

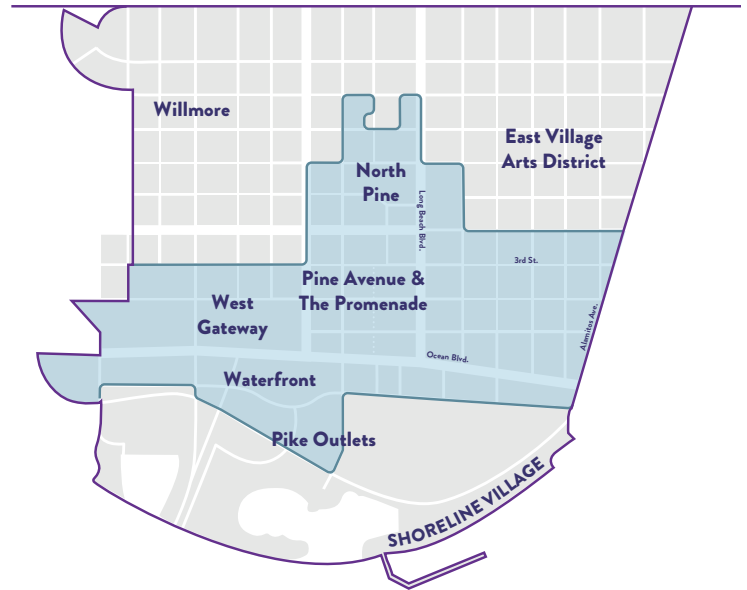


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**RETAIL
SNAPSHOT**

ABOUT

Downtown Long Beach's (DTLB) first Business Improvement District (BID) was the Downtown Parking & Business Improvement Area (DPBIA) established in 1973 by business owners, while the second BID, the Property-Based Improvement District (PBID) was established in 1998 by commercial property owners and expanded to residential property owners in 2013. The Downtown Long Beach Alliance (DTLB Alliance) manages both BIDs, which has resulted in a more connected, safer, and vibrant DTLB. DTLB Alliance is a nonprofit community-based organization whose mission is to cultivate, preserve, and promote a healthy, safe, and prosperous Downtown. By balancing the interests of residents, as well as businesses, DTLB Alliance creates tangible progress by way of vested interest and solidified partnerships across local, municipal and commercial lines.



-  Property Based Improvement District (PBID) & Downtown core boundary
-  Downtown Parking Business Improvement Area (DPBIA)



DTLB Roller Disco, 2023

Photo by DTLB Alliance

SOURCES/ METHODOLOGY

REAL ESTATE DATA

Information regarding the depth and breadth of Downtown’s retail market is collected from CoStar, a leading provider of commercial real estate information, analytics, and online marketplaces. CoStar data is comprehensive but may not capture the full real estate market.

CITY OF LONG BEACH: DEPARTMENT OF ECONOMIC DEVELOPMENT

Data regarding retail sales in Downtown was provided by DTLB Alliance’s partners at the City of Long Beach Department of Economic Development. Data used in the report was collected from Sept. 1, 2022 through Sept. 30, 2023.

VISITOR COUNTS & DAYTIME ACTIVITY (PLACER)

Data measuring visitor, resident, and employer traffic in Downtown was collected through Placer.ai, a contracted software company aggregating mobile location data. Data used in the report was collected from Sept. 1, 2022 through Sept. 30, 2023.

LOOKING TO INVEST IN DTLB?

Visit downtownlongbeach.org/invest for more economic resources or email stephaniee@dlba.org.

DTLB PARKING COUNTS

Data measuring street parking occupancy was gathered from LAZ Parking, a contracted software company that measures transaction-level parking data for municipalities and place management organizations. Data used in the report was collected from Sept. 1, 2022 through Sept. 30, 2023.



DTLB Alliance
Market & Economic Reports



Taste of Downtown Waterfront, 2023

Photo by DTLB Alliance



DTLB Ube Fest, 2023

Photo by DTLB Alliance

BY THE NUMBERS

The Downtown retail metrics presented in this quarterly snapshot vary from past reports. Using a mixture of revised methodology and a newly formed data collection process, the summary of retail metrics now includes multi-family (15.7%) and office buildings (36.9%) that contain spaces designated for retail use. Examples of recently constructed multi-family residential buildings include: Aster, which contains 5,962 Sq. Ft. of retail space and Ocean Center Apartments, which contain 11,387 Sq. Ft. of retail space. Upon examination, these multi-use facilities, many of which have been added into the Downtown market within the last 2-3 years, greatly expand available retail opportunities. However, the additional square footage presents a larger gap (86.1%) in occupancy overall. On the bright side, traditional stand-alone retail spaces are at a 93.7% occupancy. These retail spaces are being leased to local and regional brands. On the forefront, Downtown anticipates Broken Spirits (7,742 Sq. Ft.), Padre (3,856 Sq. Ft.), and PanIQ Room (7,500 Sq. Ft.) to fill the gap.

