



For Lease

590 Long Beach Blvd

Long Beach, CA 90802



Rare Retail Opportunity in the Heart of Downtown Long Beach

AVAILABLE

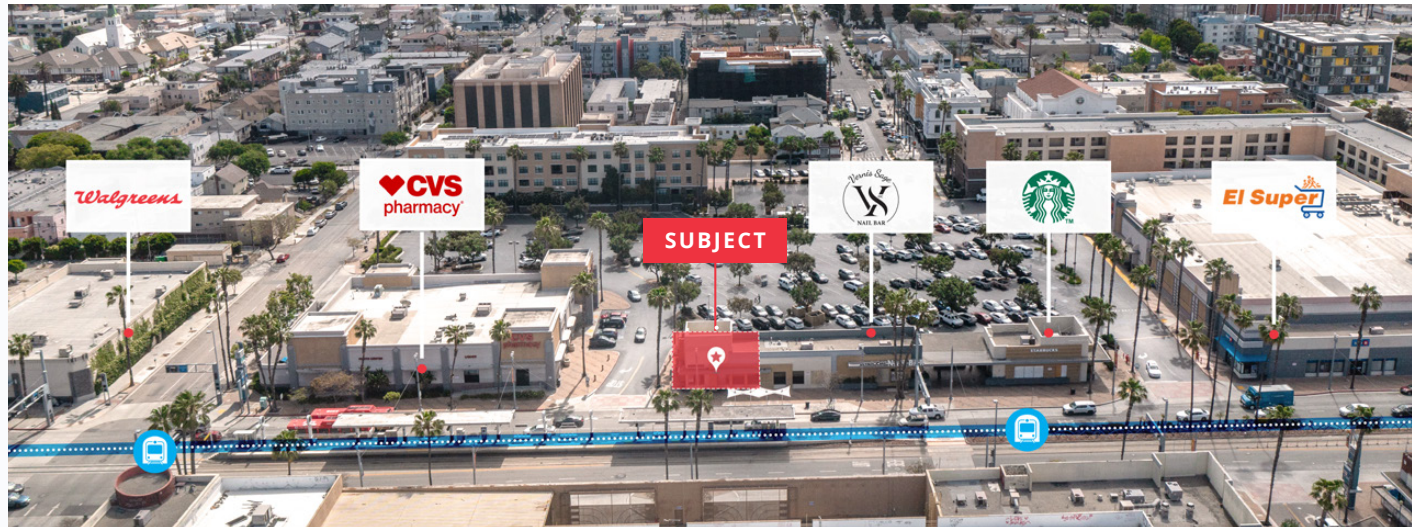
±1,267 SF

Est Demographics

	1 MILE
Population	68,059
Avg Household Income	\$89,436
Daytime Population	45,227

	3 MILE
Population	228,164
Avg Household Income	\$105,075
Daytime Population	108,641

	5 MILE
Population	390,051
Avg Household Income	\$118,006
Daytime Population	206,638



About the Property

- High-visibility end-cap space in a grocery-anchored shopping center with exposure to over 27,000 combined cars per day along Long Beach Blvd and E 4th St
- Ample parking in a dedicated surface lot
- Strategically positioned in a rapidly developing downtown marketplace with a diverse, dense customer base
- Strong surrounding population with over 68,000 residents within a 1-mile radius

Traffic Counts

Long Beach Blvd	±18,400 CPD
E 4th St	±9,300 CPD

Source: CoStar

Contact

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Site Plan

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590 Long Beach Blvd | Long Beach, CA 90802



The A Line is the oldest and busiest light rail line in the Los Angeles Metro Rail system, carrying over 22 million annual riders and averaging approximately 66,400 weekday boardings in 2025.

- Retail Pharmacy
- Fitness
- Restaurant
- Entertainment/Venue
- Hotel
- Apartment
- Cafe/Coffee
- Retail Centers



- RISÜ
 - Ruth's Chris Steak House
 - The Auld Dubliner
 - California Pizza Kitchen
 - Buono's Pizzeria
 - Cafe Sevilla
 - George's Greek Café
 - The Ordinarie Tavern
 - ISM Brewing & Kitchen
 - Agaves Kitchen & Tequila
 - L'Opera Italian Restaurant
 - BO-beau kitchen + roof tap
 - Altar Society Brewing and Coffee Co.
 - King's Fish House
 - Shannon's On Pine Irish Pub & Sports Bar
 - Gladstone's Long Beach
 - Tequila Jack's Restaurant & Cantina
 - Shenanigans Irish Pub & Grille
 - Parkers' Lighthouse
 - P.F. Chang's
 - CVS
 - Walgreens
 - 24 Hour Fitness
 - The Camp Transformation Center
 - Planet Fitness
 - Crunch Fitness
 - Hardcore Fitness Long Beach
 - Gold's Gym Long Beach
 - YOGA108
 - Rose Park Roasters
 - Recreational Coffee
 - Ground Hideout Coffee
 - Coffee Station
 - The Pike Outlets:** Nike Factory Store, Five Below, RH Outlet, Levi's Outlet Store, Cinemark, Laugh Factory
 - Shoreline Village:** Acqua, Company SAGA, Istanbul Home, Long Beach Exotic Jerky
 - City Place Shopping Center:** Subway, GNC, Panda Express, Chuck E. Cheese
 - Long Beach Convention & Entertainment Center - **~1.6M visitors annually**
 - Aquarium of the Pacific - **~1.7M visitors annually**
 - Hilton Long Beach
 - Marriott Long Beach Downtown
 - Hyatt Centric The Pike Long Beach
 - Hyatt Regency Long Beach
 - Fairmont Breakers Long Beach
 - The Westin Long Beach
 - Onni East Village (OEV)
 - Avana on Pine Apartments
 - Griffis Pine Avenue
 - Shoreline Gateway
 - The Current
 - Aster
 - Broadstone Inkwell
 - 200 West Ocean
- | | | |
|----|-----------------------------------|-----------|
| 33 | Hilton Long Beach | 399 Rooms |
| 34 | Marriott Long Beach Downtown | 376 Rooms |
| 35 | Hyatt Centric The Pike Long Beach | 138 Rooms |
| 36 | Hyatt Regency Long Beach | 531 Rooms |
| 37 | Fairmont Breakers Long Beach | 185 Rooms |
| 38 | The Westin Long Beach | 469 Rooms |
| 39 | Onni East Village (OEV) | 432 Rooms |
| 40 | Avana on Pine Apartments | 211 Units |
| 41 | Griffis Pine Avenue | 221 Units |
| 42 | Shoreline Gateway | 315 Units |
| 43 | The Current | 223 Units |
| 44 | Aster | 218 Units |
| 45 | Broadstone Inkwell | 189 Units |
| 46 | 200 West Ocean | 106 Units |



This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

