



2ND
&
PCH
LONG BEACH, CA

6400 E. Pacific Coast Highway, Long Beach, CA



Why 2ND & PCH

LONG BEACH, CA



Average Household Income of \$200,000+ within our immediate trade area.



Impressive sales-volume restaurants with 180 degree water views of the Alamitos Bay and marina.



Incredible Co-Tenancy with High Performing Whole Foods, Sephora, Nike By Long Beach, lululemon, Shake Shack, Ola Mexican Kitchen and more.



Positioned at the cream of the demographic - the under-served market of Naples Island, Belmont Shore, Park Estates, Palos Verdes & Seal Beach.

2ND & PCH

LONG BEACH, CA



2ND & PCH sits at the **gateway between Orange County and Long Beach**



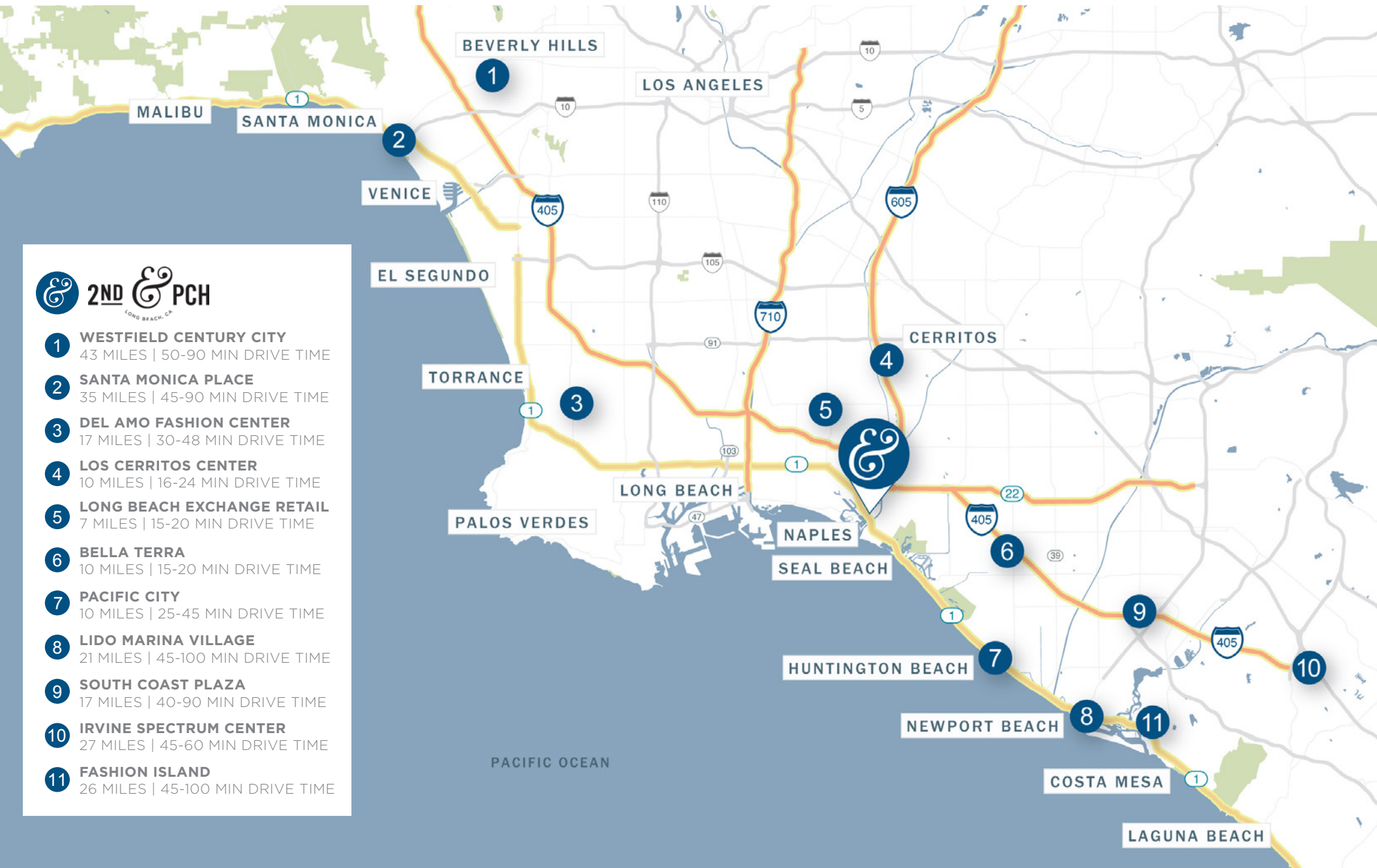
UNPARALLELED ACCESS
minutes from the 405,
605, 710 & 22