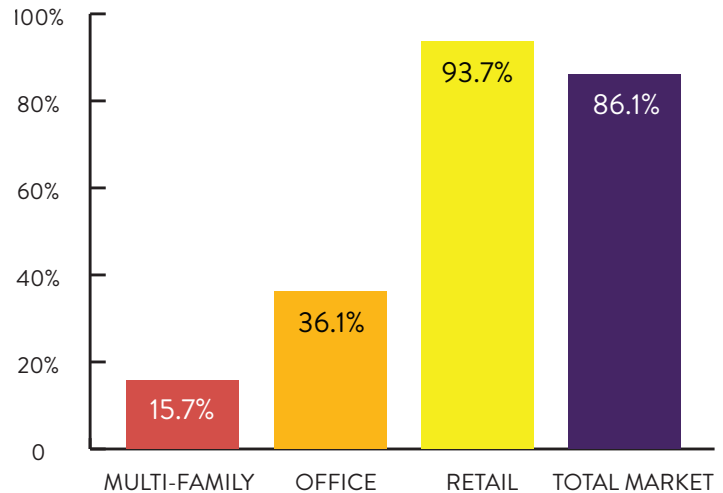
RETAIL MARKET UPDATE

Source: CoStar
2023 & DTLB Alliance Internal Records

NUMBER OF PROPERTIES	223
Total Inventory (SF)	2,122,709
Total Occupancy (%)	86.1%
(\$/SF) Direct Avg Asking Rent	\$2.89
(\$/SF) 12-Month Rent Delta (%)	0.99%
Under Construction	73,660
Planned	41,811

Source: CoStar 2023 & DTLB Alliance Internal Records

PERCENT LEASED VS. PROPERTY TYPE



REGIONAL BENCHMARKS

Within the regional market retail space, Downtown provides an affordable option for local and regional brands.

REGION	AVG RENT(\$/SF)	12-MONTH RENT CHANGE (%)	OCCUPANCY (%)
Torrance	\$3.76	1.71%	89.0%
Irvine	\$4.08	1.96%	81.2%
Long Beach	\$2.76	0.36%	74.7%
San Pedro	\$6.65	1.33%	74.2%
DTLB	\$2.88	0.99%	86.1%
DTLA	\$3.23	-1.19%	74.3%
El Segundo	\$3.82	-0.15%	62.1%
DT Santa Monica	\$7.10	-0.29%	52.8%

Source: CoStar 2023

TENANT MIX ANALYSIS



A Beautiful California Florist, 2023

Photo by DTLB Alliance

Downtown Long Beach enjoys a vibrant mix of retail businesses, from specialty tattoo shops to plant nurseries. Stratifying retail space and uses by Downtown neighborhoods reveal different submarket conditions across the area. The highest retail rents are found in the Waterfront, which features The Pike Outlets shopping center and Shoreline Village. Conversely, North Pine has the lowest rents in Downtown, which makes it an ideal location for early stage concepts and budding businesses. Restaurants make up the largest retail type for all Downtown neighborhoods, with personal service businesses prominent in residential areas like East Village and North Pine. It is important to note that Mosaic, an outdoor, stand-alone strip mall, formerly known as City Place, occupies over 270,000 Sq. Ft. and is in the early stages of a mixed-use redevelopment. As this property transitions, variances should be expected in the North Pine neighborhood in future reports.

GROUND FLOOR TENANT MIX BY NEIGHBORHOOD

	EAST VILLAGE	NORTH PINE	PINE & PROMENADE	WATERFRONT	WEST GATEWAY	WILLMORE
Total Inventory	754,201	624,433	434,113	197,918	29,621	82,423
Percent Leased	91.3%	90.9%	74.3%	39.6%	48.1%	94.7%
Average Rent	\$2.91	\$2.75	\$3.05	\$2.94	\$3.10	\$2.93
Average Daily Visits	18,502	5,414	10,835	47,777	6,858	3,317

Source: City of Long Beach Financial Management Department

NEW GROUND FLOOR TENANTS BY NEIGHBORHOOD (JULY 2022- SEPTEMBER 2023)

	EAST VILLAGE	NORTH PINE	PINE & PROMENADE	WATERFRONT	WEST GATEWAY	WILLMORE
Attractions/Entertainment	-	5.5%	2.9%	9.0%	-	-
Personal Services	20.5%	41.6%	11.7%	9.0%	5.5%	-
Professional Services	15.3%	36.1%	41.1%	36.3%	38.8%	-
Restaurants	46.1%	-	8.8%	-	22.2%	-
Shopping	10.2%	11.1%	14.7%	-	5.5%	-
Hotels & Lodging	-	2.7%	2.9%	18.1%	5.5%	-
Miscellaneous*	7.6%	2.7%	17.6%	27.2%	22.2%	-

*Category includes specialty/variety stores, general merchandise, and non-store retailers

