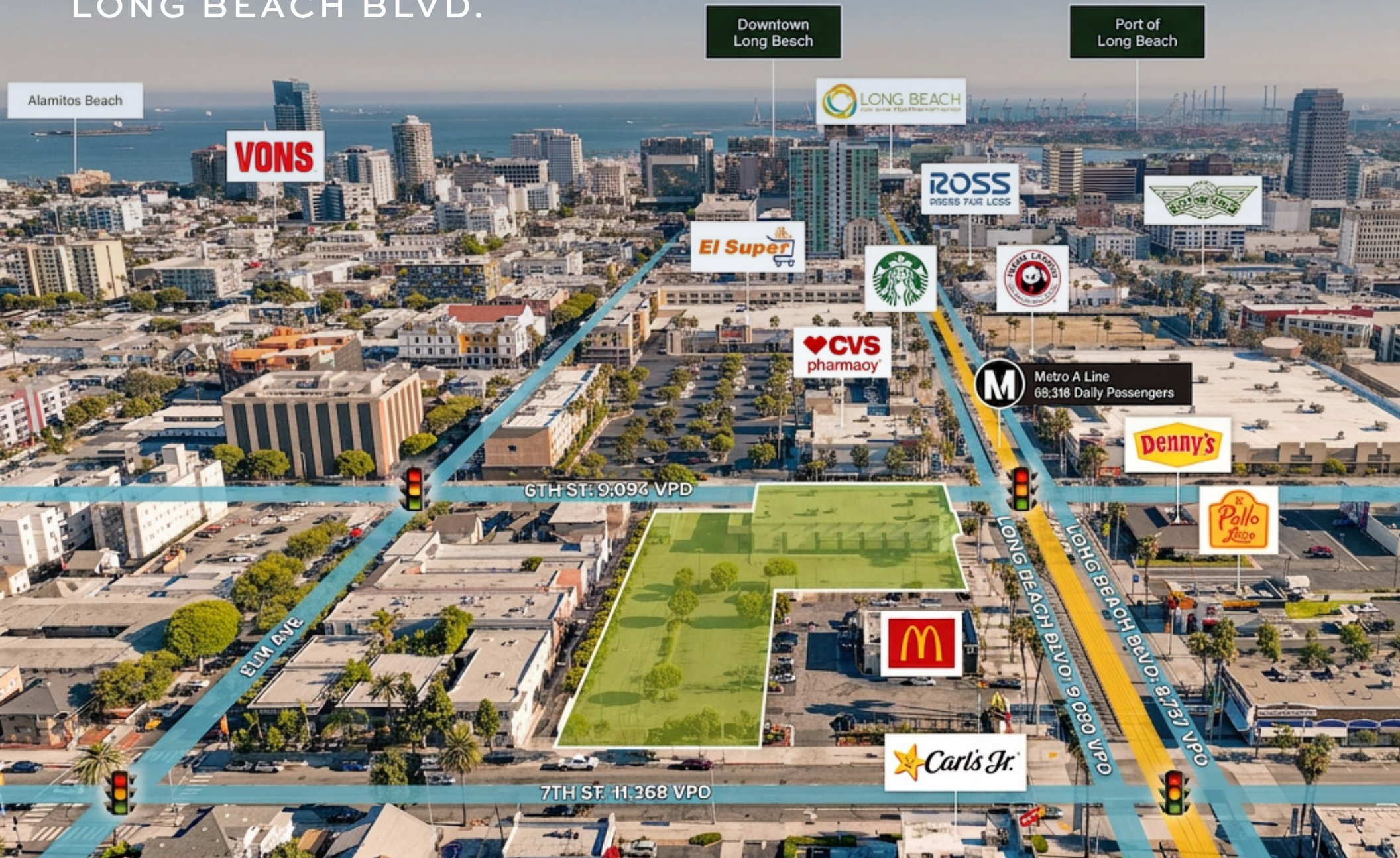


600

LONG BEACH BLVD.

