

RETAIL SUITES FOR LEASE

PACIFIC COAST HIGHWAY CENTER

1001 E PACIFIC COAST HWY,
LONG BEACH, CA 90806



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PROPERTY SUMMARY

Lee & Associates is pleased to present PCH Center, a neighborhood-serving retail opportunity located at the highly visible intersection of Pacific Coast Highway and Martin Luther King Jr. Avenue in Long Beach.

PCH Center offers tenants the benefit of strong street exposure, convenient surface parking, prominent pylon signage, and a built-in customer base from the surrounding residential neighborhoods. The center is positioned for daily-needs, service, food, wellness, beauty, and community-focused retailers looking to capture consistent local traffic along one of Long Beach's major commercial corridors.

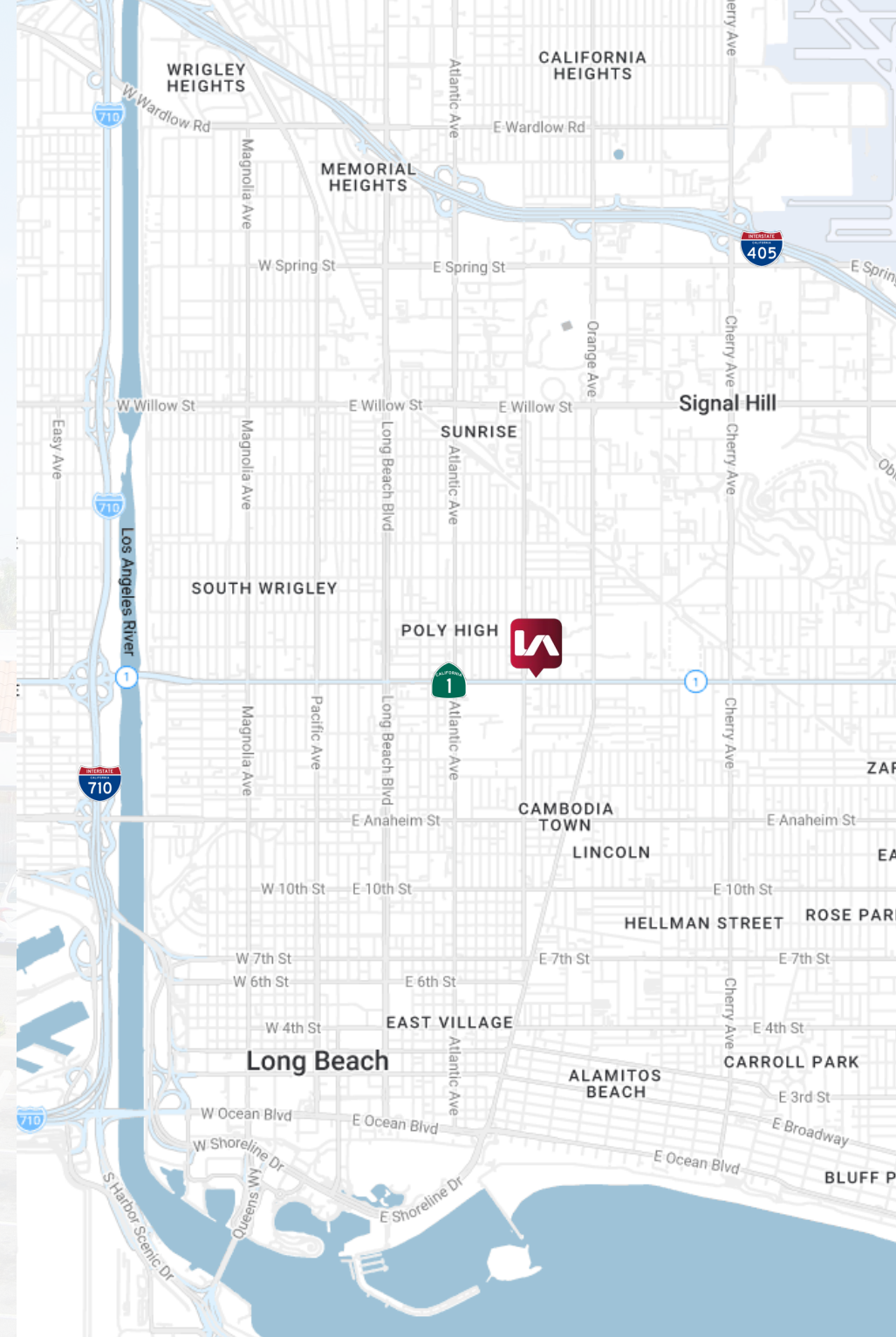
Suites 117 and 119 are currently available for lease, offering approximately 1,319 RSF and 1,184 RSF, respectively. Both suites are offered at an asking lease rate of \$2.35 PSF per month, NNN, with estimated NNN expenses of approximately \$0.75 PSF per month. The available spaces are well-suited for a variety of retail and service-oriented users seeking visibility, convenient access, and an established shopping center environment.