Source: City of Long Beach Financial Management Department

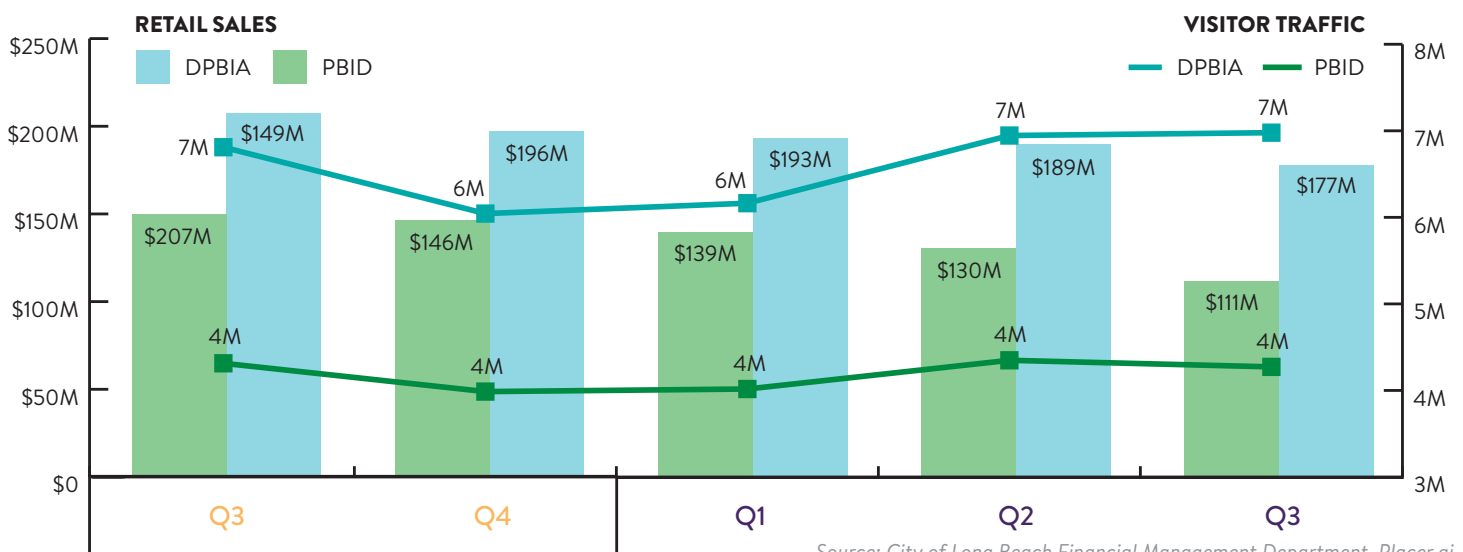
RETAIL MARKET MIX

DOWNTOWN DPBIA & DOWNTOWN PBID QUARTERLY RETAIL SALES AND TRAFFIC - 2023

Charted below are gross retail sales for the two assessment areas DTLB Alliance manages (see map on p.2), with recorded visitor traffic to those areas. While 2022 saw higher quarterly sales totals overall, pedestrian and vehicle activity continues to increase quarterly in 2023. It is assumed with the increased cost

of living, consumers are prioritizing necessities over amenities and experiences over products when spending. With a multitude of parks, pedestrian pathways, and scenic open spaces, Downtown Long Beach is a great place to explore.

DPBIA, PBID QUARTERLY RETAIL SALES & VISITOR TRAFFIC - 2022 TO 2023



Celebrate Downtown, 2023

Photo by DTLB Alliance

PEDESTRIAN COUNT & TRENDS

Pedestrian traffic and flow of visitors to Downtown Long Beach is a vital component of a healthy retail market. Visits to Downtown have been rebounding since the end of the pandemic in 2022. The distance traveled to Downtown by visitors has also started rebounding since the beginning of the pandemic. In 2023, half of all Downtown visitors had traveled less than 3 miles from their home address, compared to less than 1 mile in 2021. While Downtown attracts visitors from all over the world, Downtown Long Beach remains a top destination for both local and regional audiences.

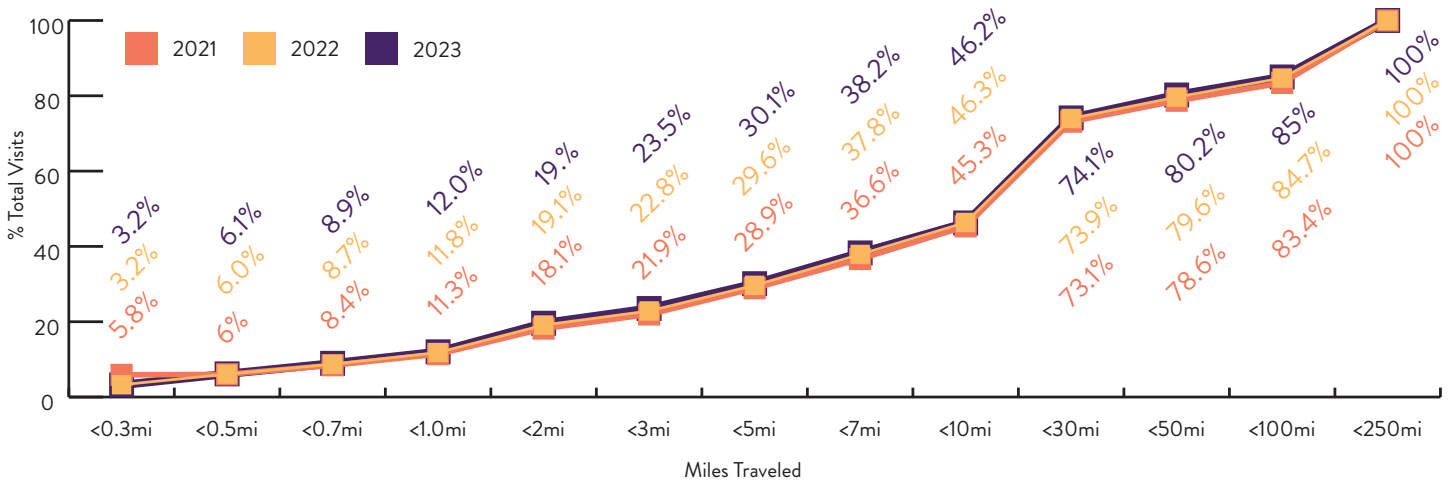
Nearly 70% of all visitors came from Los Angeles County, with Long Beach (44%), and Los Angeles (11%) representing the largest portions.



