

THE WATERFRONT

AT CATALINA LANDING



NRECOMMERCIAL

WELCOME TO THE WATERFRONT AT CATALINA LANDING

The Future of Oceanfront Business Suites & Creative Office Centers

Address: 310, 320, 330, 340 Golden Shore, Long Beach, CA 90802

Project Name: The Waterfront at Catalina

Total Project SF: Landing Approx 280,015

Minimum SF: 1,212

Max Contiguous SF: 15,472 Single Floor / 30,889 One Building



- **One-of-a-kind Waferfront Campus-Style Environment**

- **Ocean Views & Direct Marina Access**

- **Range of Small & Large Floor Plans Available**

- **Individual suites ranging from 1200 to 14,000 SF**

- **Could accommodate 30,000 - 60,000 SF for a corporate office**

- **Only Complex with Direct Offramp & On-ramp Access to FWY**

- **Walking Distance to**

- **The Pike Outlets (Shopping & Restaurants)**

- **Shoreline Village (Restaurants)**

- **Close Proximity to the Metro Blue Line**

- **Easy Access to 710, 110, 405, 91, 605 & 22 Freeways**

- **Near Long Beach, LAX & John Wayne Airports**



Our HIGHLIGHTS

- Over 280,000 Square Feet on a 9.5 Acre Campus
- 4 Buildings | 4 Stories
- 4 / 1,000 sf Parking Ratio
- On-Site Gym
- High-Speed Internet
- 8 EV Charging Stations





THE WATERFRONT
AT CATALINA LANDING

LEASE SUMMARY

Starting Rent/SF:	\$2.95/SF
Lease Type:	Full Service Gross
Use:	General Office
Availability:	Immediate
Term:	5+ Years Preferred
Increases:	3% Annual
Additional Rent:	Responsible for share of excess Landlord expenses over the base year
TI Package:	Tenant Improvement Packages Available
Parking:	Covered - \$85/Mth / Reserved \$160/Mth





MARKET OVERVIEW



THE STREETS

- | | |
|--|--|
| <p>Restaurants
King Buffet
The Green Olive
Subway
Panda Express
AMMATOLI
Portuguese Bend Distilling
Lupe's De La Mar
Loose Leaf Boba Company
The ThickShake Factory
Churrino Gourmet Dessert
Wingstop
Hamburger Mary's
Omelette Inn
Fresh Kabobs
Mitaki
Milana's New York Pizzeria
Long Beach Coffee and Tea
Romeo Chocolates</p> | <p>Sushi Zen
The Pie Bar
Plant Junkie</p> <p>Shopping & Entertainment
Found Theatre
Sally Beauty
GNC
Fashion Island
Jewelry Girl
T-Mobile
Ross Dress for Less
Natural Cultures
Harbor Area Farmers Markets
Jean Machine
Luxury Perfume
Footaction
Pinot's Palette
Wells Fargo</p> |
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PINE AVENUE & PROMENADE AREA

