

203 - 219 PINE AVENUE, LONG BEACH, CA 90802

PLATINUM  
*properties*



**LOWER LEVEL RETAIL SPACES FOR LEASE!**

HOYT HOCHMAN, CCIM  
BROKER  
CABRE# 01211717  
Broker # 02247644  
Hoyt@Platinumpre.com  
562-301-7293

BRENDAN MORRIS  
ASSOCIATE  
CABRE# 01854557  
Broker # 02247644  
Brendan@Platinumpre.com  
562-244-0854

PLATINUM  
*properties*

6201 E. BAY SHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644

203 - 219 PINE AVENUE, LONG BEACH, CA 90802

**PLATINUM**  
*properties*

**LOWER-LEVEL SPACES IDEAL FOR  
SPECIALTY RETAIL!**

**PRIME DOWNTOWN LONG BEACH RETAIL  
LOCATION**

**500 - 2,000 SQUARE FOOT SPACES**

**NEAR MAJOR ATTRACTIONS**

**BROADWAY & PINE AVE.**

**STRONG FOOT TRAFFIC & NIGHTLIFE SYNERGY**

**\$1.50 PER SQUARE FOOT**

**ESTIMATED NNN = \$0.18 PER SF**

**CALL FOR MORE INFO!**



**HOYT HOCHMAN, CCIM**  
BROKER  
CABRE# 01211717  
Broker # 02247644  
Hoyt@Platinumpre.com  
562-301-7293

**BRENDAN MORRIS**  
ASSOCIATE  
CABRE# 01854557  
Broker # 02247644  
Brendan@Platinumpre.com  
562-244-0854

**PLATINUM**  
*properties*

6201 E. BAY SHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644

203 - 219 PINE AVENUE, LONG BEACH, CA 90802

**PLATINUM**  
*properties*



Pine Avenue provides a High Foot Traffic Location along Pine Avenue's lively corridor of restaurants, nightlife, retail, and hotels!

HOYT HOCHMAN, CCIM  
BROKER  
CABRE# 01211717  
Broker # 02247644  
Hoyt@Platinumpre.com  
562-301-7293

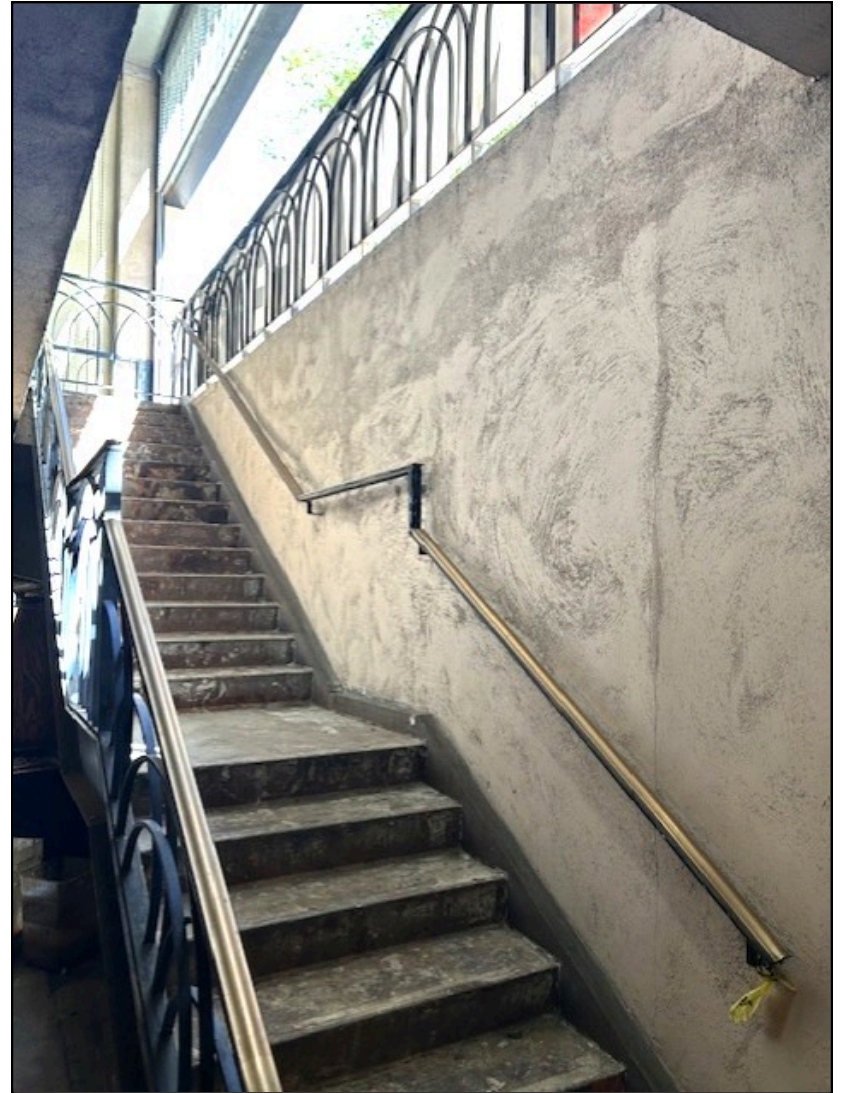
BRENDAN MORRIS  
ASSOCIATE  
CABRE# 01854557  
Broker # 02247644  
Brendan@Platinumpre.com  
562-244-0854