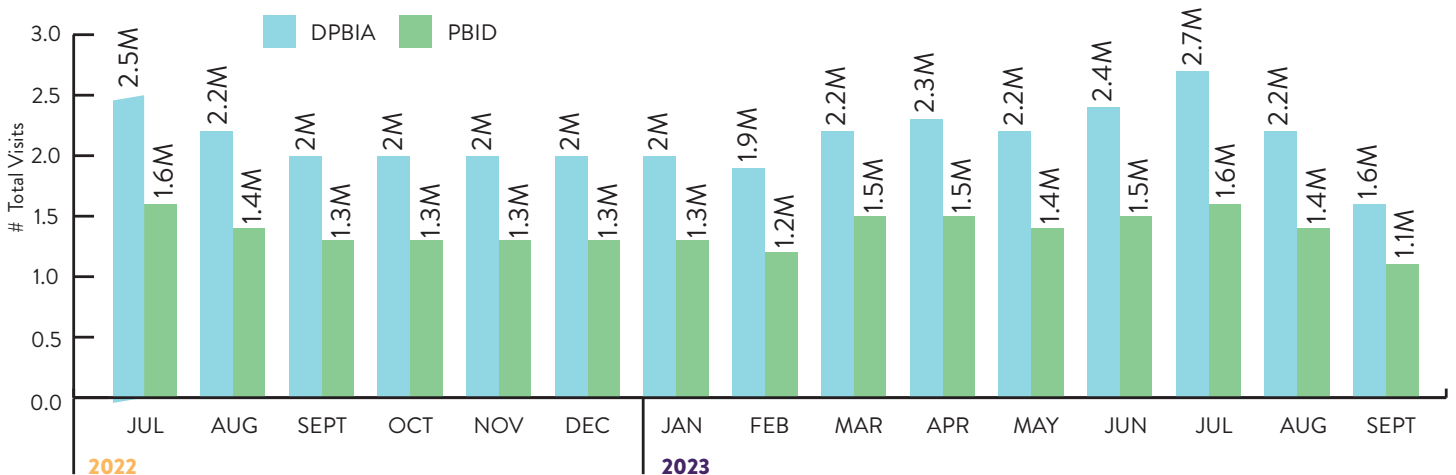
Spectators watch the Queen Mary's Fourth of July fireworks show from Shoreline Aquatic Park, 2023

Photo by DTLB Alliance

CUMULATIVE DISTANCE TRAVELED TO DTLB – YTD '21, '22, '23



MONTHLY DPBIA & PBID VISITS – JULY 2022 TO SEPTEMBER 2023

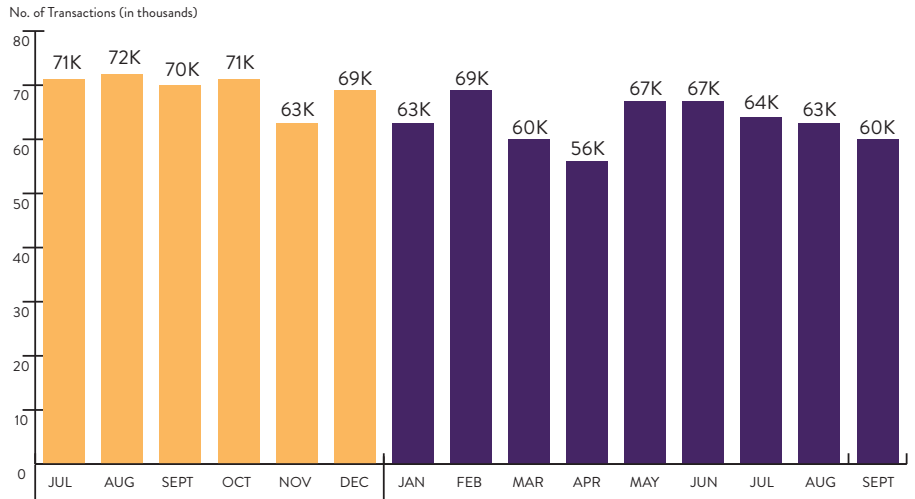


Source: Placer.ai

PARKING OCCUPANCY & TRENDS

On-street parking has recovered somewhat from the pandemic but has not reached the corresponding growth observed in retail sales or visitor traffic. Daily transactions fell drastically and rebounded to near-2019 levels from April to November 2020 but have since struggled to grow back. As of September 2021, average daily parking transactions were 30% lower than September 2019 and 26% lower than September 2020. It should be noted that parking transaction data is based on paid parking. Fluctuations may happen when parking spaces are taken offline for special event and music festivals.

