE
LONG BEACH, CA



Main & Main Location -
NW Corner of Ocean Blvd
& Pine Ave



9,535 SF



Full Liquor
License & CUP



Outdoor Patio
Space Available



New Kitchen
Equipment &
Infrastructure

PROPERTY HIGHLIGHTS

LANDMARK SQUARE is the city's most prestigious office tower located in the center of downtown Long Beach. Ocean Boulevard and Pine Avenue serve as major corridors through downtown Long Beach making Landmark Square a prominent fixture in the center of bustling DTLB. The building features a distinguished design and is home to many of the city's top corporations and professional firms. The main entrance on Ocean Boulevard leads into a dramatic two-story lobby surrounded by ground floor retail and restaurants. The Long Beach-Los Angeles Light Rail station is located across the street which provides a constant flow of foot traffic and connectivity to Greater Los Angeles.



Ideal for Convenience, Quick Service, Coffee, Juice Concepts, Retail & Office



Immediate Access to Metro Commuters and DTLB Office Employees



Ample On-Site, Secure, Structured Parking



Adjacent to Recently Renovated Lincoln Park and Billie Jean King Library



Close Proximity to The Pike Outlets, The Long Beach Convention & Entertainment Center, and Promenade/Pine Ave Restaurant Zone



Larger trade area with 80% of visitors residing within 21 miles

SECOND GENERATION SHOP/RETAIL/COFFEE SHOP



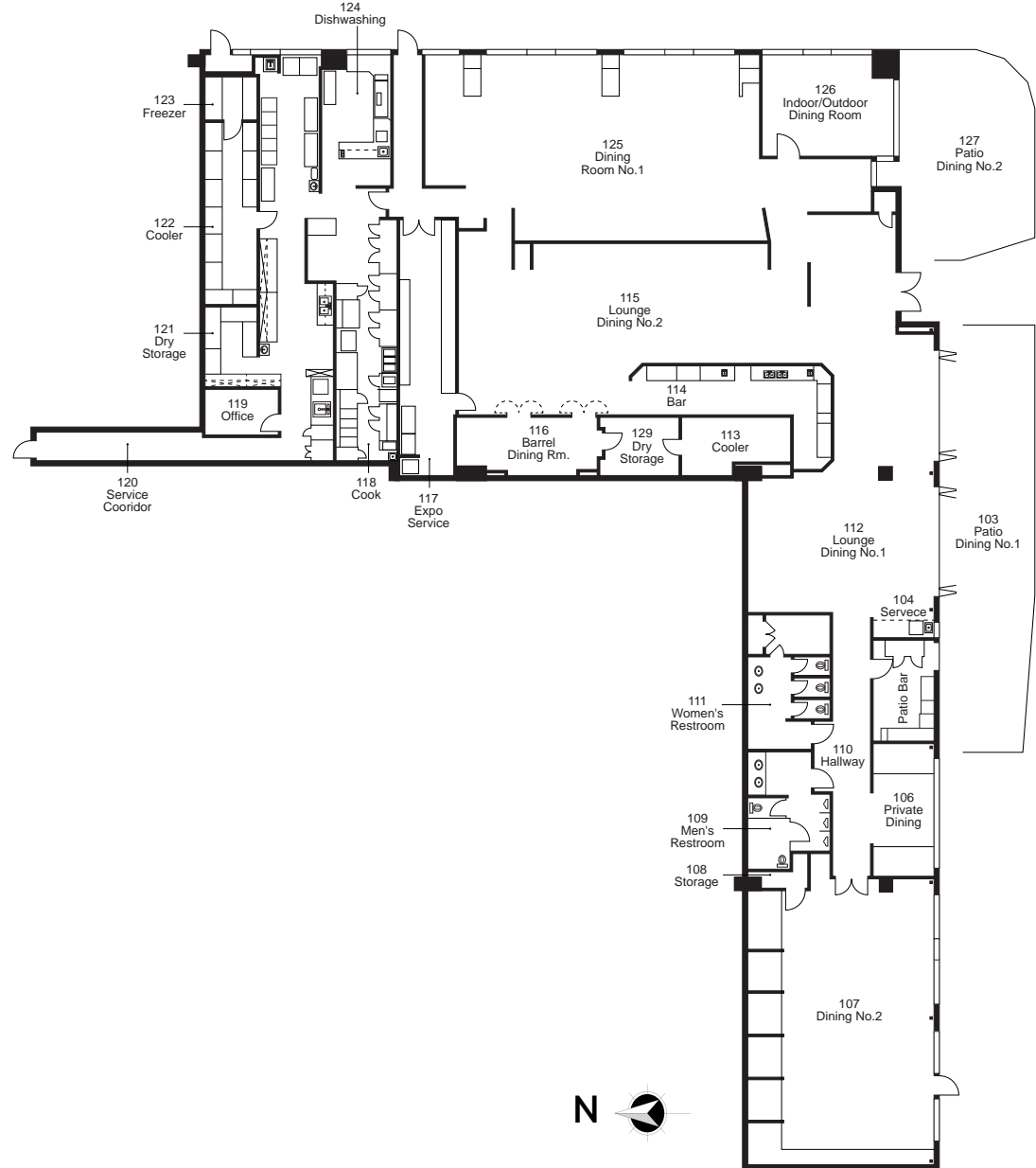
±1,100 SF Shop/Retail
and
±687 SF Second
Generation Coffee
Shop/Retail
Available for Lease