13,800 SF RETAIL SPACE AVAILABLE FOR LEASE
DEMISING FLEXIBILITY
1.5 ACRES OF LAND
LONG BEACH CA | NEC 6TH STREET & LONG BEACH BLVD



Property & Area Highlights



Within walking distance to mosaic; 347,743 sf mixed use institutional redevelopment



Approximate to the A metro line operating direct service to GLA



Adjacent to long beach civic center; \$139 million city hall development, public library and adjacent parking structures



Less than 1-mile to convention center and in 2028 will serve as the 2nd largest event hub



City of Long Beach official host of the 2028 summer Olympic games



Demising flexibility, full-building and partial-building options



13,800 SF building



Hard corner visibility



1.51 acre lot



A walker's paradise (walk score 98)



21,435 VPD



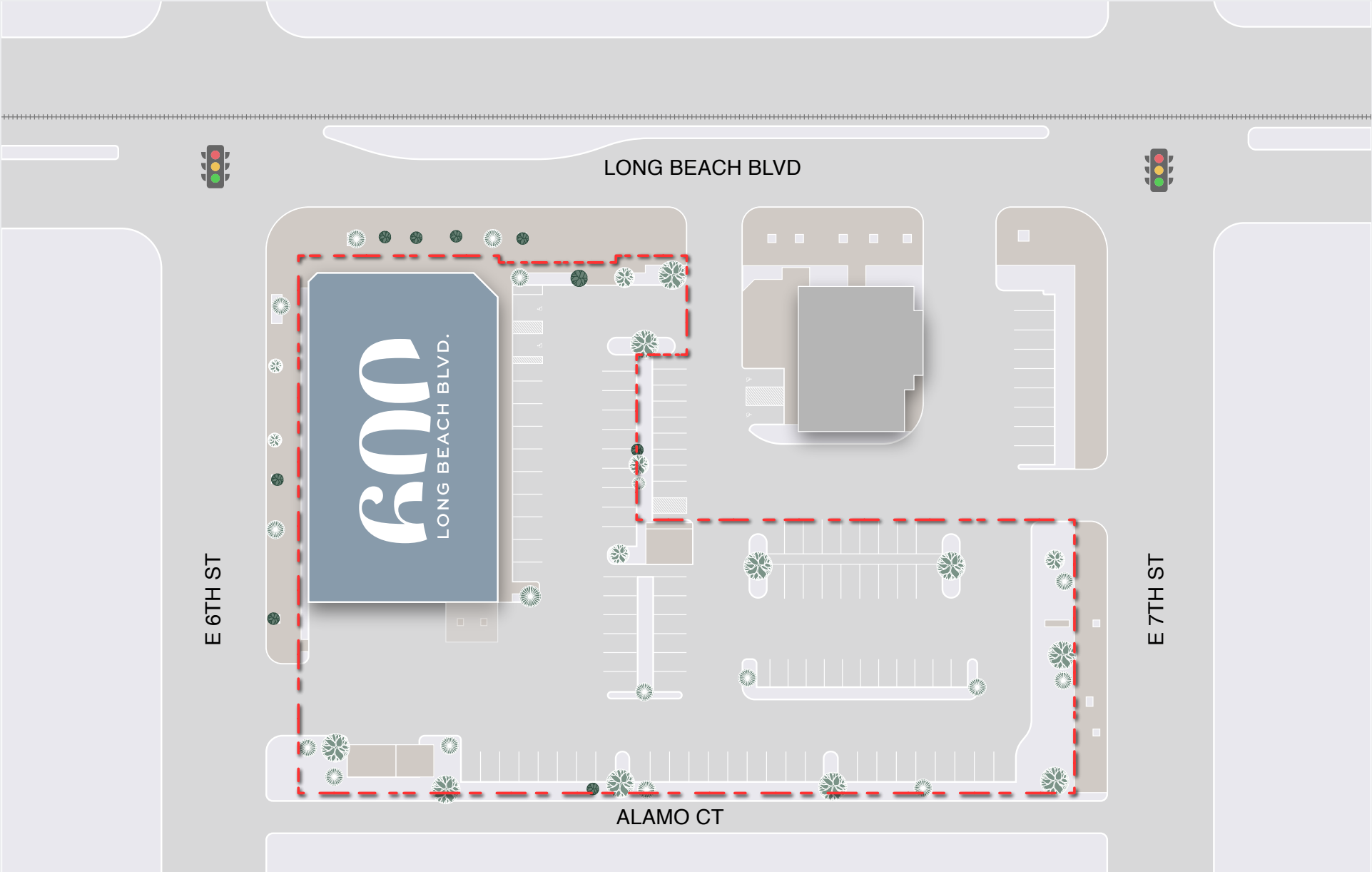
High ceilings



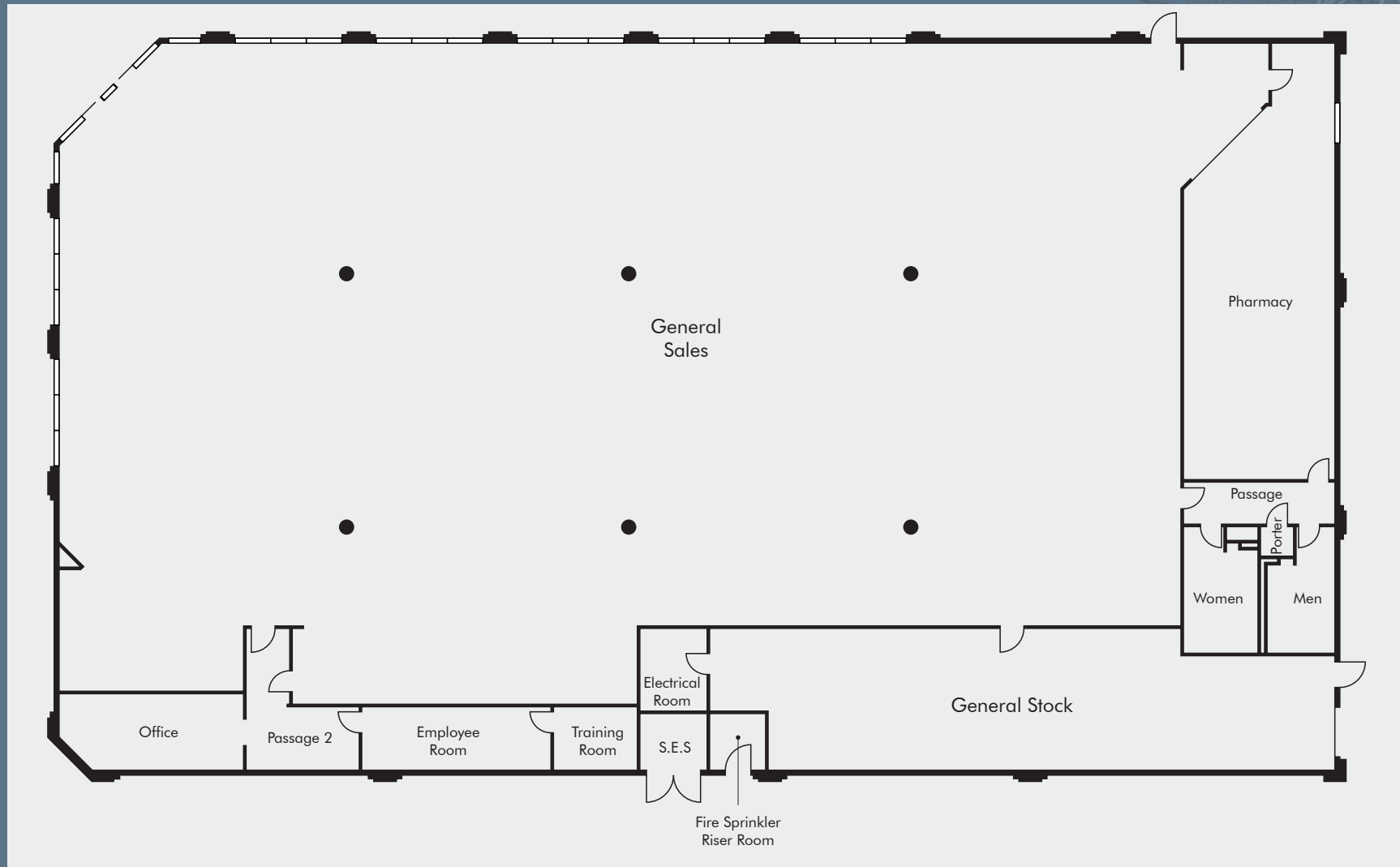
Pylon sign



Site Plan



Floor Plan



The Local Area



237,484

Population within 3 miles



\$111,112

Average household
income within 3 miles



3,295

Businesses within 1 mile
with 40,210 employees



92,936

92,936 households
within 3 miles

Local Area & Area Developments



The Mosaic Project in Downtown Long Beach is a transformative mixed-use development spanning approximately 14 acres. At full buildout, the project will deliver 900 residential units across a thoughtfully designed, walkable environment, complemented by more than 38,000 square feet of ground-floor retail and an existing 150,000-square-foot retail destination.



Recently redeveloped, the Long Beach Civic Center represents a transformative reinvestment in the city's urban core. The multi-block project replaced outdated facilities with a modern, 620,000+ square-foot civic campus featuring a new City Hall, Port of Long Beach headquarters, Main Library, and revitalized Lincoln Park.