MONTHLY AVG. ON-STREET PARKING TRANSACTIONS PER DAY - JULY 2022 TO SEPTEMBER 2023



Source: LAZ Parking

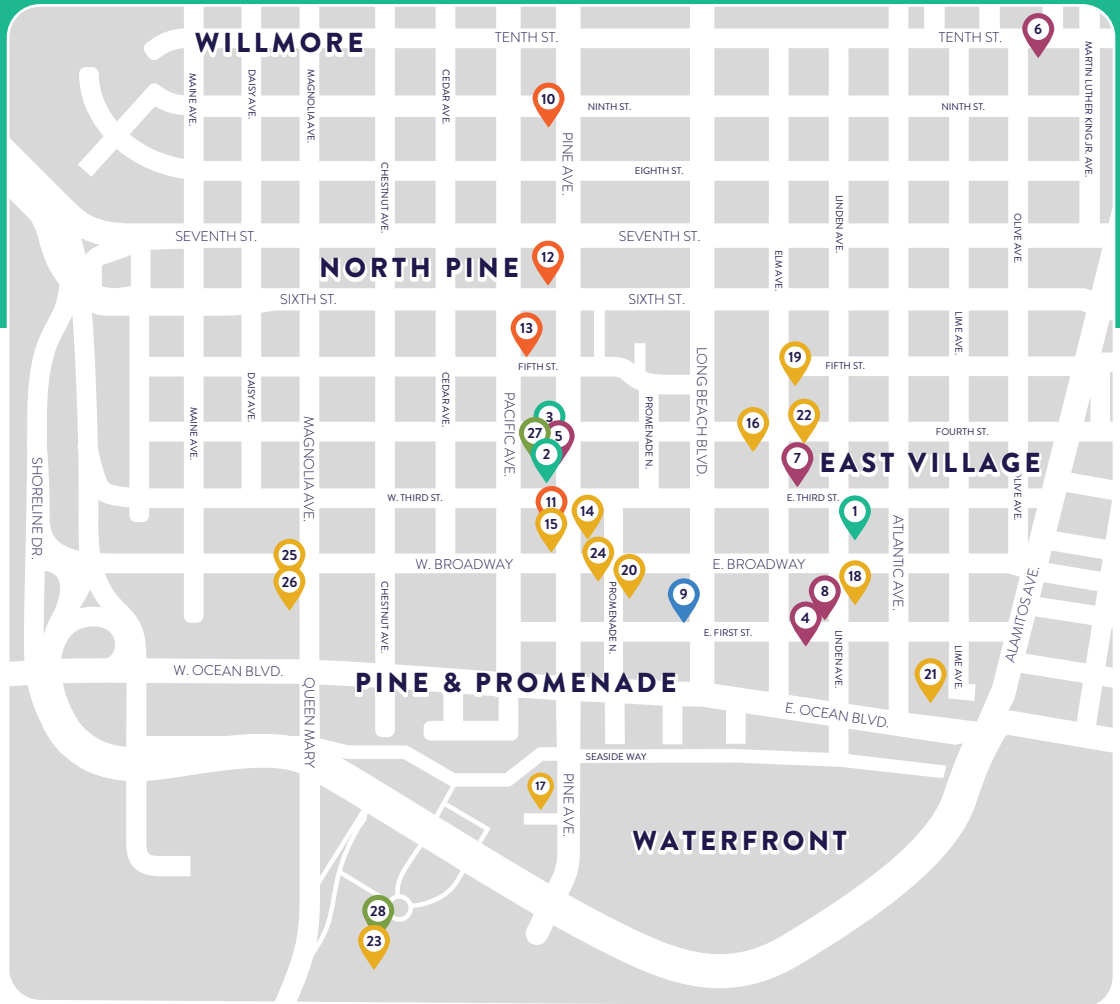


Beach Streets: Downtown, 2023

Photo by DTLB Alliance

WELCOME TO THE NEIGHBORHOOD

DTLB Alliance is excited to welcome new businesses and entrepreneurs to Downtown in 2022-2023. Be on the lookout for these new establishments in the area!



HEALTH & WELLNESS

1. Amber M Aesthetics
501-507 E. Broadway
2. Hardcore Fitness
Long Beach
301 Pine Ave.
3. Planet Fitness
345 Pine Ave.

RETAIL

4. Bosque Astro LLC
408 E. 1st St.
5. E.S.W., Inc
309 Pine Ave.
6. Loda Tobacco Market
818 E. 10th St.
7. The Elemental Shop
312 Elm Ave.
8. The Hellbent
Silversmith
101-121 Linden Ave.

HOTELS

9. Hotel Mai
107 Long Beach Blvd.

PROFESSIONAL SERVICES

10. Curl Up And Dye
851-855 Pine Ave.
11. Gentle-Care
Laser Aesthetics
245 Pine Ave.
12. Lona Nails and Spa
619 Pine Ave.
13. Touch'd Hair Studio
135 W. 5th St.

RESTAURANTS & CAFES

14. Altar Society & Brewing Co.
230 Pine Ave.
15. DesMadre
209 Pine Ave.
16. Higher Taste
340-356 E. 4th St.
17. Kalaveras
91 S. Pine Ave.
18. Moonrise
140 Linden Ave.