\$220,970
2022 Estimate 1-Mile
Avg. Household Income

Retail LANDSCAPE



- 1 WESTFIELD CENTURY CITY
43 MILES | 50-90 MIN DRIVE TIME
- 2 SANTA MONICA PLACE
35 MILES | 45-90 MIN DRIVE TIME
- 3 DEL AMO FASHION CENTER
17 MILES | 30-48 MIN DRIVE TIME
- 4 LOS CERRITOS CENTER
10 MILES | 16-24 MIN DRIVE TIME
- 5 LONG BEACH EXCHANGE RETAIL
7 MILES | 15-20 MIN DRIVE TIME
- 6 BELLA TERRA
10 MILES | 15-20 MIN DRIVE TIME
- 7 PACIFIC CITY
10 MILES | 25-45 MIN DRIVE TIME
- 8 LIDO MARINA VILLAGE
21 MILES | 45-100 MIN DRIVE TIME
- 9 SOUTH COAST PLAZA
17 MILES | 40-90 MIN DRIVE TIME
- 10 IRVINE SPECTRUM CENTER
27 MILES | 45-60 MIN DRIVE TIME
- 11 FASHION ISLAND
26 MILES | 45-100 MIN DRIVE TIME



GELSON'S

Westminster Ave

E 2nd St
48,125 ADT

TRADER JOE'S

42,387 ADT

E Marina Dr

Pacific Coast Highway

2ND & PCH

LONG BEACH, CA

2ND & PCH enjoys outstanding visibility, positioned at the corner of legendary Pacific Coast Highway and E. 2nd street, with more than **100,000 vehicles converging daily** at the intersection.



- Project Boundary
- Project Ingress and Egress Points



Trade AREA



— Primary Trade Area
— Secondary Trade Area

MOBILE TRADE AREA COMPARISON

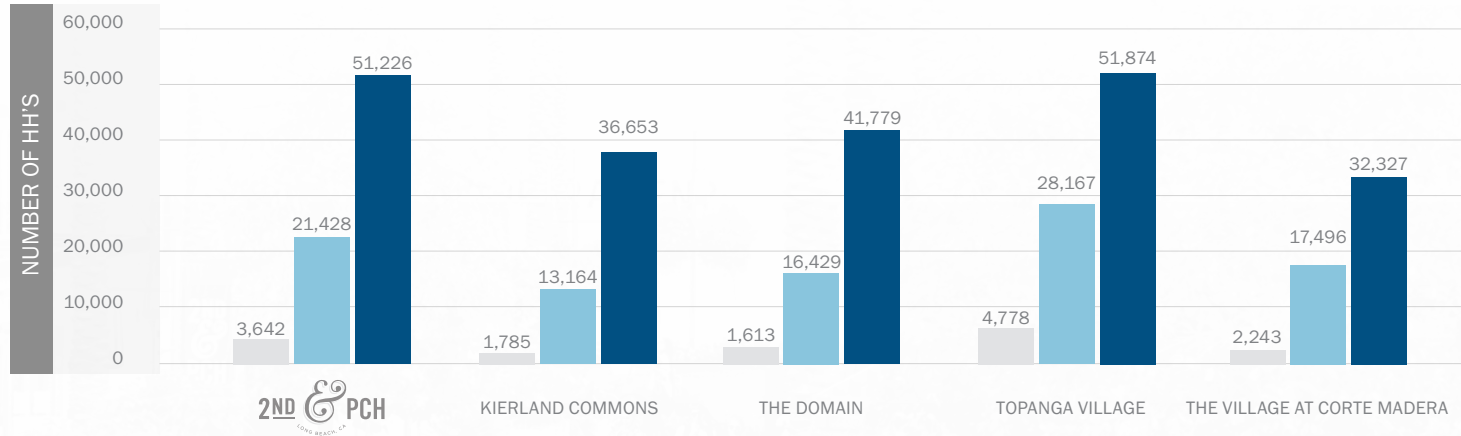
Site	3 mile radius	15 min Drive	Total Mobile Trade Area
2ND&PCH	111,145	701,206	1,417,955
The Point	180,740	570,153	960,004
Fashion Island	93,765	365,928	1,875,276