111
west ocean



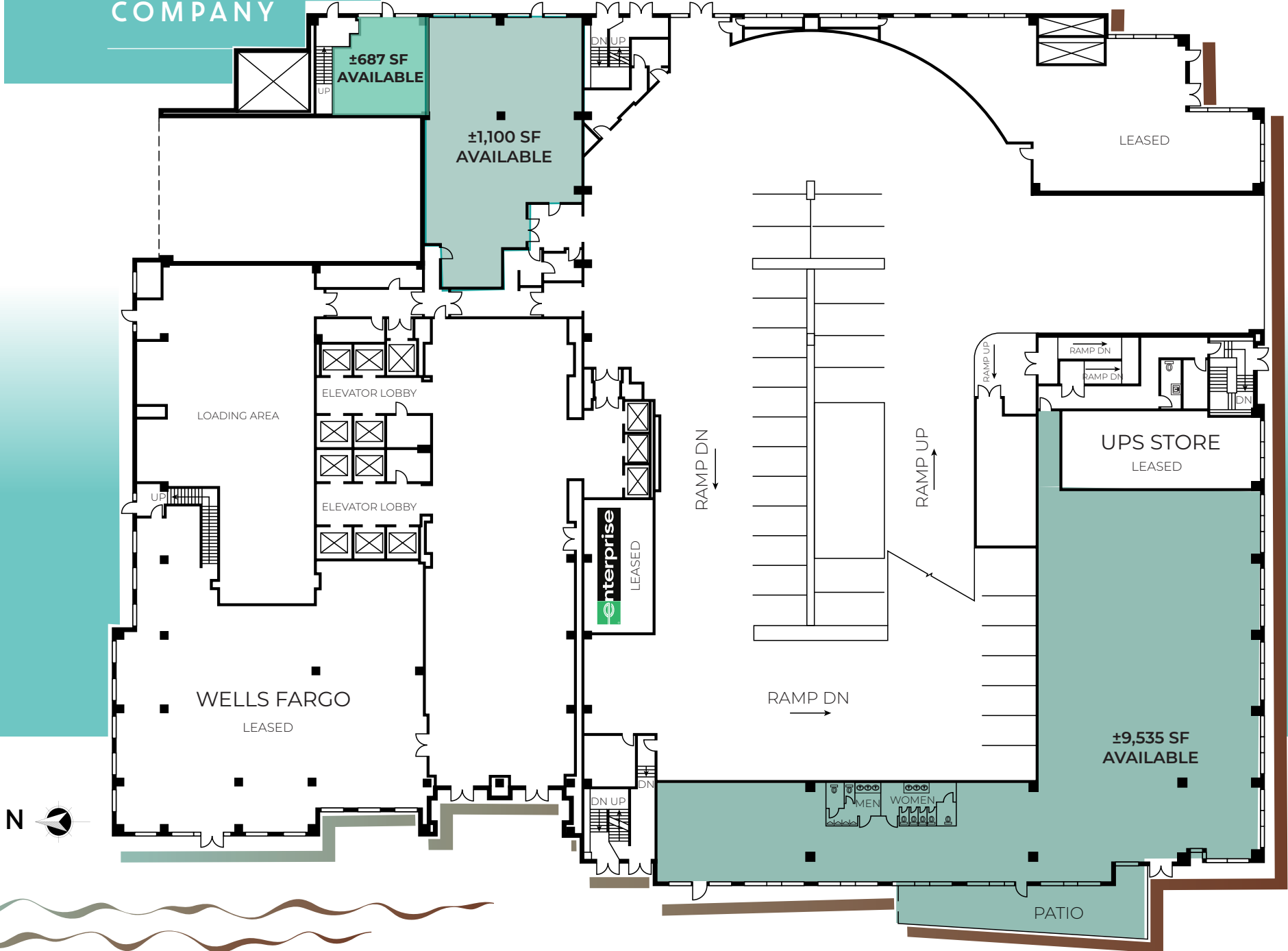
687 SF - 9,535 SF RETAIL AVAILABLE FOR LEASE DIRECTLY ADJACENT FROM METRO STATION

