

Premier Coastal Long Beach Office

Marketplace Office Plaza

6621 E. Pacific Coast Highway, Long Beach, CA



APRIL 2026

NEWMARK

THE OFFERING

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 6621 E. Pacific Coast Highway, a two-story, elevator served office building. Situated within the well performing coastal Suburban Long Beach office market, Marketplace Office Plaza is ideally located near the well amenitized and heavily trafficked corner of PCH & 2nd Street with direct access to the San Diego (405), 605 and 22 Freeways, providing superb regional access to both Los Angeles and Orange County. Available as an Owner-User, Investment Opportunity, or Medical Office Conversion, Marketplace Office Plaza is a rare acquisition opportunity in Coastal Long Beach.



Property Facts

Address	6621 E. Pacific Coast Hwy, Long Beach, CA	Year Built	1980
Rentable SF	44,876	Land Area	1.58 Acres (68,691 SF)
Occupancy	83.3%	Stories	Two
APN	7237-020-041	Parking	4/1,000*
Elevator	One	Zoning	SEASP

*Link to: [Zoning Regulation - Parking Exempt Area Map](#)



PROPERTY HIGHLIGHTS

- Located within one of Long Beach's most attractive outdoor social centers –Marketplace Long Beach!
- Just minutes from downtown Long Beach, Belmont Shore, Seal Beach, Naples, El Dorado Park and Los Alamitos
- Close to many major freeways
- Multiple points of ingress/egress on both PCH and 2nd Street
- Private outdoor balconies
- Walking distance to specialty shops, salons, grocery, clothing, postal, dry cleaning, banking, yoga, pilates and more!
- 2nd & PCH- just a 2 min. walk to one of coastal Long Beach's most visited retail and dining destinations with 30+ shops and restaurants!
- Irreplaceable Coastal Location on LA/OC Border
- Unparalleled Walkable Amenities Including 2nd & PCH, Belmont Shore & Alamitos Bay
- In-Place Rents Below Market with 30-40% Upside Potential
- Projected Rent Growth from \$2.50 PSF to \$3.50 PSF (FSG)
- Shrinking Office Supply Leaving Tenants with Very Few Options
- Current Occupancy: 83.3% Leased



LONG BEACH, CALIFORNIA

LOCAL AMENITIES

PARTIAL LIST



GREAT RESTAURANTS, ETC.

- | | |
|------------------------------|----------------------------|
| 1. Nick's | 16. Mimi's Cafe |
| 2. Open Sesame | 17. Schooner or Later |
| 3. Simmzy's | 18. Boathouse on the Bay |
| 4. Saint & Second | 19. Ballast Point |
| 5. Roe | 20. Lucille's BBQ |
| 6. Michael's | 21. Starbucks |
| 7. Tantalum's | 22. Taco Surf |
| 8. In-N-Out | 23. Coffee Bean & Tea Leaf |
| 9. Ruby's Diner | 24. Walt's Wharf |
| 10. California Pizza Kitchen | 25. 320 Main |
| 11. Wahoo's | 26. Nico's |
| 12. Playa Amor | 27. Naples Rib Co. |
| 13. Claim Jumper | 28. Chianina |
| 14. Chronic Taco's | 29. Sushi on Fire |
| 15. Five Guys | |

