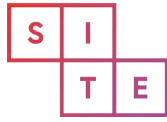


INTRODUCING THE PIKE OUTLETS

THE PIKE
OUTLETS



A SITE CENTERS PROPERTY



SHORELINE DRIVE // LONG BEACH, CA 90802

CBRE

Property Overview

PREMIERE DESTINATION

The Pike Outlets is the premiere destination for outlet shopping just 20 miles south of Los Angeles. Located in Long Beach's main tourism and entertainment district, the center draws more than 6.6 million visitors annually to the city's popular attractions and large-scale annual events. The Toyota Grand Prix of Long Beach runs its races through The Pike Outlets property and gathers 180,000 in attendance.



Highlights



Retail and Restaurant Spaces Available.



Located across from the Long Beach Convention Center, which draws 1.7 million annual visitors, and adjacent to the Long Beach Aquarium, which draws 1.5 million annual visitors



Sees a substantial amount of daytime traffic from the large number of office workers in downtown Long Beach.



344,000 total square feet.



Trade Area



760,600
POPULATION



259,500
HOUSEHOLDS



\$124,000
AVERAGE HOUSEHOLD INCOME



Site plan LEVEL 1



AVAILABLE



Site plan LEVEL 2

 AVAILABLE



Downtown Long Beach Economic Information

GROUND FLOOR RETAIL MARKET

With over 650 ground floor retail businesses, Downtown has become a destination for consumers seeking a holistic shopping experience. And demand continues to remain strong for opening up shop Downtown, with overall lease rates at 97%. Of the 2.8M retail SF in Downtown, 92% of it is comprised of dedicated retail space with the remaining 8% split between residential mixed-used properties and space designated for retail use in commercial office buildings.

GROSS SALES RECEIPTS

DTLB is a shopping and dining paradise with its wealth of options to suit any taste. Since 2012, there has been a 73% increase in gross sales, equating to \$410 million spent at Downtown retail locations in 2017.

Since 2012, DTLB has welcomed storefronts of national brands, 180 restaurants and retail options, including regionally lauded locations like 123 Pho, Q Smokehouse, Beer Belly and Dog Haus.

ANNUAL GROSS RETAIL SALES TRENDS

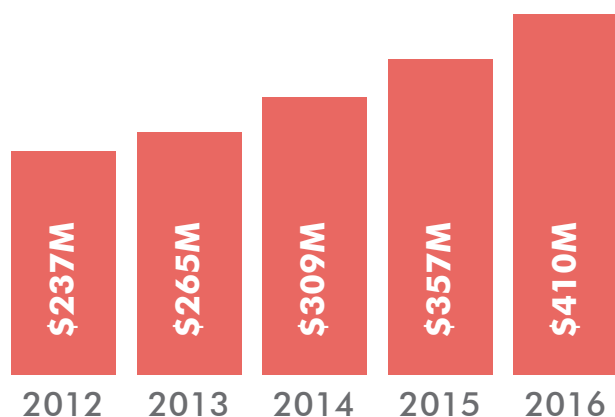
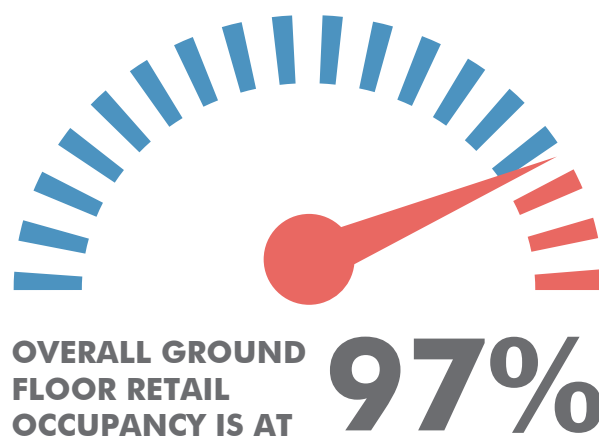


Figure 2.3 - DTLB overall gross retail sales receipts (2012-2016)
Sources: City of Long Beach, Economic & Property Development Department, Retail Sales Tax Receipts



MAJOR ATTRACTIONS

ESTIMATED YEARLY ATTENDANCE

AQUARIUM OF THE PACIFIC	1,600,000
LONG BEACH CONVENTION CENTER	1,321,458
QUEEN MARY	1,500,000

MAJOR ANNUAL EVENTS

ESTIMATED ATTENDANCE

LONG BEACH GRAND PRIX	180,000
LONG BEACH PRIDE FESTIVAL	80,000
INTERNATIONAL CITY BANK MARATHON	65,000
OTHER	1,302,000
TOTAL MAJOR EVENTS	5,562,928
TOTAL ATTRACTIONS	1,677,000