- | | |
|---|--|
| <p>Restaurants
123 Pho
Dog House Biergarten
Beachwood BBQ
Congregation Ale House
Harville's Long Beach
Long Beach Creamery
Foundation Sandwich Shop
Big Catch Seafood House
Presto Deli
Sip Lounge
The Stave Bar
Pier 76 Fish Grill
L'Opera Italian
Cafe Sevilla
BO-beau
Pinkberry</p> | <p>The Harbor
Octopus Japanese
Shannon's On Pine
5th Ave Bagelry
Chipotle
Donburi Cafe
Gu Ramen</p> <p>Shopping & Entertainment
Mark Schneider Fine Jewelry
The UPS Store
The Loft on Pine
Lovers Novelty Store
MADE by Millworks
Outfitters
Designer Suit Warehouse
T-Mobile</p> |
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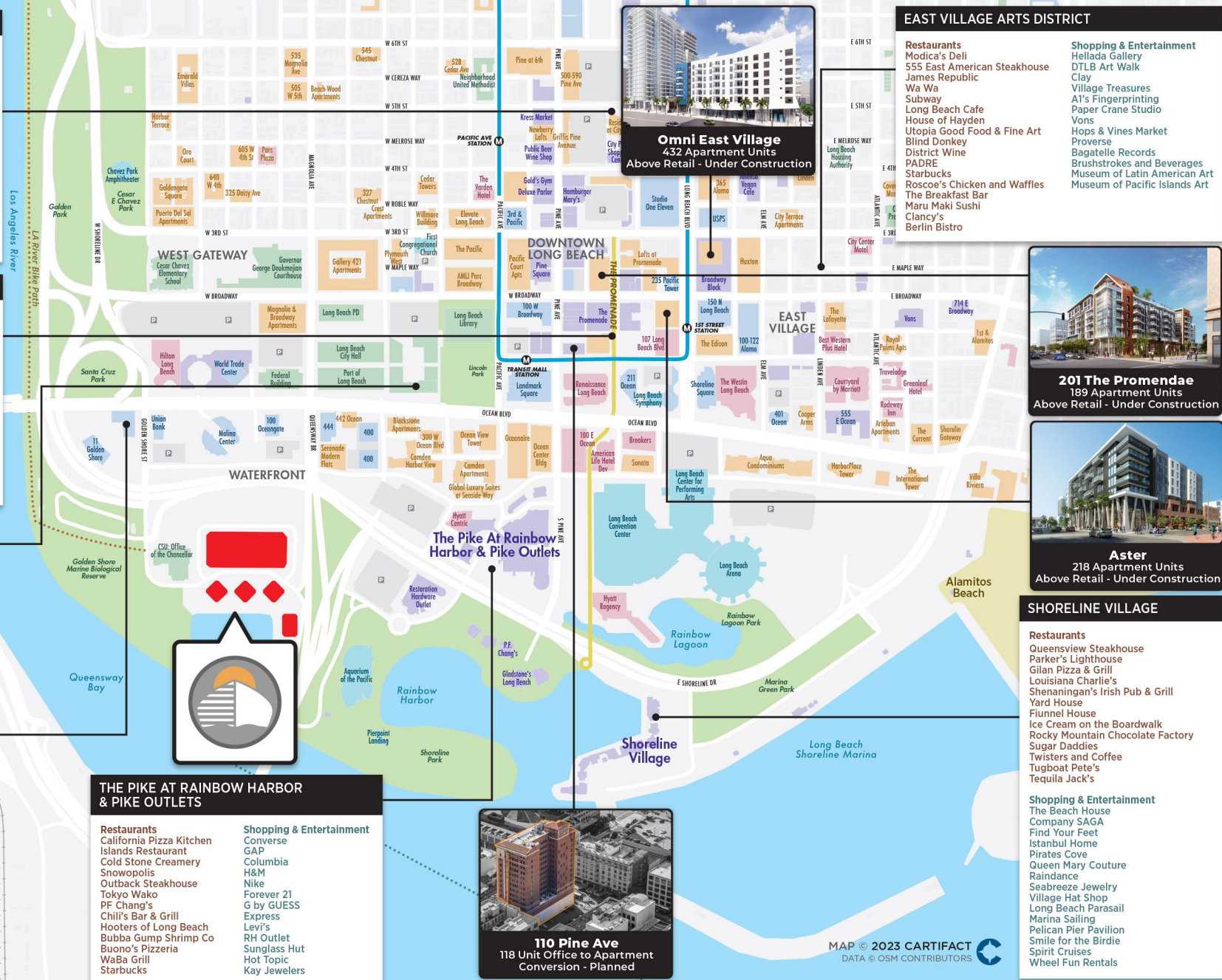


321 W Ocean Blvd
580 Apartment Units
Above Retail - Under Construction



1 Golden Shore
750 Proposed Apartment Units to Replace Existing Office Tower

- | | |
|---------------|-----------------------|
| Office | Cultural |
| Retail | Prominent Residential |
| Lodging | Residential |
| Institutional | Parking |



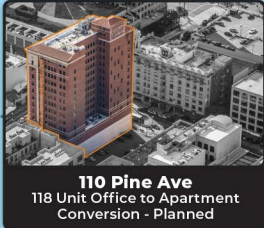
Omni East Village
432 Apartment Units
Above Retail - Under Construction

201 The Promenade
189 Apartment Units
Above Retail - Under Construction

Aster
218 Apartment Units
Above Retail - Under Construction

THE PIKE AT RAINBOW HARBOR & PIKE OUTLETS

- | | |
|--|--|
| <p>Restaurants
California Pizza Kitchen
Islands Restaurant
Cold Stone Creamery
Snowopolis
Outback Steakhouse
Tokyo Wako
PF Chang's
Chili's Bar & Grill
Hooters of Long Beach
Bubba Gump Shrimp Co
Buono's Pizzeria
WaBa Grill
Starbucks</p> | <p>Shopping & Entertainment
Converse
GAP
Columbia
H&M
Nike
Forever 21
G by GUESS
Express
Levi's
RH Outlet
Sunglass Hut
Hot Topic
Kay Jewelers</p> |
|--|--|