PROPERTY HIGHLIGHTS

PCH Center is a multi-tenant retail center with approximately 13,408 SF of GLA, situated on roughly one acre with 60 surface parking spaces, providing convenient access for customers and employees. The property benefits from approximately 204 feet of frontage along Pacific Coast Highway and approximately 210 feet of frontage along Martin Luther King Jr. Avenue, creating strong identity at a signalized commercial intersection.

The center is anchored by a practical tenant mix that serves the surrounding community, including food, laundry, salon, market, financial service, and wellness-oriented operators. Existing pylon signage further enhances tenant visibility from the street.

Ownership's planned improvements to the façade, parking lot, HVAC, and power are expected to strengthen the center's leasing position and elevate tenant experience.





LEASE SUMMARY

Suite 117

Suite Size:	±1,319 RSF
Base Rate:	\$2.35 / SF / Mo (±\$3,099.65)
Est. NNN Rate:	\$0.75 / SF / Mo (±\$989.25)
Est. Total Rate:	\$3.10 / SF / Mo (±\$4,088.90)

Suite 119

Suite Size:	±1,184 RSF
Base Rate:	\$2.35 / SF / Mo (±\$2,782.40)
Est. NNN Rate:	\$0.75 / SF / Mo (±\$888.00)
Est. Total Rate:	\$3.10 / SF / Mo (±\$3,670.40)

Estimated rent calculations are based on the stated suite sizes and are subject to verification.

Suites 117 and 119 are well-positioned for:

- restaurants
- cafés
- dessert
- boba
- juice
- wellness
- beauty salon
- medical/dental service
- financial services
- tax/insurance
- tutoring
- specialty retail
- other neighborhood serving operators

Position your business at PCH Center, a highly visible Long Beach retail center serving a dense, established neighborhood trade area. Located along Pacific Coast Highway at Martin Luther King Jr. Avenue, the center offers excellent exposure, convenient parking, pylon signage, and a strong mix of daily-needs tenants.

Suites 117 and 119 provide approximately 1,319 RSF and 1,184 RSF, respectively, of flexible retail space suitable for food, wellness, beauty, service, medical, financial, or specialty retail concepts. The suites may accommodate a range of neighborhood-serving operators seeking visibility, convenient access, and an established shopping center environment. With planned ownership improvements and a strong corner location, PCH Center presents a compelling leasing opportunity in Central Long Beach.

SITE PLAN

The site plan below illustrates the layout of PCH Center and the positioning of Suites 117 and 119 within the center. Suite 117 offers approximately $\pm 1,319$ RSF, while Suite 119 offers approximately $\pm 1,184$ RSF. Both suites benefit from visibility near the Pacific Coast Highway and Martin Luther King Jr. Avenue intersection, established co-tenancy, and convenient on-site parking.