REPORTED MONTHLY SPENDING BEHAVIOR

Business Type	Resident	Worker	Visitor	Total
Retail	\$100	\$118	\$56	\$274
Service	\$73	\$25	\$1	\$99
Restaurant	\$292	\$189	\$13	\$495
Entertainment	\$53	\$110	\$82	\$245
Total	\$518	\$442	\$153	

Table 2.3 - Monthly spending behavior of residents, workers & visitors by category.
Source: 2016 Annual Downtown Resident & Pedestrian Intercept Survey

MIDDLE INCOME EARNER

\$323 AVERAGE SPEND
INSIDE DTLB
+\$183 AVERAGE SPEND
OUTSIDE DTLB

\$506 AVERAGE MONTHLY
RETAIL SPENDING



OF AVERAGE MONTHLY
RETAIL SPENDING IN
DOWNTOWN LONG BEACH

HIGH INCOME EARNER

\$366 AVERAGE SPEND
INSIDE DTLB
+\$287 AVERAGE SPEND
OUTSIDE DTLB

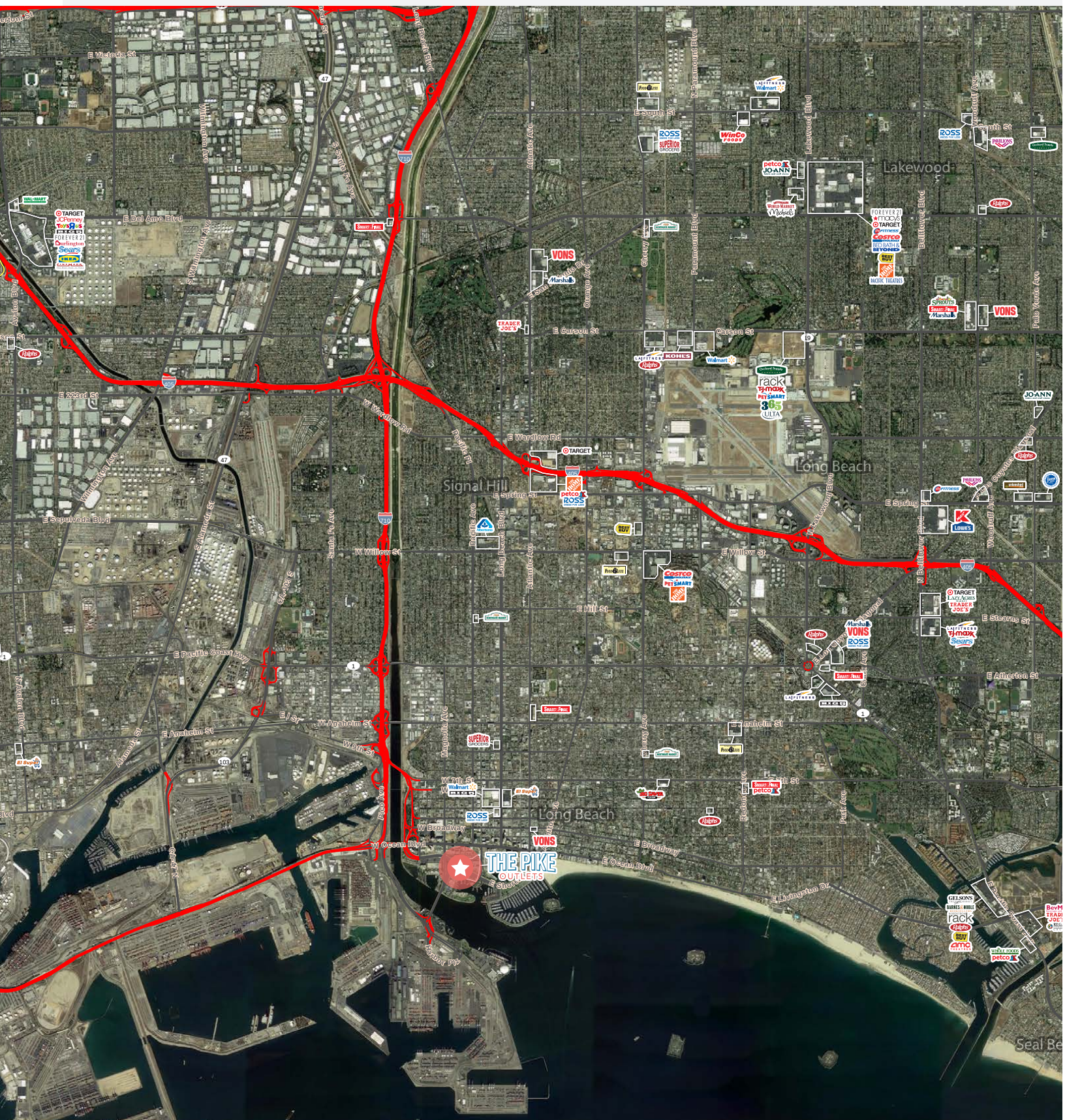
\$653 AVERAGE MONTHLY
RETAIL SPENDING



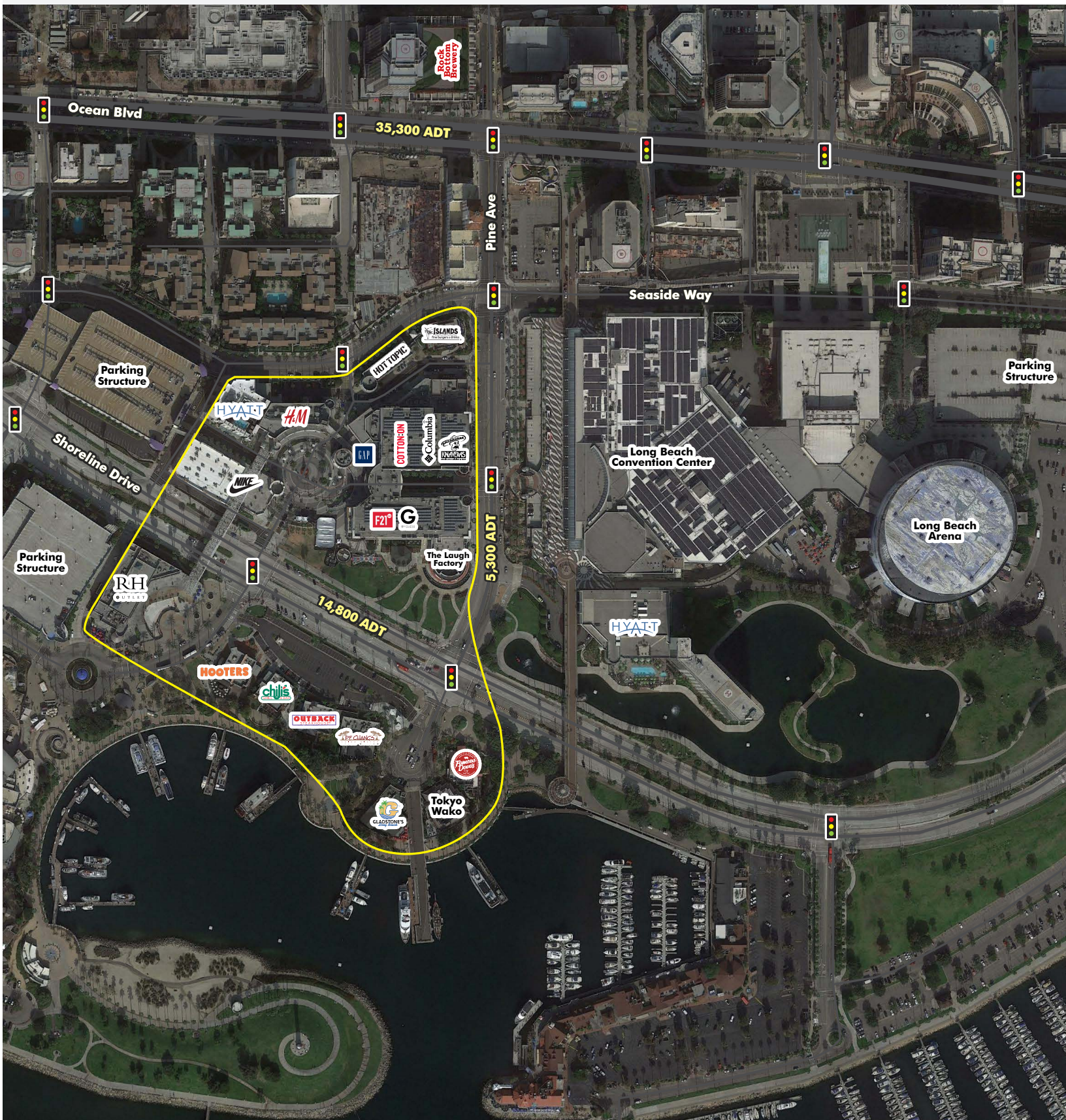
OF AVERAGE MONTHLY
RETAIL SPENDING IN
DOWNTOWN LONG BEACH

Source: 2016 Annual Downtown Resident & Pedestrian Intercept Survey
Figure 2.4 - Average spending of middle and high income earners inside and outside of DTLB.

Map MACRO



Map MICRO



THE PIKE
OUTLETS



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