19. Partake Collective
456 Elm Ave.
20. Poke Pub
160 The Promenade N.
21. Qargo Coffee
707 E. Ocean Blvd.
22. Rightmealz
412 E. 4th St.
23. Sabor
100 Aquarium Way
24. Stinkin Crawfish of Long Beach
150 E. Broadway

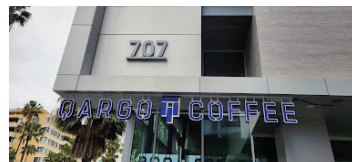
25. Sugar Taco
500 W. Broadway
26. The Plant Butchers
500 W. Broadway

RECREATION & ENTERTAINMENT

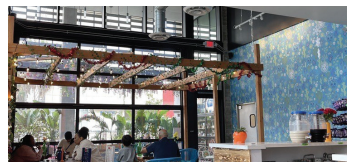
27. PanIQ Room
327 Pine Ave.
28. Social Diver
100 Aquarium Way



Planet Fitness, located at 345 Pine Ave. provides high-quality fitness at affordable prices.



Qargo Coffee, located at 707 E. Ocean Blvd. aims to inspire creators one cup of coffee at a time.

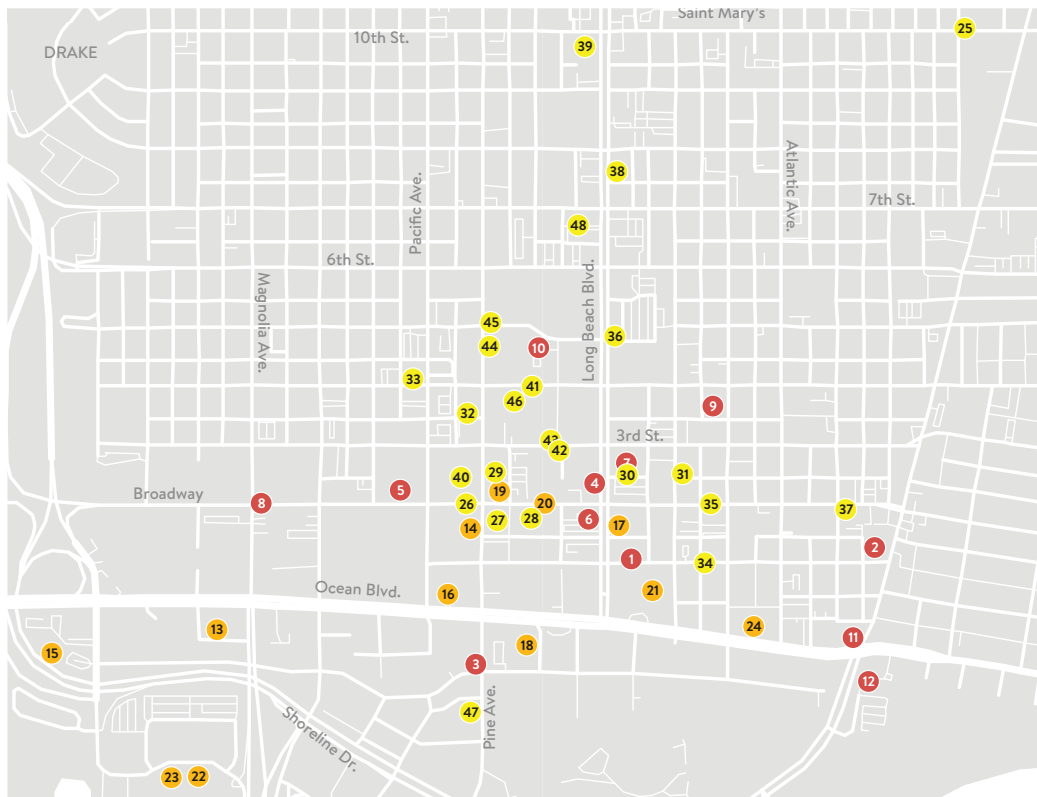


Sugar Taco, located at 500 W. Broadway combines authentic Mexican flavors with vegan ethics.



The Elemental Shop, located at 312 Elm Ave. invites community members to gather, learn, and grow as a Spiritual Collective.