9,535 SF RESTAURANT SPACE



IN GOOD
COMPANY

111
west ocean



A LANDMARK
LOCATION



DIRECTLY ADJACENT FROM METRO STATION



FLAGSHIP SECOND GENERATION RESTAURANT SPACE NEAR LONG BEACH CONVENTION
CENTER AND ACROSS FROM FUTURE HARDROCK HOTEL

LONG BEACH: WHERE CITY MEETS SEA



0.3 miles
from the
Long Beach
Waterfront



At the
Epicenter of
Long Beach
Downtown
Amenities



Walker's
Paradise
(Walk Score
96)



Very
Bikeable
(Bike Score
80)



Adjacent to
Metro station
and Public
Transit



Breathtaking
Ocean Views



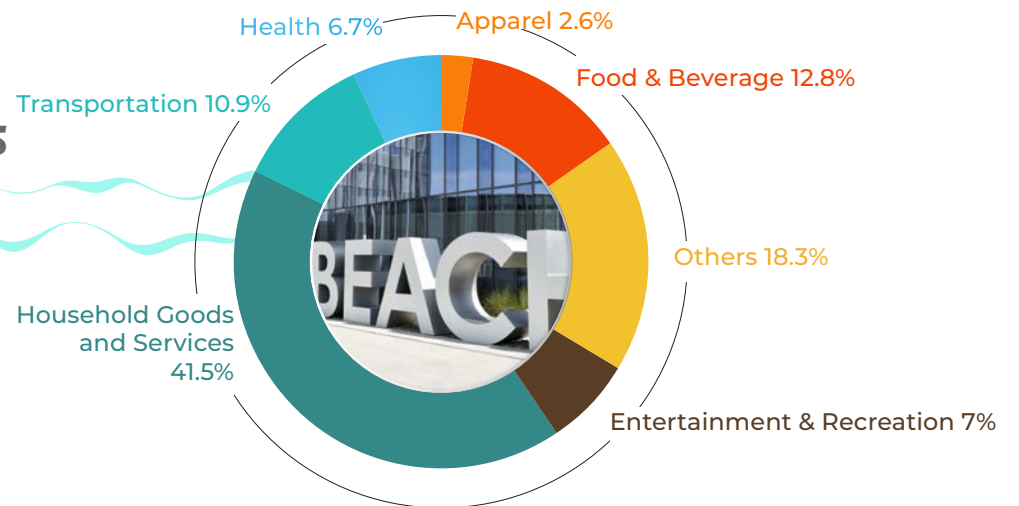
THE LONG BEACH LOCAL



LONG BEACH Locals within 3 miles of 111 West Ocean are trendsetters and living life to its full potential. They're educated young singles that aren't ready to settle down, they don't own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions their weeknights and weekend are filled discovering local art and culture and dining out.



