

Ground Floor of a Luxury 223 Unit Residential Tower

Restaurant & Retail Spaces for Lease



707 E. Ocean Blvd., Long Beach, CA 90802

► **BROKER BONUS** ◀

Touring Bonus = \$50.00

Commission Bonus = \$5.00 per square foot

(See details on page 2)



Available

	Size (SF):	Rent (PSF/Mo., NNN):
Coffee House	±2,481	\$2.75
Restaurant	±1,421	\$3.00
Retail/Service:	±504	\$3.25
NNN:	±\$1.35 PSF/mo.	

► BROKER BONUS ◀

Touring Bonus = \$50.00 for initial tour

Commission Bonus = \$5.00 per square foot

For tours and offers received by November 30, 2026

Call broker for details

Features

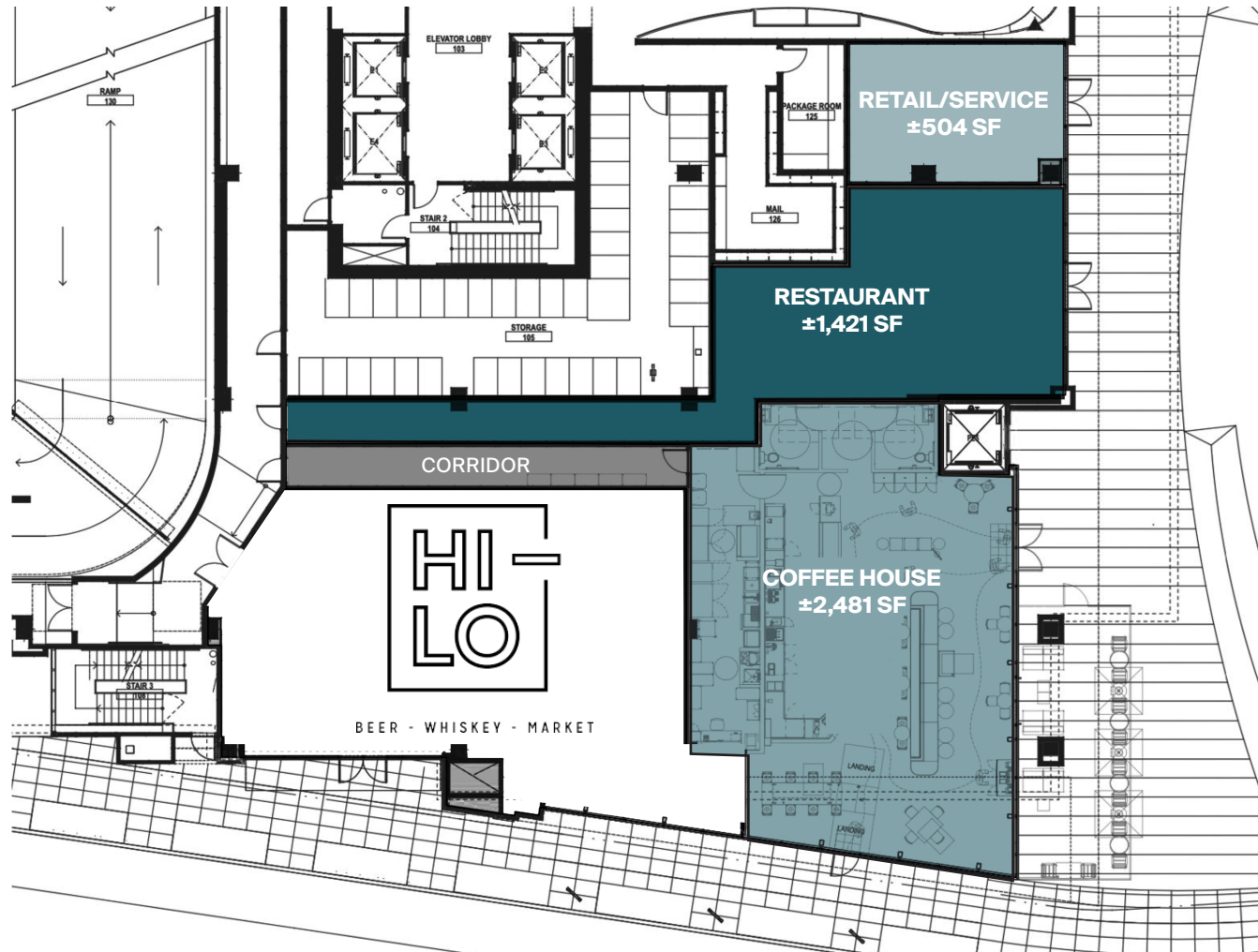
- Ocean view frontage at **The Current**; one of the newest mixed-use buildings on Ocean Avenue with 223 luxury units
- Walk Score of 94 – Walker's Paradise
- Fantastic demographics with ±27,433 households, ±70 hotels, and an average HHI of approximately ±\$98,786 within one mile
- Blocks from Metro A Line
- ±20 parking spaces available for retail customers
- Prominent beach access
- Walking distance from restaurants, bars, art galleries, convention center, and the Pine Avenue entertainment corridor
- LEED certified building
- Near Aquarium of The Pacific, Long Beach Convention Center, 555 East Steakhouse, Chase Bank, Pine Ave Corridor, The Pike Outlets, and more
- *Do not disturb tenants*