110 Pine Ave
118 Unit Office to Apartment Conversion - Planned

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|---|---|
| <p>Restaurants
Modica's Deli
555 East American Steakhouse
James Republic
Wa Wa
Subway
Long Beach Cafe
House of Hayden
Utopia Good Food & Fine Art
Blind Donkey
District Wine
PADRE
Starbucks
Roscoe's Chicken and Waffles
The Breakfast Bar
Maru Maki Sushi
Clancy's
Berlin Bistro</p> | <p>Shopping & Entertainment
Hella Gallery
DTLB Art Walk
Clay
Village Treasures
AI's Fingerprinting
Paper Crane Studio
Vons
Hops & Vines Market
Provers
Bagatelle Records
Brushstrokes and Beverages
Museum of Latin American Art
Museum of Pacific Islands Art</p> |
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SHORELINE VILLAGE

- | | |
|--|---|
| <p>Restaurants
Queensview Steakhouse
Parker's Lighthouse
Gilan Pizza & Grill
Louisiana Charlie's
Shenaningan's Irish Pub & Grill
Yard House
Fiunnel House
Ice Cream on the Boardwalk
Rocky Mountain Chocolate Factory
Sugar Daddies
Twisters and Coffee
Tugboat Pete's
Tequila Jack's</p> | <p>Shopping & Entertainment
The Beach House
Company SAGA
Find Your Feet
Istanbul Home
Pirates Cove
Queen Mary Couture
Raindance
Seabreezes Jewelry
Village Hat Shop
Long Beach Parasail
Marina Sailing
Pelican Pier Pavilion
Smile for the Birdie
Spirit Cruises
Wheel Fun Rentals</p> |
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THE LOCATION



Hyatt Regency

Long Beach Convention & Entertainment Center

The Pike Outlets

Shoreline Village

Aqualink Water Taxi Route

Catalina Express

To 710 Fwy On-Ramp

Bike/Walking Path

Aquarium of the Pacific

Shoreline Marina

Van Home

Parker's Lighthouse

Famous Dave's

TOKYO WAKO

PF GIANCO

Restoration Hardware

Heesent

GLADSTONE

WABA

Hyatt



Future Technology

Former Mayor Robert Garcia has stated that it is his desire to see the city of Long Beach become the "Silicon Valley of the South," and he intends to start by courting major tech companies to expand into the city as well as create a startup-friendly environment with a "startup accelerator" program within the World Trade Center. The startup accelerator program will incentivize startups by removing the need for securing funding by providing a network of investors supported by the program.

Space Beach

Long Beach is now at the center of space technology and innovation, with Boeing, Virgin Orbit, Spin Launch, Rocket Lab, SpaceX, and Relativity Space all making Long Beach their new home. From SpaceX hosting their launch vehicle recovery operations and adding 6,500 jobs to Relativity's fully 3D-printed rockets adding another 2,000 jobs—Long Beach will be seeing significant economic growth in the coming decades.

SPACEX

BOEING

ROCKET LAB

Virgin
ORBIT

SPINLAUNCH

Relativity



Downtown Long Beach (DTLB)

Downtown Long Beach is a major economic center that includes Pine Avenue Shopping, The Promenade, The Civic Center, The Queen Mary, The Carnival Departure Port, The Aquarium of the Pacific, The Pike Outlets, The Long Beach Convention Center and much more. DTLB has become a hub for tourists and locals alike to walk, bike and explore the plentiful retail, restaurants and attractions. The location also hosts the annual Grand Prix which attracts 185,000 attendees every year.

Civic Center Development

Constructed by the Clark Construction group, the new Long Beach Civic Center is a \$520 million development that includes a new city hall, headquarters for the Port of LB, new library, revamp of Lincoln Park, as well as public plazas and pathways to link the new buildings. The second phase of the project is set to include a \$350 million mixed-use project with high-rise residential towers and retail space.



Long Beach Airport

The Long Beach Airport is a public airport for domestic flights. The airport has expenditures of almost \$130 million between 2015-2019 for major construction and renovation projects, yielding almost 800 new jobs. Airlines include JetBlue, Southwest, Hawaiian, American Airlines, and Delta.

jetBlue



Southwest



California State University of Long Beach

CSULB is a 322-acre campus that houses almost 40,000 students with well over 100,000 applicants in 2018. The campus encompasses 80 buildings and 63 academic programs. One of its notable landmarks is the gymnasium known as the Walter Pyramid.



Aquarium of the Pacific

With over 1.6 million visitors a year, the Aquarium of the Pacific is Long Beach's primary tourist attraction.

The aquatic zoo is seeing a \$53 million expansion called the "Pacific Visions" which intends to be a section dedicated to education on conservation.



