

RETAIL @ ONE WORLD TRADE CENTER

LONG BEACH, CA



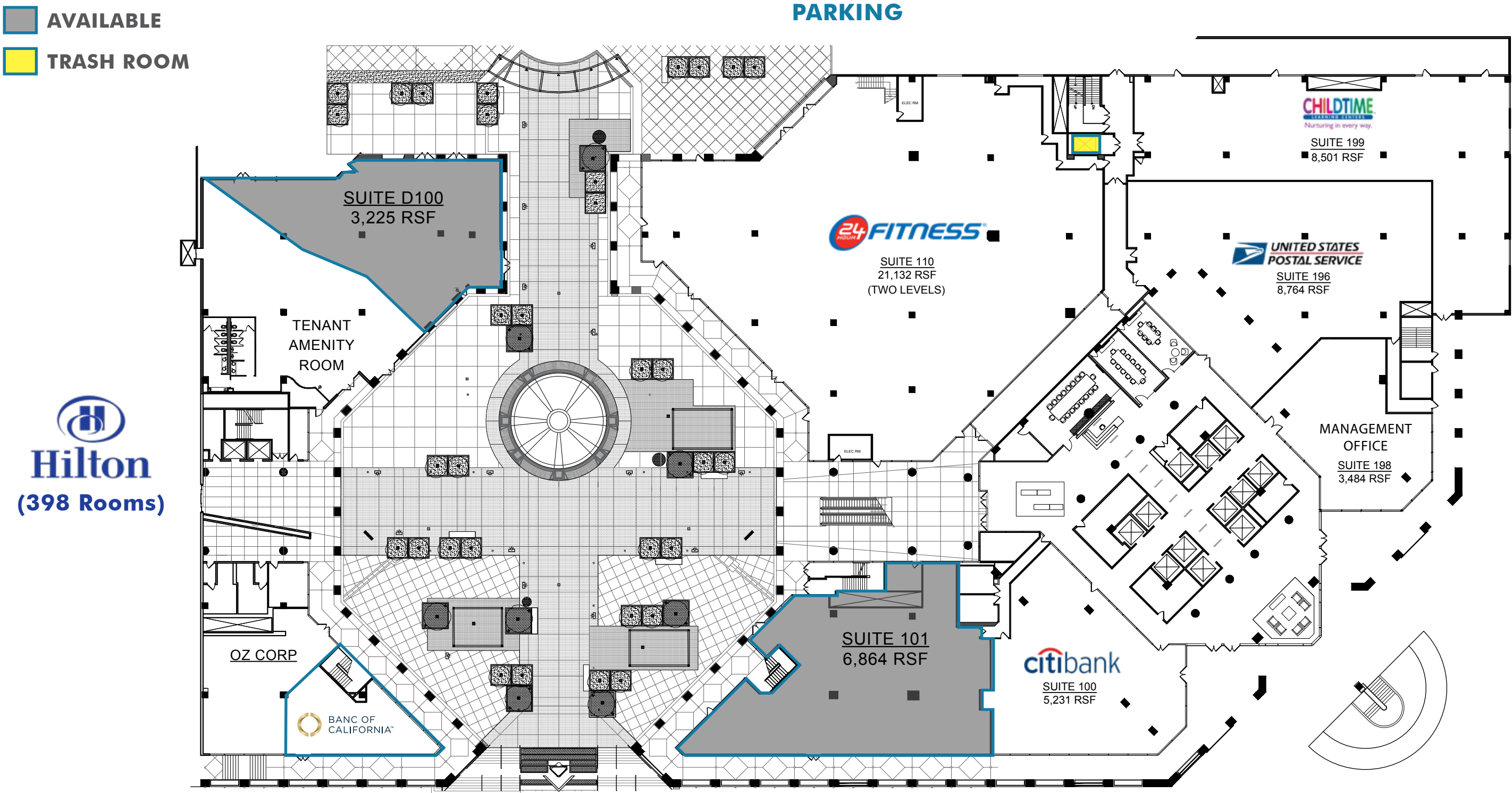
PROPERTY HIGHLIGHTS

- 60,000 SF of ground floor retail as part of a 574,981 SF office tower
- Retailers include 24 Hour Fitness, Citi Bank and Banc of California
- Anchored by 24 Hour Fitness
- Long Beach's most iconic and tallest building
- Located Downtown Long Beach with direct access to the 710 freeway
- Over 51,809 cars per day on Ocean Avenue
- Convenient at grade retail parking and an additional two-level underground garage as well as valet parking for customers and employees
- Recently remodeled Hilton Hotel located on site with 1st class amenities
- Current ownership has invested over \$30M into the project in the last three years
- Office tower is now 90% leased with over 1,200 office employees on site



1ST FLOOR

- AVAILABLE
- TRASH ROOM




Hilton
(398 Rooms)

W OCEAN BLVD ±51,809 CPD



AREA AERIAL



ONE WORLD TRADE CENTER

PINE AVE: 36,100 CPD

COURTHOUSE
5,000 DAYTIME
POPULATION

WEST BROADWAY: 20,912 CPD

PLANNED MIXED USE
REDEVELOPMENT

W OCEAN BLVD: 51,809 CPD

RETAIL @ ONE
WORLD TRADE
CENTER

RETAIL PARKING


Hilton
398 ROOMS

CONVENTION
CENTER

AQUARIUM OF
THE PACIFIC

UnionBank



TRADE AREA AMENITIES



CITY PLACE SHOPPING CENTER, LONG BEACH

ROSS
SHOES FOR LESS

SUBWAY

T-Mobile

GNC

GameStop

BIG 5

Starbucks

McDonald's

Walgreens

Starbucks

WALMART

WALMART

RITE AID

KING'S

L'OPERA

DOOR HUGGERS

Michael's

gallery421

LONG BEACH CONVENTION CENTER

WESTIN

555

Thecurrent

BELMONT SHORE

ONE WORLD TRADE CENTER CAMPUS

Hilton

CIVIC CENTER REDEVELOPMENT

W OCEAN BLVD 51,809 GPD

AQUARIUM OF THE PACIFIC

THE PIKE OUTLETS

H&M

F21

RII

GAP

GUESS

NIKE

SHORELINE VILLAGE

Yard House

Parkway

THE FUNNEL HOUSE

THE QUEEN MARY

chili's

PF CHICKEN

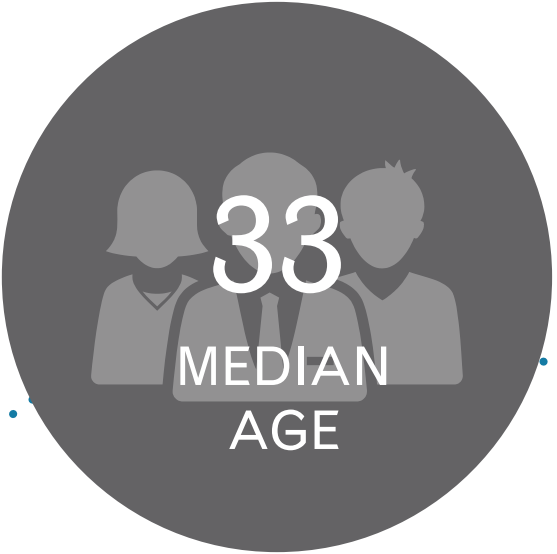
GLASSBORO

YOGI'S



2019 5 MILE DEMOGRAPHICS

LONG BEACH, CA



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