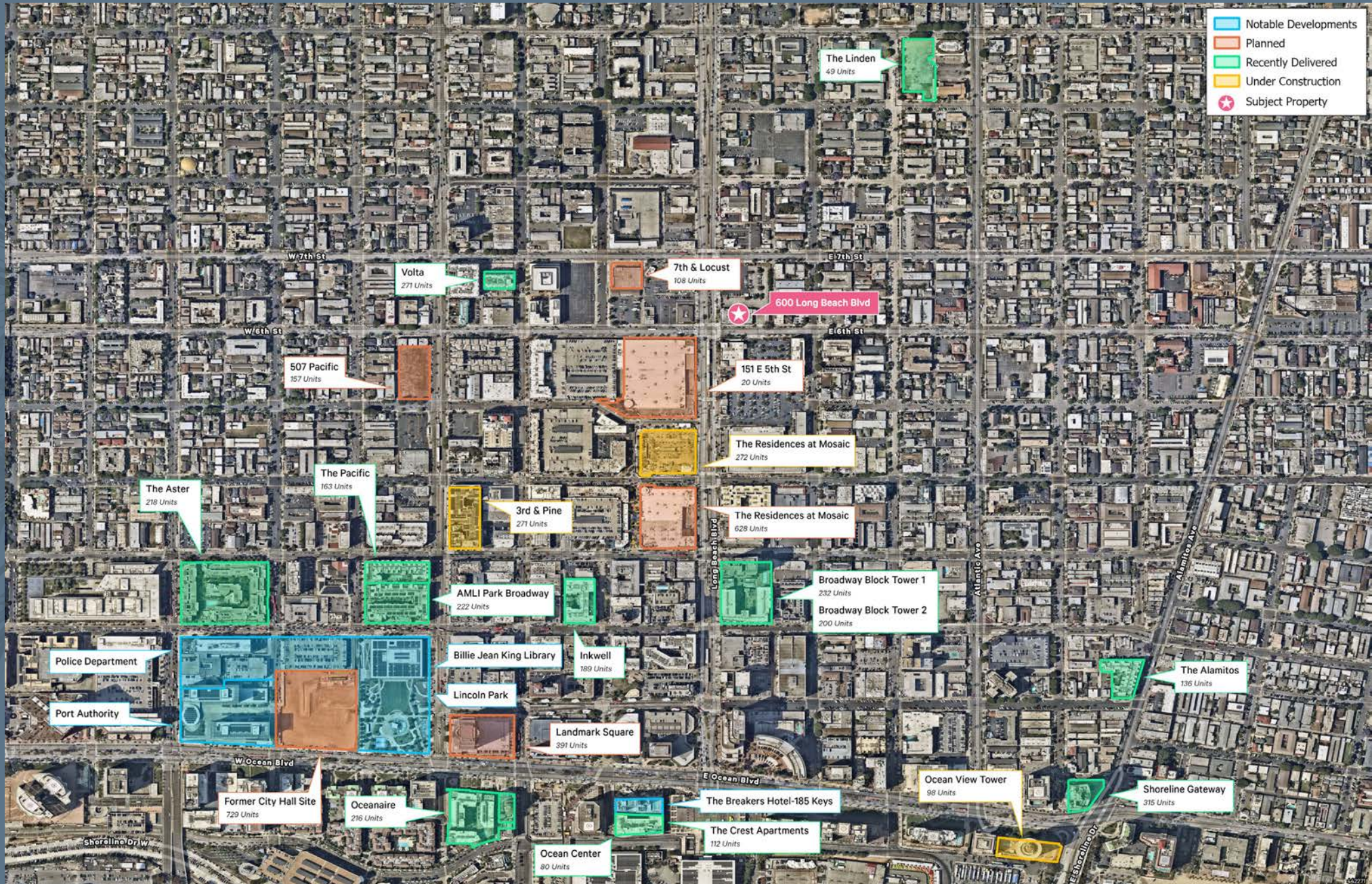


A premier waterfront event destination featuring over 400,000 square feet of meeting and exhibit space, including three main facilities and scenic views of the Pacific Ocean. The Convention Center anchors the city's tourism and business economy, hosting major conventions, entertainment events, and international gatherings year-round.