2024 CONSUMER EXPENDITURES



SOURCE: All Information is Based on 2024 Data and is supplied by CBRE Location Intelligence

LONG BEACH
WHERE CULTURE
AND
COMMERCE
COLLIDE



\$3,480 AVG.
spent annually on food
outside of home
(WITHIN 1 MILE)

Daytime
Population
58,539
EMPLOYEES
36,205
1-MILE

MEDIAN AGE
36 1-MILE

Average
Household
Income
\$91,264
1-MILE



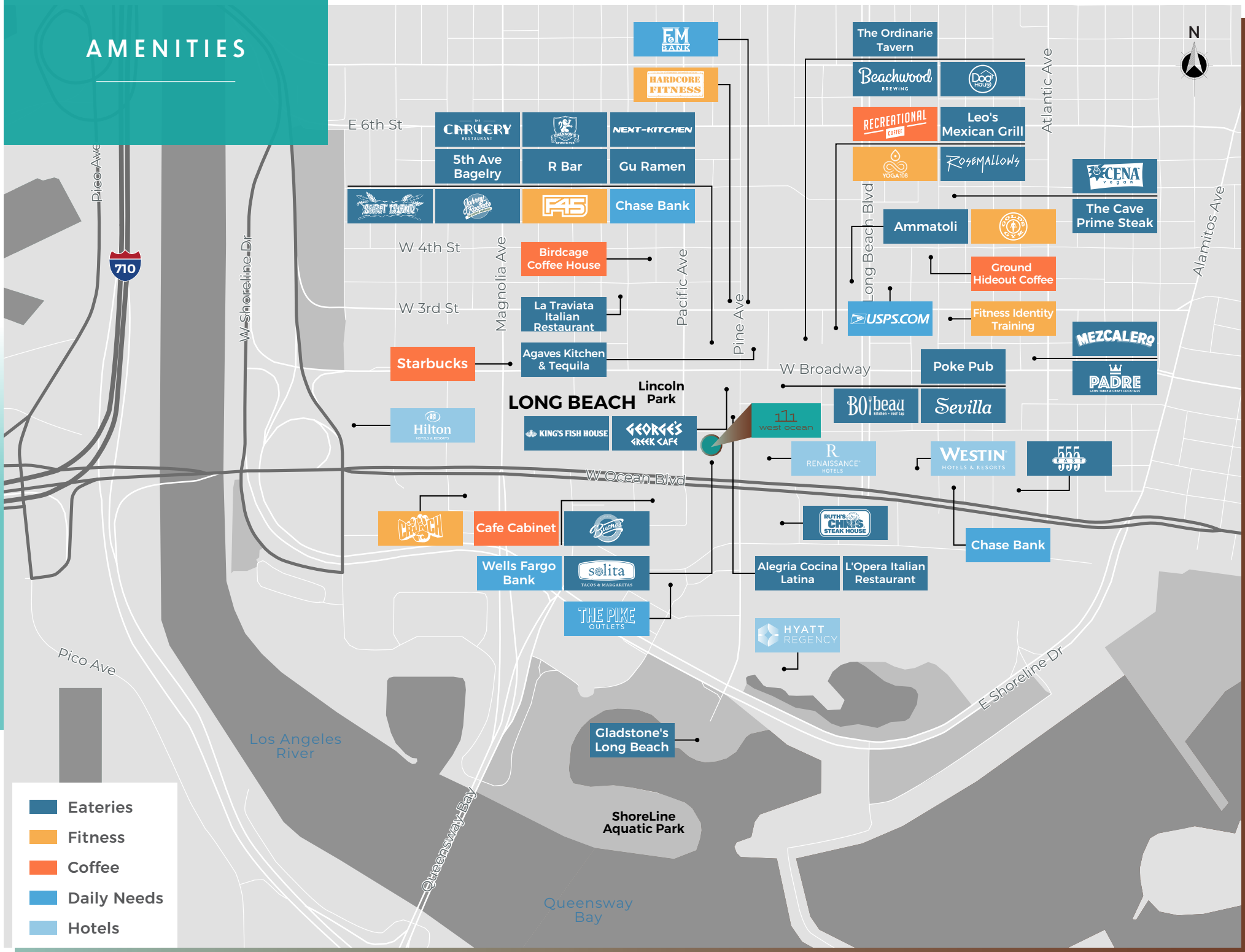
\$3,167 AVG.
spent annually on
entertainment
(WITHIN 1 MILE)