1.6 Million Visitors
Per Year



Queen Mary

The Queen Mary is Long Beach's other primary attraction with over 1.5 million visitors a year. The historic ship and surrounding 65 acres is currently getting a \$250 million overhaul that will expand the surrounding area into an entertainment complex called the Queen Mary Island. The complex will contain 700,000 square feet of space including a zoo room, a hotel, a boardwalk and a public amphitheater.



1.5 Million Visitors
Per Year



Long Beach Convention Center

The Long Beach Convention Center is a special event space that hosts major tradeshows, conventions, and more. The space had a recent \$50 million renovation and attracts more than 1.3 million visitors a year.



1.3 Million Visitors
Per Year

The Pike Outlets/Shoreline Village

The Pike Outlets and The Shoreline Village are two adjacent shopping destinations that generated almost \$150 million in 2017. Both sites encompass many retail and restaurant locations. The Harbor Breeze Cruises which takes off from the village waterfront attracts 320,000 attendees annually.



Several Retail and Restaurant Tenants



Carnival Cruises

The Carnival Cruise ship departs from Long Beach adjacent to the Queen Mary. It is a key economic driver for Long Beach's tourism industry attracting over 650,000 visitors yearly and includes destinations to Catalina Island, Baja California (Mexico), the Panama Canal, and Hawaii.





Port of Long Beach & Port of Los Angeles

Economic Impact - \$5 billion a year in U.S. Customs revenues from the Long Beach/Los Angeles ports & handles a combined \$500B in cargo value & 30% of all U.S. market share

Port of Long Beach

- Containers account for 1 in 5 moving through all U.S. ports
- 51,000 jobs (1 in 5 in Long Beach)
- 576,000 jobs (1 in 20) in Southern California
- 2.6 million jobs throughout the U.S. are related to Long Beach-generated trade

Port of Los Angeles:

- 124,000 jobs in Los Angeles (1 in 15)
- 446,000 jobs in five-county region (1 in 19)
- 1,349,000 jobs throughout the U.S. (1 in 117)



The Waterfront at Catalina is strategically located near the bustling Port of Long Beach and the prestigious Port of Los Angeles, offering unparalleled access to the region's economic juggernauts. This is a golden opportunity to capitalize on the thriving business ecosystem that these ports fuel.

Proximity to Global Trade: Positioned mere minutes away from the Port of Long Beach and the Port of Los Angeles, your business will be at the epicenter of global trade. These ports collectively handle an impressive share of the nation's cargo, offering direct access to international markets and a vast network of importers and exporters. Your business will be at the forefront of a interconnected world.

Unmatched Connectivity: Seamlessly connect with a multitude of industry leaders, global corpo-

rations, and supply chain partners. The Ports of Long Beach and Los Angeles serve as gateways to Asia, Latin America, and beyond, attracting major players in logistics, manufacturing, retail, and technology. Benefit from the ease of collaboration, foster new partnerships, and unlock boundless opportunities for growth.

Thriving Economic Hub: Immerse your business in a thriving economic hub that generates billions of dollars in revenue annually. The Port of Long Beach and the Port of Los Angeles drive employment, foster innovation, and contribute to a robust local economy. Experience the ripple effect of this economic powerhouse, as increased business activity and investment create a vibrant ecosystem, attracting top talent and generating sustained growth for your organization.

Infrastructure and Support: The location gives you access to world-class infrastructure and

support systems. The ports' constant focus on upgrading facilities, enhancing transportation networks, and implementing cutting-edge technologies ensure streamlined operations and efficient logistics for your business. Benefit from the state-of-the-art amenities and resources available within close proximity, optimizing productivity and maximizing your bottom line.

Unrivaled Potential: With the Port of Long Beach and the Port of Los Angeles as your neighbors, your business will enjoy a competitive advantage and an unmatched potential for success. Immerse yourself in an environment brimming with opportunities for networking, growth, and innovation. Stay ahead of the curve in a region that is continually evolving and setting trends, driving your organization's success in the long term.



Innovation at the Port & The Green Economy

The Port of Long Beach is leading the way in sustainable port operations, reducing emissions, and embracing the green economy.

Through its commitment to innovation and environmental stewardship, the port strives to create a more sustainable future for the region and the global maritime industry.

AltaSea at the Port of Los Angeles – a unique public-private ocean institute that joins together the best and brightest in exploration, science, business and education.