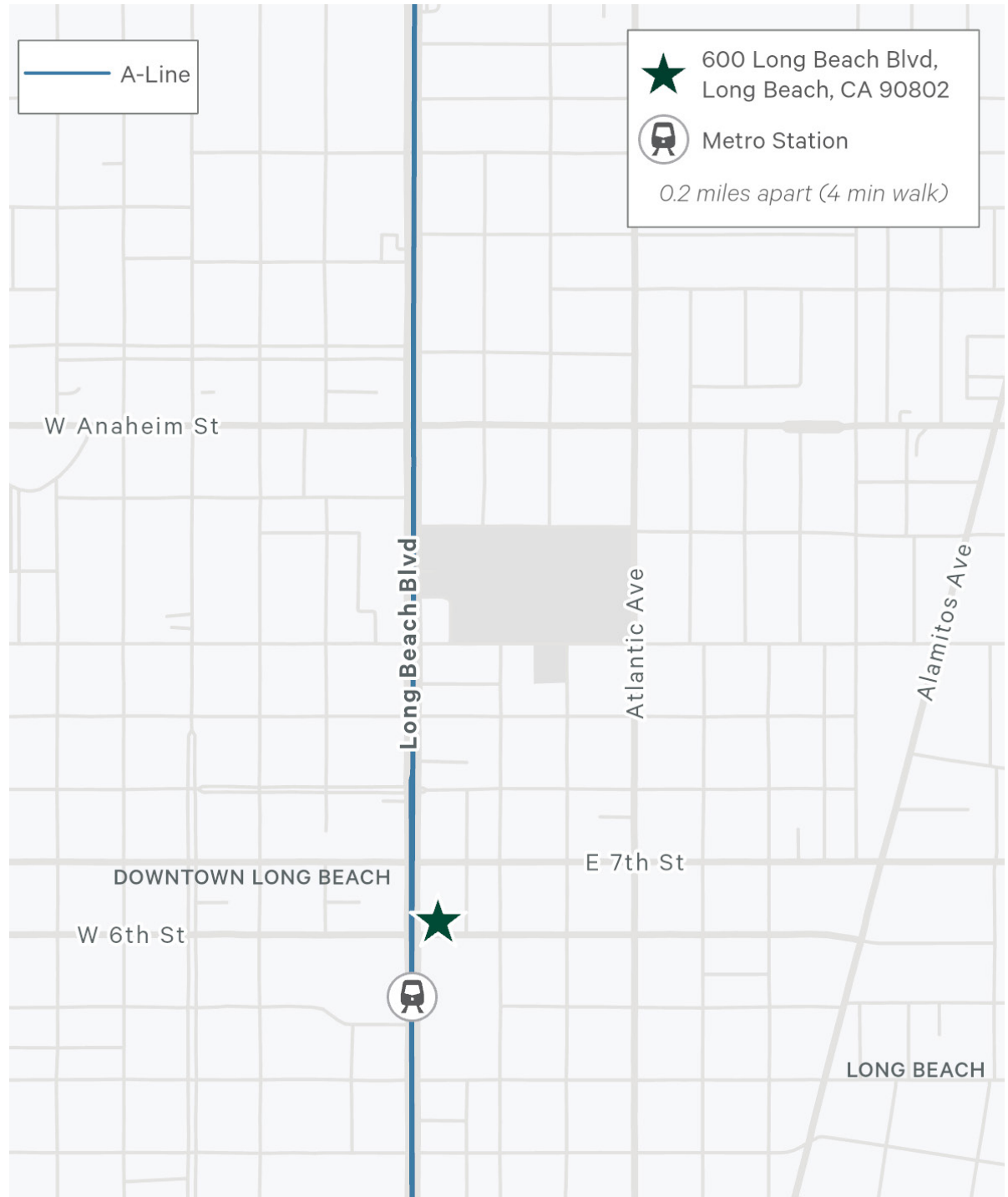
One of the busiest seaports in the United States, the Port of Long Beach spans approximately 3,200 acres and handles billions of dollars in cargo annually. Serving as a critical gateway for trans-Pacific trade, the port continues to lead in sustainability initiatives and infrastructure investment while driving regional economic growth.