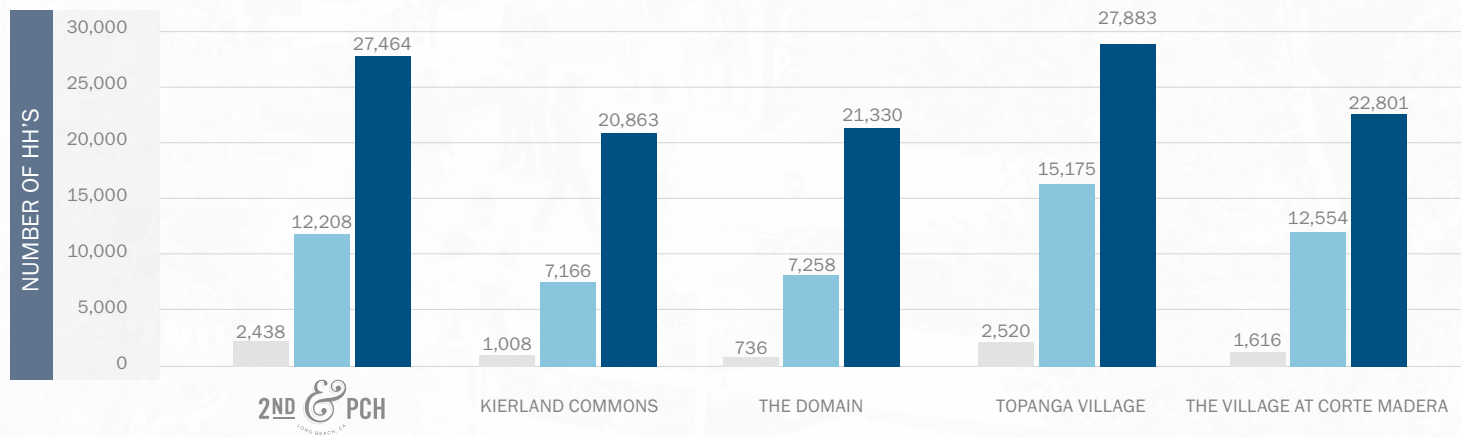
	1-mile radius	2-mile radius	3-mile radius
Population Growth	13,686	51,007	111,145
Avg. Household Income	\$220,970	\$149,962	\$139,901
Any College +	9,148 / 84.8%	32,925 / 83.7%	66,820 / 81.5%
College Degree +	6,193 / 57.4%	21,433 / 54.5%	42,425 / 51.8%