**PLATINUM**  
*properties*

6201 E. BAY SHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644

203 - 219 PINE AVENUE, LONG BEACH, CA 90802

## LOWER LEVEL ACCESS



HOYT HOCHMAN, CCIM  
BROKER  
CABRE# 01211717  
Broker # 02247644  
Hoyt@Platinumpre.com  
562-301-7293

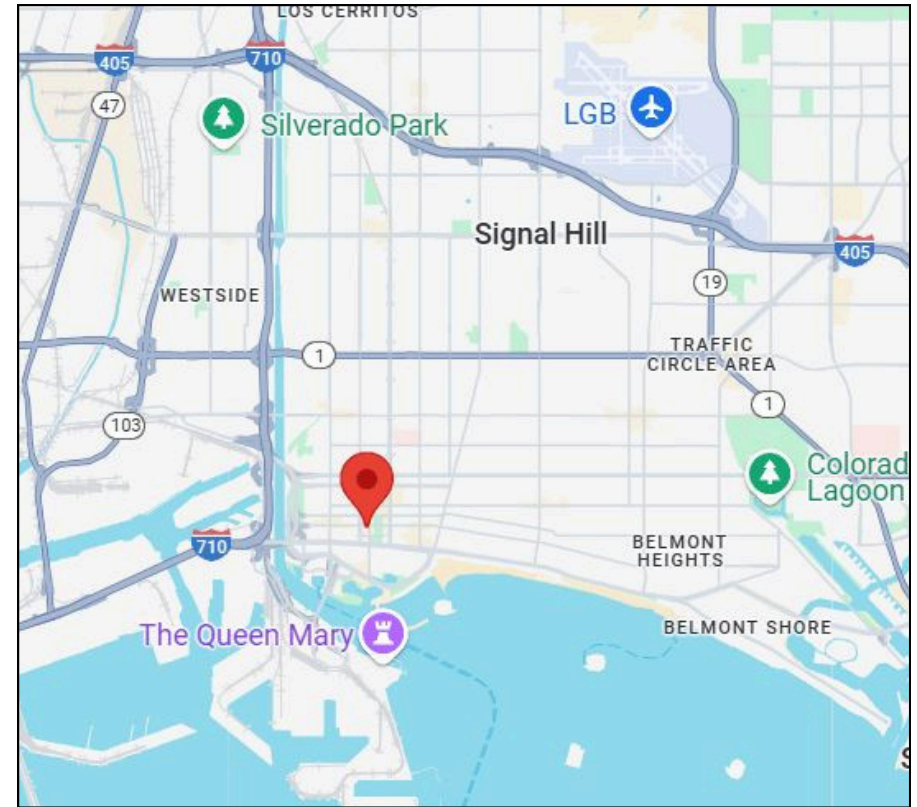
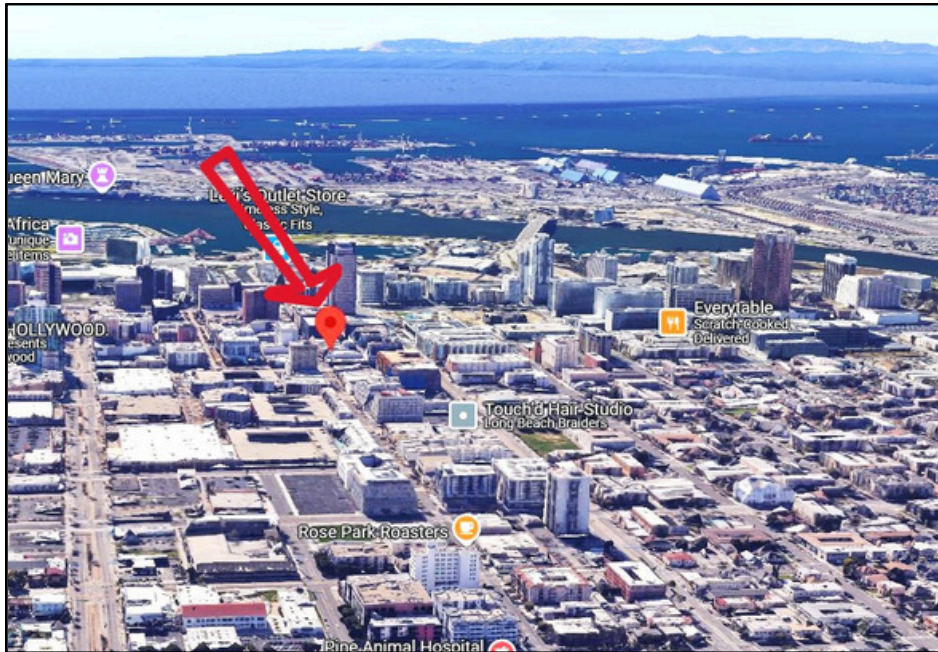
BRENDAN MORRIS  
ASSOCIATE  
CABRE# 01854557  
Broker # 02247644  
Brendan@Platinumpre.com  
562-244-0854