Local Area & Area Developments Map

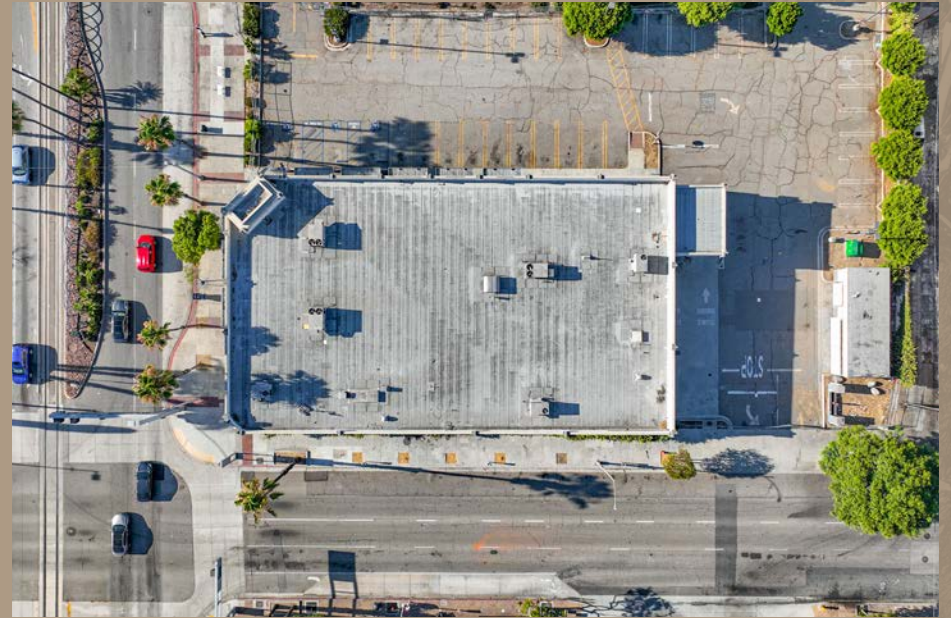


A Metro Line

The A Line is a major light rail corridor connecting Downtown Long Beach to Downtown Los Angeles and beyond, providing direct access to key employment, cultural, and transit hubs across the region. Spanning nearly 58 miles with over 40 stations, it is the longest light rail line in the system and offers frequent, reliable service linking Long Beach to the broader Los Angeles metropolitan area. 600 Long Beach Blvd is located just a 5-minute walk from the Downtown Long Beach A Line Station.



Building Photos





Contacts:

JAMIE BROOKS

Lic. 01434718
+1 310 363 4881
jamie.brooks@cbre.com

SAM AARON

Lic. 01828428
+1 818 730 1374
Sam.aaron@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.