Comparison STUDY

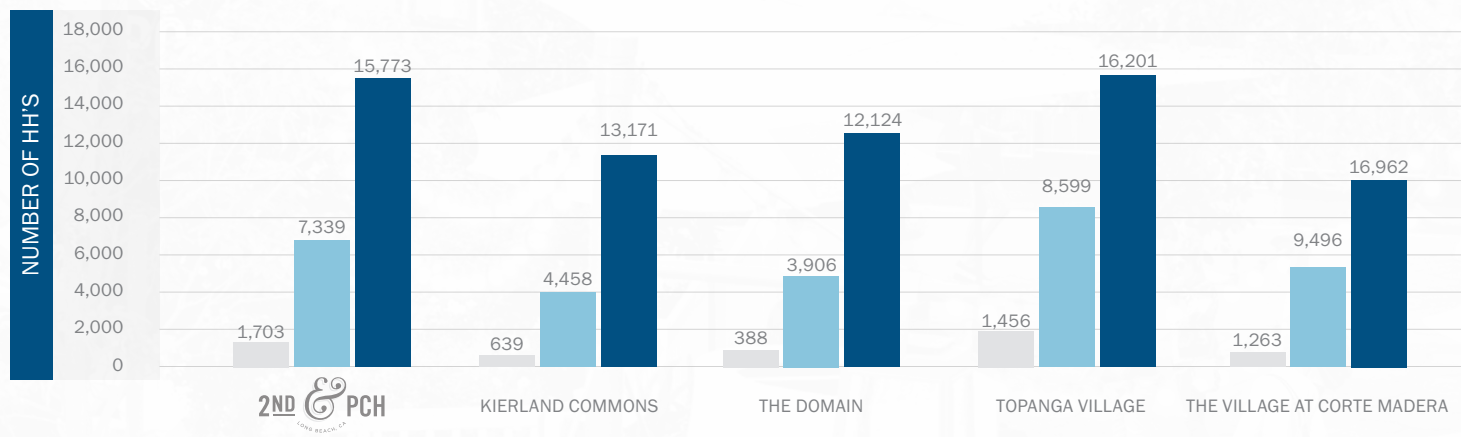
● 1 mile ● 3 miles ● 5 miles



HOUSEHOLDS WITH INCOMES OVER \$100K



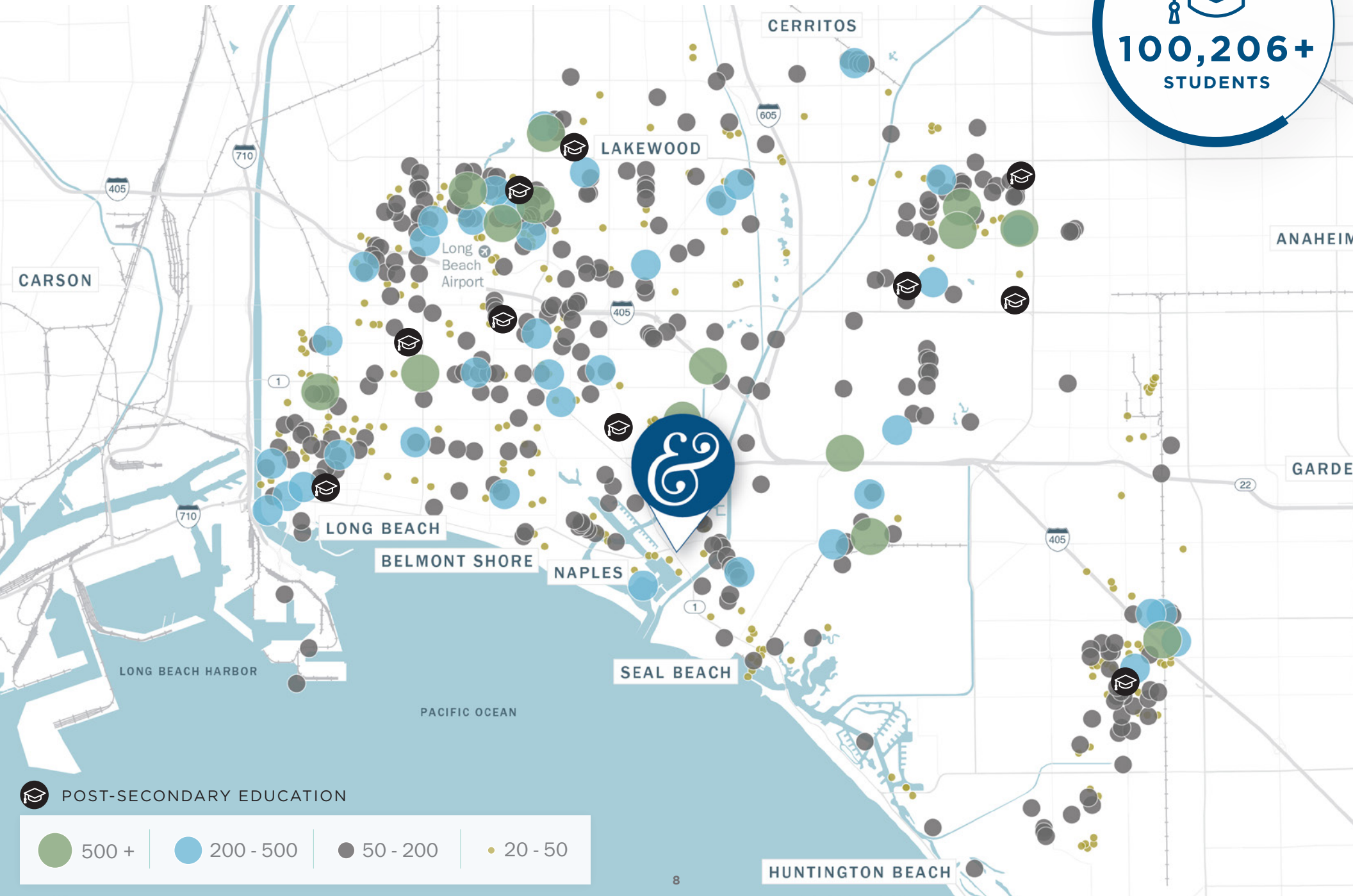
HOUSEHOLDS WITH INCOMES OVER \$150K



HOUSEHOLDS WITH INCOMES OVER \$200K

Day Population & BUSINESSES


100,206+
STUDENTS



 POST-SECONDARY EDUCATION

 500+ |  200-500 |  50-200 |  20-50



Day Population & BUSINESSES

BUSINESS	# OF EMPLOYEES	BUSINESS	# OF EMPLOYEES
Long Beach City Hall	5,000	Woodrow Wilson High School	300
California State University	3,057	National Emblem Inc	295
VA LB Primary Care	2,500	Renaissance	280
US Veterans Medical Ctr	2,500	Aquarium of the Pacific	275
US Health Care Svc	2,000	265 Children Youth & Home	265
LB Chief of Police Office	1,600	Los Alamitos High School	260
Long Beach Police Dept	1,500	LB Refuse Collection	250
St Mary's Medical Ctr	1,203	California Resources Corp	250
WGA Consulting LLC	1,001	Costco Wholesale	250
Gulfstream Aerospace Corp	900	Home Depot	250
Los Alamitos Medical Ctr	875	Roger Cleveland Golf Co	250
Long Beach Transit	780	Colonial Care Ctr	240