	Population
1 Mile Radius	44,646
2 Mile Radius	128,174
3 Mile Radius	210,987



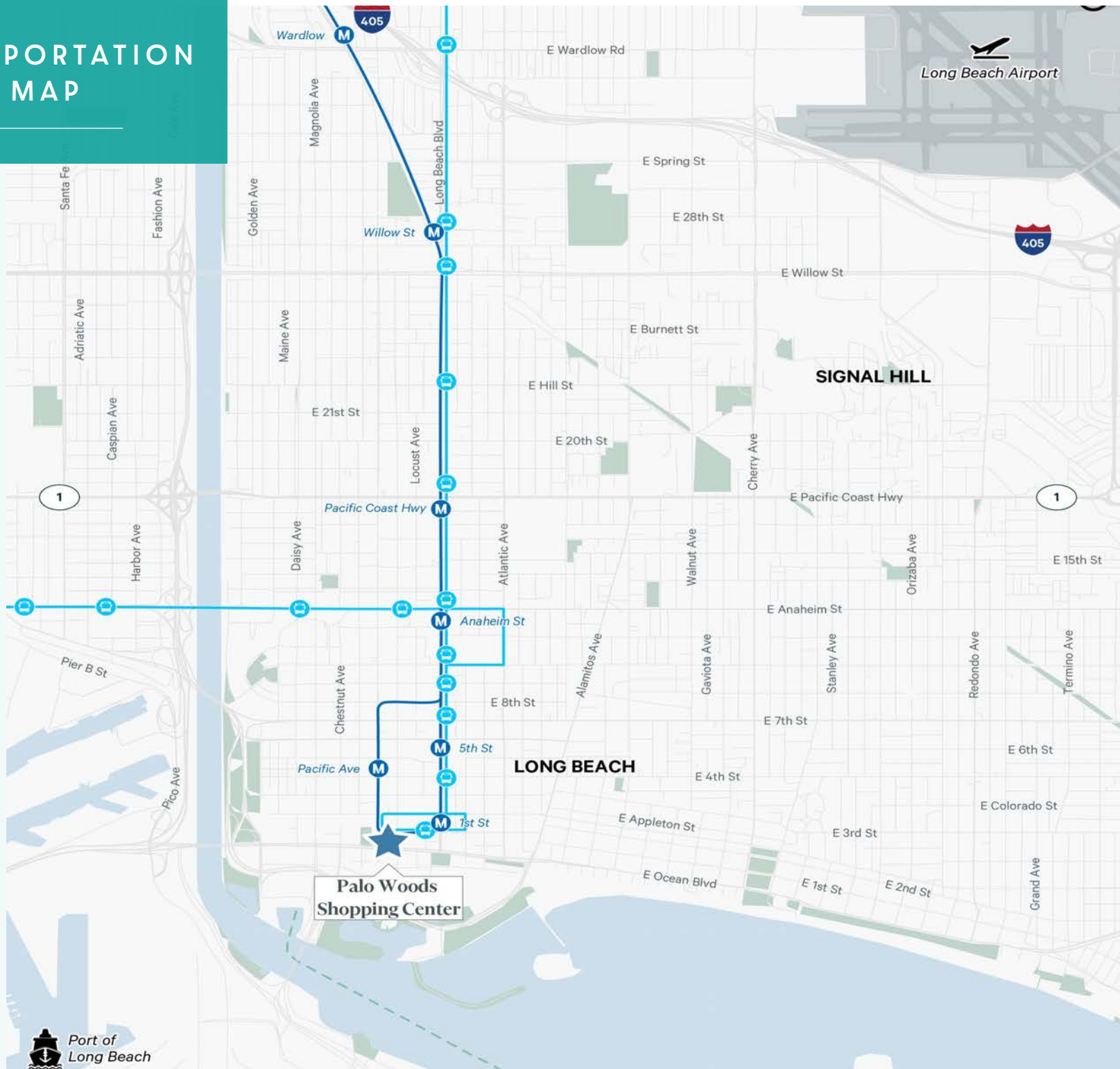
AMENITIES



- Eateries
- Fitness
- Coffee
- Daily Needs
- Hotels



TRANSPORTATION MAP





For More Information,
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