AVAILABLE SUITE HIGHLIGHTS

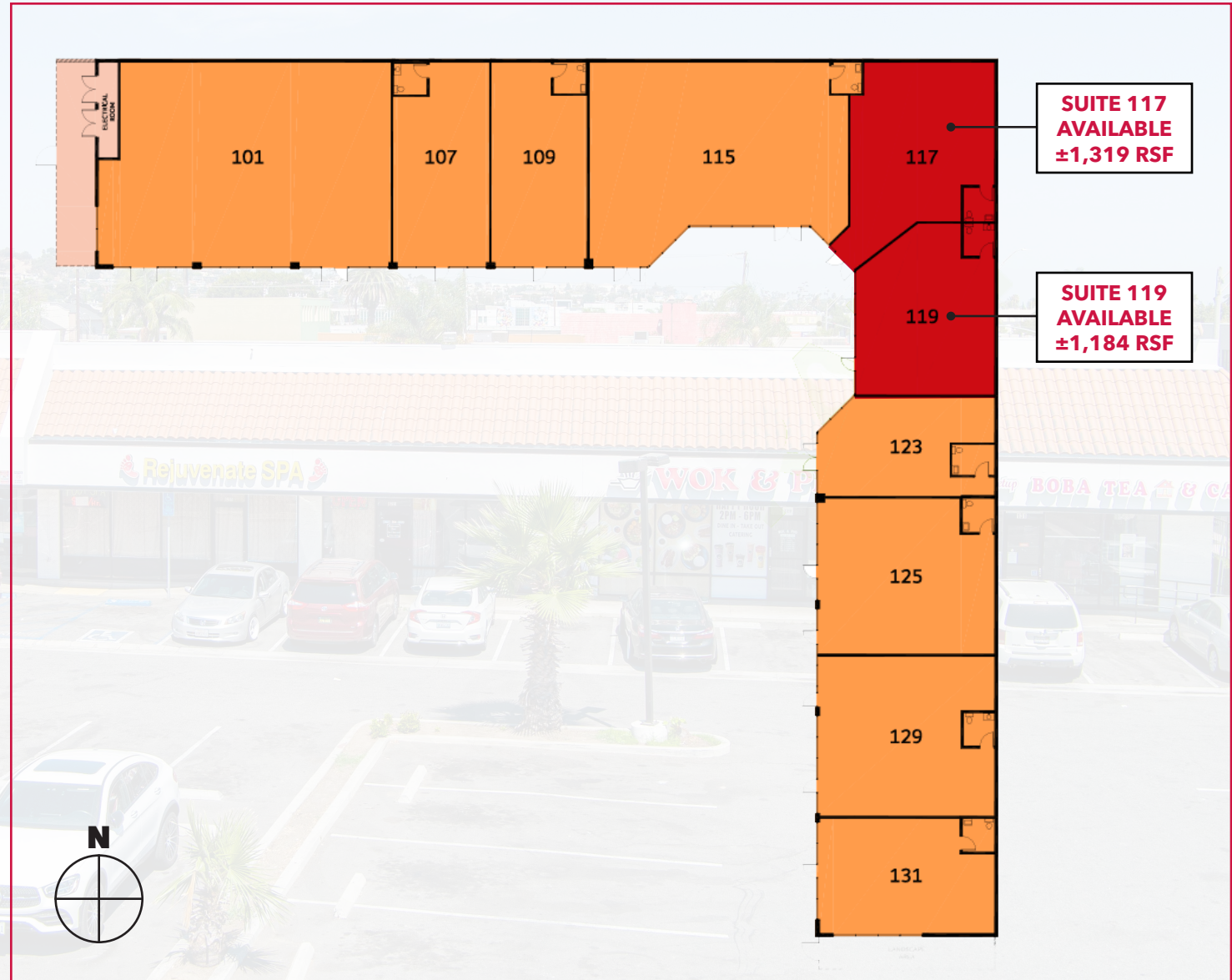
- Suite 117: $\pm 1,319$ RSF
- Suite 119: $\pm 1,184$ RSF
- Asking Rate: \$2.35/SF/Mo
- NNN Expenses: Approx. \$0.75/SF/Mo
- Hard-corner neighborhood retail center
- 60 surface parking spaces
- Prominent pylon signage
- Signalized intersection location

SPACE CLASSIFICATION LEGEND

-  RETAIL TENANTED AREA
-  RETAIL SERVICE & PUBLIC AREA
-  AVAILABLE SPACE

NOTE

Illustrative site plan.
Suite sizes and configurations
subject to field verification.



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