

Long Beach Cafe

Kava Lounge for Sub-Lease



the
ELIFANT GROUP



Commercial Properties

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Turn-Key Cafe for Sub-lease

4549 Pacific Coast Hwy, Long Beach

Size **1,614sf**

Price: **\$3.50/sf + \$1.45/sf NNN**

Lease Expires: **Jan. 31, 2031**

Key Money: **\$50,000**

An exceptional opportunity to acquire Cali Roots Kava Lounge, a popular and vibrant alcohol-free botanical lounge located along high-traffic East Pacific Coast Highway. This business caters to a rapidly growing demographic seeking sober nightlife, community connection, and premium botanical beverages, including Kava, Kratom, Kanna, and functional adaptogenic drinks.

Conveniently located near California State University, Long Beach (CSULB), dense residential corridors, and major retail hubs, Cali Roots enjoys steady foot traffic and a dedicated local following.

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