SHOPPING CENTERS

1. Marina Pacifica Mall
2. Marketplace Long Beach
3. 2nd & PCH
4. Marina Shores

WELLNESS

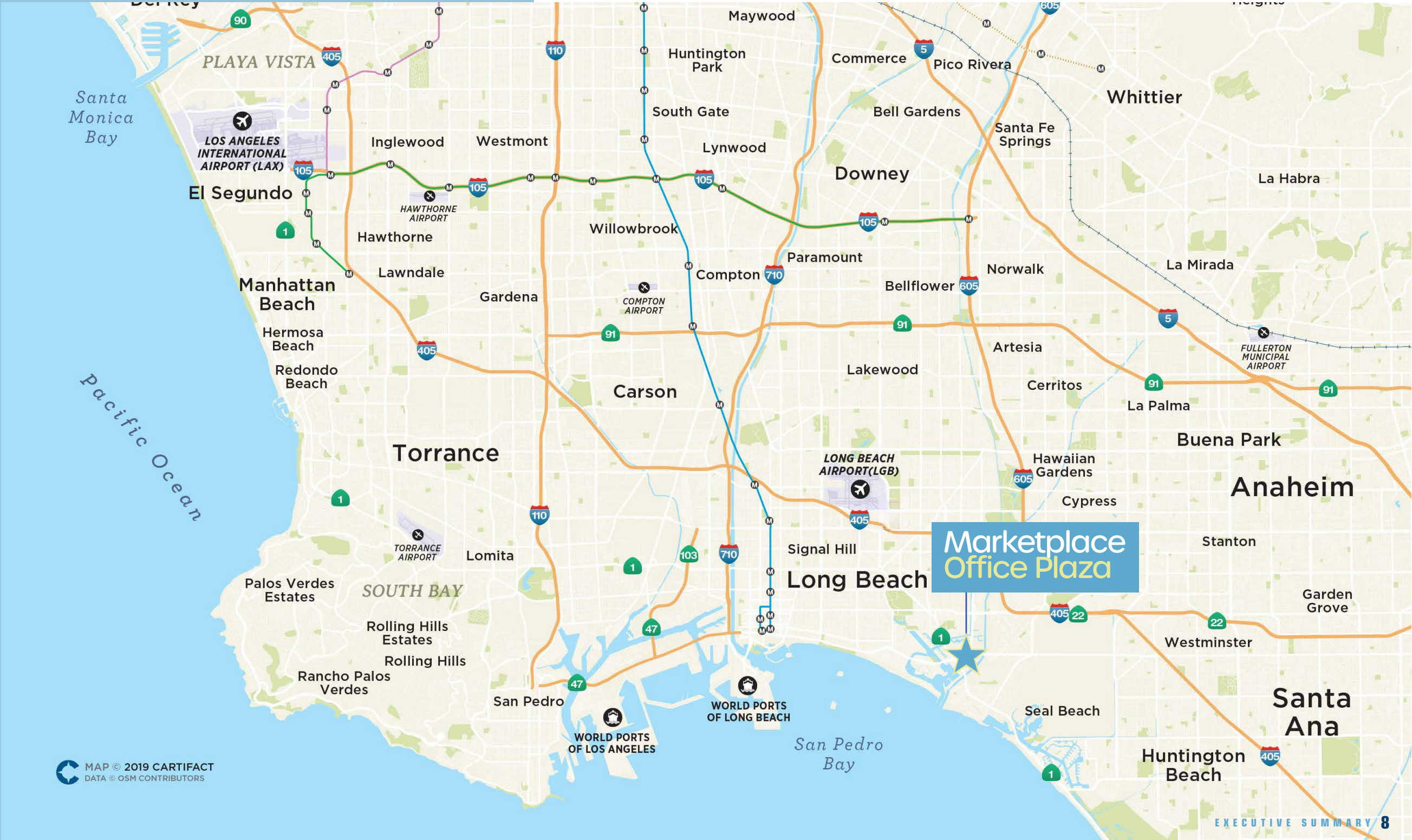
1. Orangetheory Fitness
2. Purple Yoga
3. JG Fitness & Pilates
4. Bikram Hot Yoga

GROCERY STORES

1. Whole Foods
2. Trader Joe's
3. Ralphs
4. Gelson's

SHOPPING

1. Rip Curl
2. Elison rd.
3. 2nd St. Beauty
4. Vans
5. Banana Republic
6. Francesca's
7. White House Black Market
8. Stitch & Feather



2ND & PCH
LONG BEACH, CA
SHOPPING & DINING

ALAMITOS BAY

MARKETPLACE
RETAIL CENTER

Marketplace
Office Plaza

PROPERTY DESCRIPTION

Address	6621 E. Pacific Coast Highway Long Beach, CA
Rentable SF	±44,876
Occupancy	±83.3%
Year Built	1980
Land Area	±1.58 Acres (68,691 SF)
Stories	Two
Elevator	One
Parking	4.0 / 1,000 SF *(170 Stalls) - Link to: Zoning Regulation- Parking Exempt Area Map
APNs	7231-020-041
FAR	0.55
Zoning	SEASP



Location/Access

The property enjoys exceptional visibility and identity within the Marketplace Long Beach mixed-use center, one of the most recognized commercial addresses on the coastal corridor between Los Angeles and Orange County. Positioned directly on Pacific Coast Highway with secondary access via 2nd Street, the property benefits from dual points of ingress and egress serving both floors. The 405 Freeway on-ramp is located approximately one-half mile to the north via Studebaker Road, providing tenants and visitors with seamless regional connectivity. The property's coastal location places it within minutes of the Alamitos Bay Marina, Belmont Shore, and Naples Island neighborhoods — among the most affluent and amenity-rich communities in Long Beach — giving tenants a live-work-play environment that is increasingly difficult to find in suburban office markets.

Few suburban office properties in the greater Los Angeles basin can offer tenants a true live-work-play environment at this price point, making Marketplace Office Plaza a natural retention tool for cost-conscious but quality-minded occupiers.

* Additional details to be provided

Premier Central Long Beach Office

Marketplace Office Plaza

Investment Contacts

George Thomson

Executive Managing Director

t 949-608-2037

george.thomson@nmrk.com

CA RE Lic. #00947200

Eric Adams

Senior Managing Director

t 310-491-2012

eric.adams@nmrk.com

CA RE Lic. #0134985

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Corporate License #01355491

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