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

Excellent co-tenancy with Hi-Lo Liquor



OCEAN BLVD.



Incredible Downtown Long Beach Location



Looking West

Surrounded by major credit tenants, upscale condominiums, and hotels



Long Beach Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	17,882	56,692	147,118
2030 Projected Population	18,016	55,721	142,315
2020 Census Population	14,983	52,665	150,948
2010 Census Population	13,722	50,725	149,466
Projected Annual Growth 2025 to 2030	0.1%	-0.3%	-0.7%
Historical Annual Growth 2010 to 2025	2.0%	0.8%	-0.1%
2025 Median Age	38.3	36.1	34.6
HOUSEHOLDS			
2025 Estimated Households	9,460	27,433	60,394
2030 Projected Households	9,940	28,012	60,196
2020 Census Households	8,218	24,872	57,804
2010 Census Households	7,554	23,376	54,966
Projected Annual Growth 2025 to 2030	1.0%	0.4%	-
Historical Annual Growth 2010 to 2025	1.7%	1.2%	0.7%
RACE & ETHNICITY			
2025 Estimated White	41.3%	35.0%	29.2%
2025 Estimated Black or African American	14.5%	15.8%	14.5%
2025 Estimated Asian or Pacific Islander	12.1%	11.9%	13.8%
2025 Estimated American Indian or Native Alaskan	1.3%	1.5%	1.6%
2025 Estimated Other Races	30.7%	35.8%	40.9%
2025 Estimated Hispanic	35.4%	41.5%	47.7%
INCOME			
2025 Estimated Average Household Income	\$107,299	\$98,786	\$96,001
2025 Estimated Median Household Income	\$81,178	\$80,016	\$76,698
2025 Estimated Per Capita Income	\$58,185	\$48,570	\$39,886
EDUCATION			
2025 Estimated High School Graduate	11.9%	15.3%	17.0%
2025 Estimated Some College	25.2%	23.8%	21.6%
2025 Estimated Associates Degree Only	5.5%	5.8%	5.6%
2025 Estimated Bachelors Degree Only	27.9%	24.9%	21.4%
2025 Estimated Graduate Degree	17.0%	14.6%	10.8%
BUSINESS			
2025 Estimated Total Businesses	938	2,972	5,289
2025 Estimated Total Employees	7,512	30,730	46,959
2025 Estimated Employee Population per Business	8.0	10.3	8.9
2025 Estimated Residential Population per Business	19.1	19.1	27.8

Your trusted *partners*

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