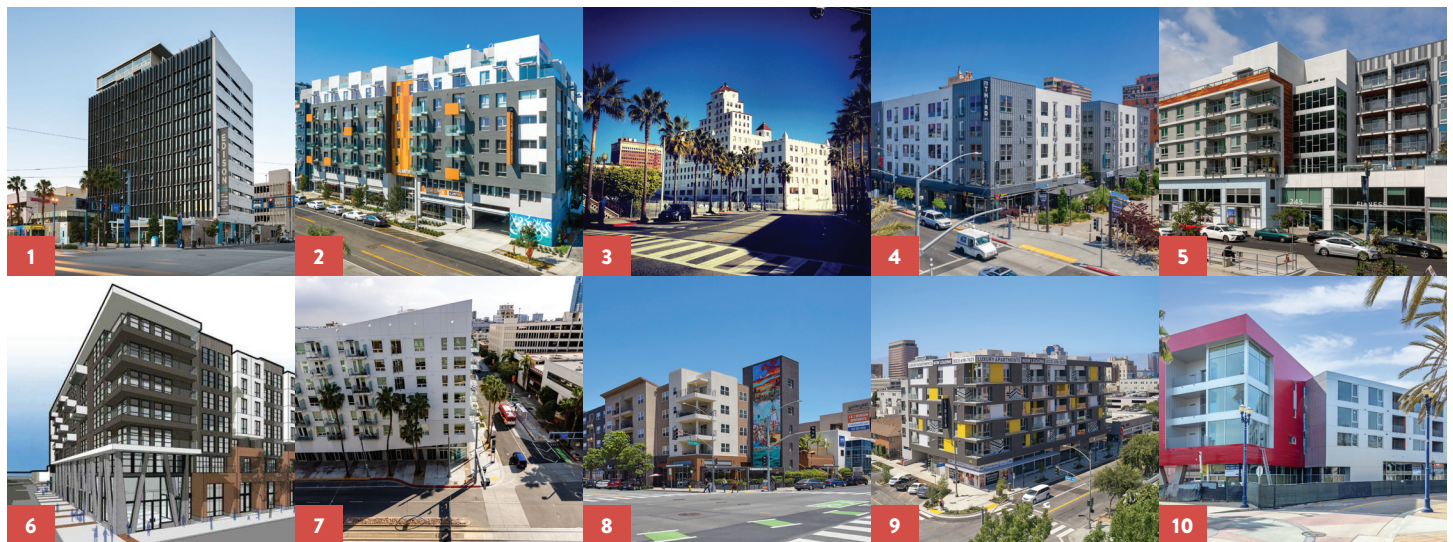
DTLB RETAIL SPACE AVAILABILITY



Property Type:

- Multi-Family
- Office
- Retail

MAP ID	PROPERTY NAME / ADDRESS	YEAR BUILT	RBA	OCCUPANCY %	TOTAL RETAIL SF	TOTAL AVAIL RETAIL SF	WEIGHTED RENT/SF	WEIGHTED RENT
1	The Edison 100 Long Beach Blvd.	2016	114,000	0.0%	2,112	2,112	\$5.00	\$60.00
2	The Alamitos 101 Alamitos Ave.	2020	129,927	0.0%	2,549	2,549	\$2.75	\$33.00
3	Ocean Center Apartments 110 W. Ocean Blvd.	2023	114,827	6.3%	11,387	10,663	-	-
4	210 Third Lofts 225 Long Beach Blvd.	2008	94,240	82.0%	14,201	2,550	\$4.00	\$48.00
5	AMLI Park Broadway 245 W. Broadway	2019	260,804	0.0%	5,962	5,962	-	-