PLATINUM  
*properties*

6201 E. BAY SHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644

203 - 219 PINE AVENUE, LONG BEACH, CA 90802

**PLATINUM**  
*properties*



Welcome to Bradley Building, 203-219 Pine Avenue, Long Beach, CA! A rare opportunity to lease lower-level retail spaces in the heart of Downtown Long Beach. These prime Pine Avenue retail spaces offer flexibility, visibility, and connectivity to both daytime and evening audiences. The suite of available units is ideal for bar, specialty retail, office/showroom + retail, or creative experiential retail users seeking a foothold in a high-activity pedestrian zone.

HOYT HOCHMAN, CCIM  
BROKER  
CABRE# 01211717  
Broker # 02247644  
Hoyt@Platinumpre.com  
562-301-7293

BRENDAN MORRIS  
ASSOCIATE  
CABRE# 01854557  
Broker # 02247644  
Brendan@Platinumpre.com  
562-244-0854

**PLATINUM**  
*properties*

6201 E. BAY SHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644

203 - 219 PINE AVENUE, LONG BEACH, CA 90802

# PLATINUM *properties*

The Downtown Long Beach Business District provides one of the city's most revered attractions, The Queen Mary, as well as tourist-driven destinations including The Aquarium of the Pacific, Shoreline Village, Rainbow Harbor Waterfront and The Pike, making up the Long Beach Convention and Entertainment Center.

Other local popular retail spots include Belmont Shore's 2nd Street, 4th Street Retro Row and the East Village Arts District.

Downtown Long Beach is undergoing a major urban revitalization with private and public investment creating significant growth with over \$3.5 billion in new investment including over 1,700 residential units recently completed or under construction and an additional 2,300 residential units approved for construction or in the review process.



HOYT HOCHMAN, CCIM  
BROKER  
CABRE# 01211717  
Broker # 02247644  
Hoyt@Platinumpre.com  
562-301-7293

BRENDAN MORRIS  
ASSOCIATE  
CABRE# 01854557  
Broker # 02247644  
Brendan@Platinumpre.com  
562-244-0854

PLATINUM  
*properties*

6201 E. BAY SHORE WALK  
LONG BEACH, CA 90803  
DRE # 02247644