Trend Offset Printing Svc Inc	600	LB Environmental Svc	240
Arrowhead Products	600	LB Polytechnic High	230
Avida Caregivers of Long Beach	550	Marriott LB	208
Zodiac Aerospace	505	Golden Rain Foundation	201
SCAN Health Plan	500	Katella Deli-Restaurant-Bakery	201
Office Depot	500	Harbor Distributing LLC	200
Walters Wholesale	500	Sam's Club	200
Moffatt & Nichol	500	Health Care Partners	200
Community Hospital LB	452	LB United School Dist	200
Hyatt Regency LB	450	Home Depot	200
Keller Williams Realty	400	Action RE School	200
Health Care PArtners-Urgent	375	Century 21 Action RE	200
LB Health & Human Svc	360	Excel Paving Co	200
Boardriders Inc	349	LB Police Dept - Traffic	200
Target	335	LB Police - South Div	200
Thumsco	300	Designory Inc	200
SMG Catering	300	Allen Supply Co	200
Westin LB	300	Rossmoor Realtors	200
Cambro Manufacturing Co	300	LB Youth Ctr	200
Epson America	300	Qwickey	200
Jet Blue Airways	300	Magensa	200
Robert A Millikan High School	300	Keller Williams Realty	200
Rossmoor Homeowners Assn	300	Total	39,937

The Outdoor ACTIVE LIFESTYLE...