[View More](#)



Former Governor Arnold Schwarzenegger Energizes 4-Acre Rooftop Solar Installation at AltaSea. This is another historic milestone in AltaSea's history, as the blue technology hub becomes the largest ocean R&D facility to be powered by renewable energy. The installation will provide enough energy to power AltaSea's 35-acre campus, sending its excess energy to the grid. The energy generated from the panels is enough to power 700 homes!



Space-X Comes to Port of Long Beach

Elon Musk's Hawthorne-based SpaceX is joining the aerospace hub in Long Beach with a new 6.5 acre facility.

The aerospace giant won a \$2.9 billion NASA contract to work on sending astronauts to the moon will join a roster of space companies in Long Beach including Virgin Orbit, Rocket Lab, Boeing, Relativity Space and SpinLaunch.

[View More](#)



Wind Turbine Terminal

The proposed 400-acre Pier Wind would accommodate assembly of offshore wind turbines as California officials look to build up 25 GW of offshore wind capacity. A project to build a 400-acre offshore wind turbine assembly terminal at California's Port of Long Beach is expected to cost \$4.7 billion, port officials say.

[View More](#)

AVAILABILITIES

310 GOLDEN SHORE / click suite# to view floorplan

Suite #	RSF	Rate	Description
200	15,417	\$2.95	
400	15,472	\$2.95	
	30,889	\$2.95	

320 GOLDEN SHORE / click suite# to view floorplan

Suite #	RSF	Rate	Description
120	1,942	\$2.95	
130	1,693	\$2.95	
200	3,319	\$2.95	8,748 Max Contiguous with 200/210
210	5,498	\$2.95	8,748 Max Contiguous with 200/210
300-370	4,293	\$2.95	
310	4,201	\$2.95	
400	13,573	\$2.95	
400	7,471	\$2.95	13,573 Max Contiguous with 400/410/420
410	4,542	\$2.95	13,573 Max Contiguous with 400/410/420
420	1,328	\$2.95	13,573 Max Contiguous with 400/410/420
	34,519	\$2.95	

330 GOLDEN SHORE / click suite# to view floorplan

Suite #	RSF	Rate	Description
150	5,073	\$2.95	
200	3,175	\$2.95	7,404 Max Contiguous with 200/230/250
230	1,493	\$2.95	7,404 Max Contiguous with 200/230/250
250	2,736	\$2.95	7,404 Max Contiguous with 200/230/250
450	2,921	\$2.95	
	10,325	\$2.95	

340 GOLDEN SHORE / click suite# to view floorplan

Suite #	RSF	Rate	Description
100	5,674	\$2.95	
160	4,157	\$2.95	Restaurant Space
210	2,523	\$2.95	
410	5,093	\$2.95	6,392 Max Contiguous with 410/445
445	1,299	\$2.95	6,392 Max Contiguous with 410/445
	18,746	\$2.95	

PLAZA GOLDEN SHORE / click suite# to view floorplan

Suite #	RSF	Rate	Description
50	23,712	\$2.95	Lower Level - 23,712 Max Contiguous with P-20/50/55/60



Who We Are

Company formed in 2016 by
Drew McAllister & Mark Jensen.



Performance

More than \$1 Billion in combined
sales & leasing experience.

Drew McAllister | Director - Experience - 10+ Years



Graduated with honors from the University of Southern California with a Bachelor of Science degree with an emphasis in Real Estate Development, in just over three years

Served as the starting strong safety for the Trojan's football team. Played on the 2009 Rose Bowl Championship team while leading the team in interceptions

Participated in numerous community outreach programs benefiting underprivileged youth while at USC

One of four scholarship football players to receive the prestigious Marx Scholar Award and was named to the Pac-12 All-Academic Football Team, while making the University Dean's List with a 3.5 GPA or higher

Prior to starting NRE Commercial, McAllister specialized in multi-family investment sales at Colliers International located in Irvine, CA.

While at Colliers, led all junior agents in total sales volume from 2013-2016, during which time he was awarded Rookie of the Year Honors

Mark Jensen | Owner & COO - Experience - 10+ Years



1998 - 2004 Worked as a surgical assistant for a traveling Oral Maxillofacial surgical team

2005 - 2009 worked at Bel Air surgical center managing the operating room

2009-2011 - Real estate sales associate at Prudential Real Estate sales - top 5 agent out of 1100 agent both years

2011 - Current - Became COO of Nationwide Real Estate Executives and helped grow company from 20 agents to 950 agents

2014 - Current - CEO of NPS Management - Start with 120 units under management and has grown to 1,000 in an 8 year period

2013 - Current - Active Board member of Escrow Heights

2017 - Current - COO of Pinnacle Docks which is the fastest growing private Dock company in Long Beach area



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