2ND & PCH IS
A MAGNET FOR
THE OUTDOOR
ENTHUSIAST



BOATING, KAYAKING,
SWIMMING, PADDLE-
BOARDING



ALONG WITH OUR
OWN DEDICATED
BIKE LANES



THE MARINA AND
ALAMITOS BAY





URBAN OUTFITTERS

coffee

2ND & PCH



SOCIAL HUB
AND COMMUNITY
GATHERING PLACE

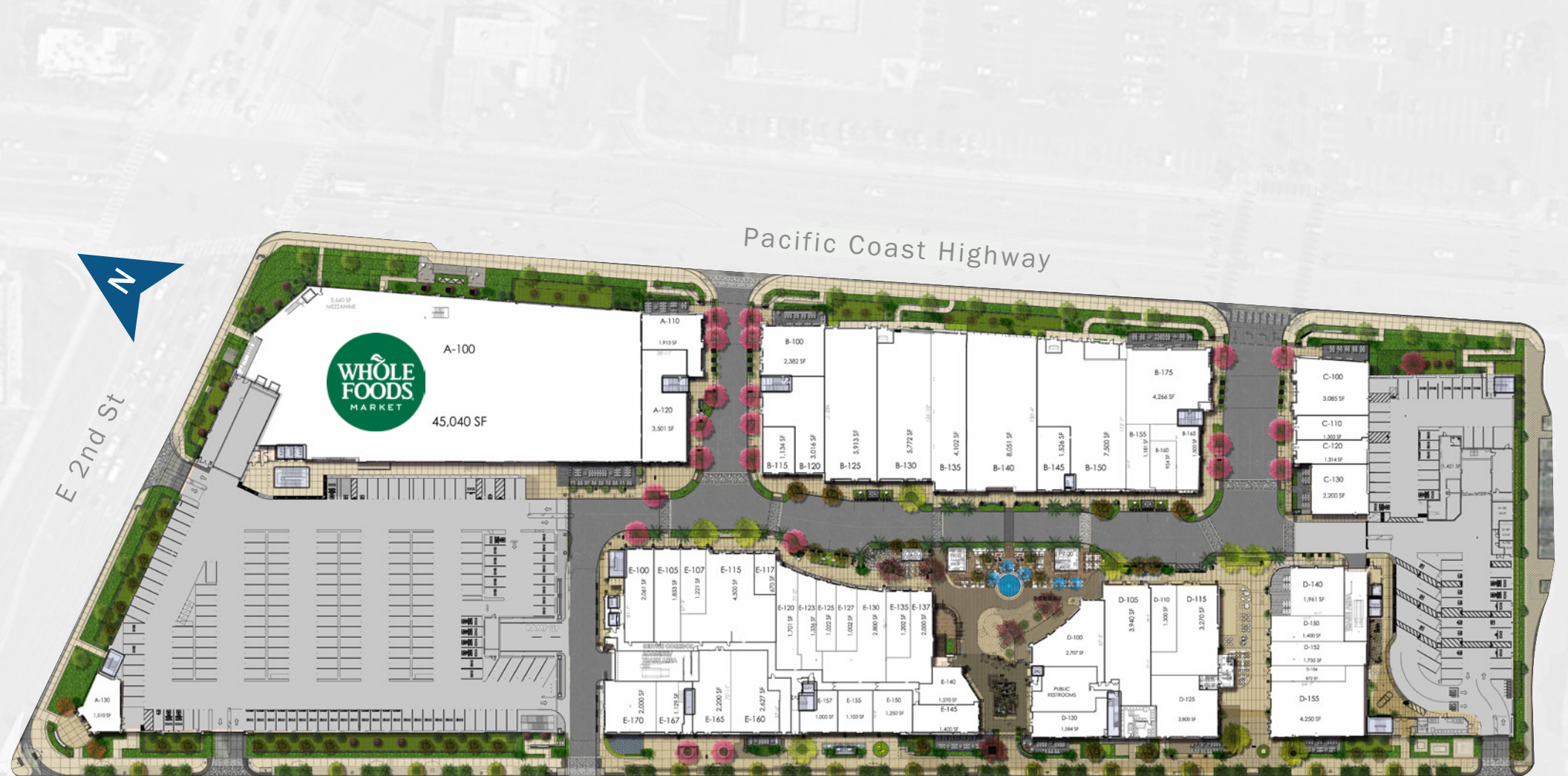
coffee

Area HOTELS




NEARLY
3,000
HOTEL ROOMS

MORE THAN
6 MILLION
TOURISTS
ANNUALLY



LEVEL 1

MAY 2023 (NTS) Not to scale

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E 2nd St

Pacific Coast Highway

E Marina Dr

LEVEL 2

MAY 2023 (NTS) Not to scale

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ANTHROPOLOGIE



one medical



MADISONREED®



URBAN OUTFITTERS

JOHNNY WAS

jolie

PAPER*SOURCE™

COMPASS



SEPHORA



WARBY PARKER



2ND & PCH

LONG BEACH, CA

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PROPERTIES, LLC

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