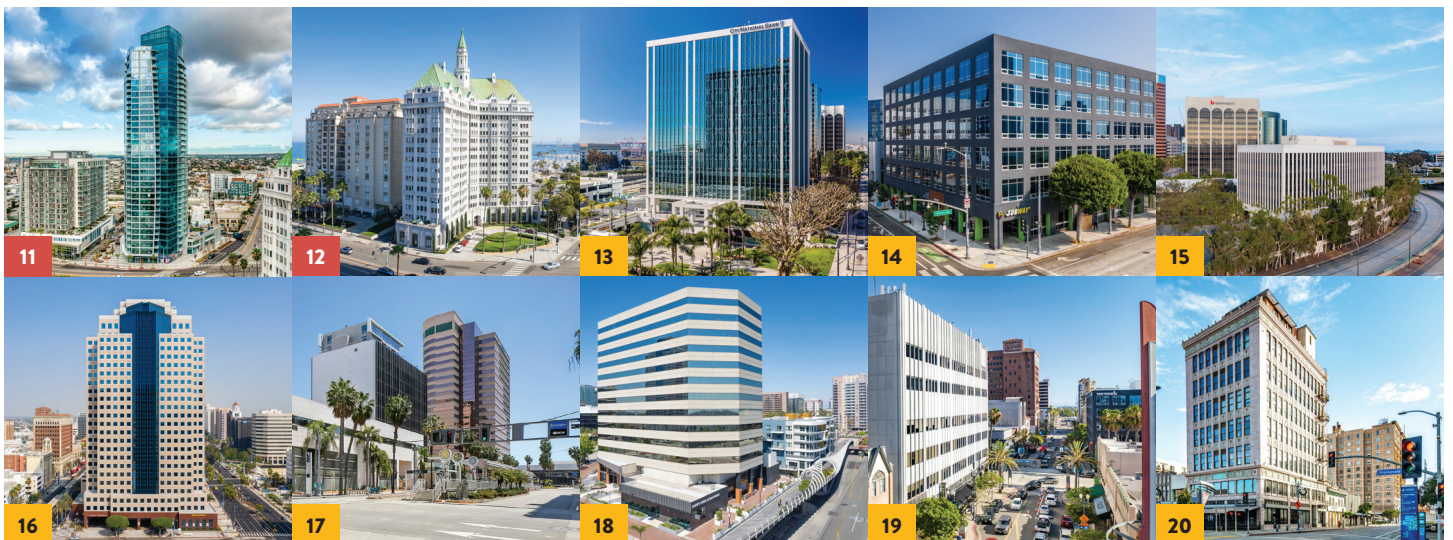


Source: CoStar 2023

DTLB RETAIL SPACE AVAILABILITY

Property Type: ■ Multi-Family ■ Office ■ Retail

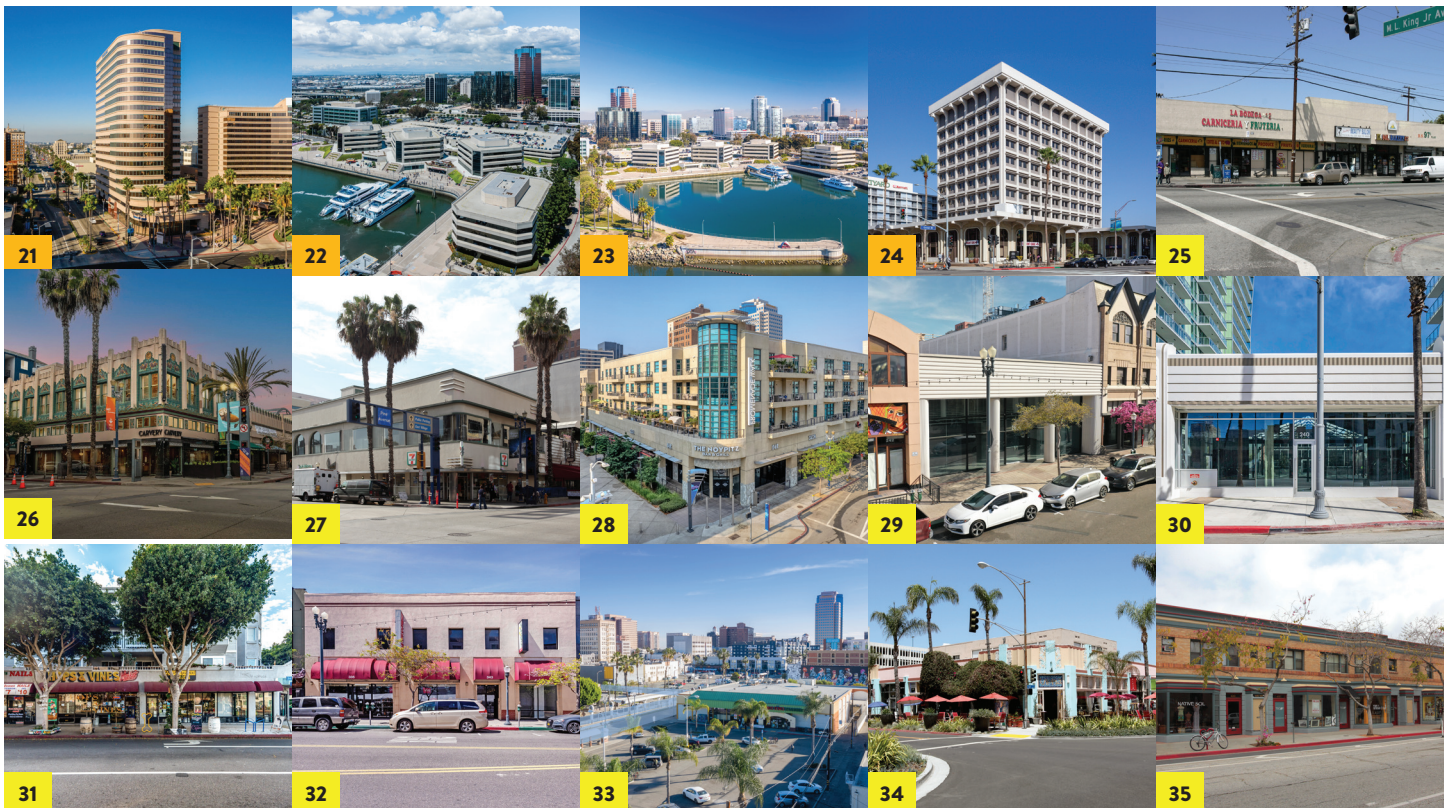
MAP ID	PROPERTY NAME / ADDRESS	YEAR BUILT	RBA	OCCUPANCY %	TOTAL RETAIL SF	TOTAL AVAIL RETAIL SF	WEIGHTED RENT/SF	WEIGHTED RENT
6	Aster 250 E. Broadway	2023	175,770	0.0%	7,600	7,600	-	-
7	Onni East Village 330 E. 3rd St.	2023	400,000	0.0%	35,075	35,075	-	-
8	IMT Gallery 421 421 W. Broadway	2010	289,247	91.3%	18,021	1,567	\$2.75	\$33.00
9	The Linden 434 E. 4th St.	2019	49,000	1.1%	2,550	2,522	\$3.00	\$36.00
10	City Place 495 The Promenade N.	2022	35,429	0.0%	5,621	5,621	\$2.50	\$30.00
11	Shoreline Gateway 777 E. Ocean Blvd.	2021	402,342	0.0%	4,579	4,579	\$4.00	\$48.00
12	Villa Riviera 800 E. Ocean Blvd.	1928	162,010	7.7%	6,493	5,993	\$2.25	\$27.00
13	Oceangate Tower 100 Oceangate	1971	230,782	81.3%	20,363	3,801	\$2.15	\$25.80
14	The Hubb 100 W. Broadway	1985	210,000	62.9%	33,039	12,227	\$4.50	\$54.00
15	11 Golden Shore	1982	108,164	0.0%	8,569	8,569	\$1.75	\$21.00
16	Landmark Square 111 W. Ocean Blvd.	1991	463,123	96.2%	17,480	650	\$3.67	\$44.00
17	Bank of America 150 Long Beach Blvd.	1981	49,852	8.3%	19,836	18,188	\$2.50	\$30.00
18	The 180 Ocean Building 180 E. Ocean Blvd.	1984	212,639	80.0%	10,000	2,000	\$2.95	\$35.40
19	200 Pine 200 Pine Ave.	1968	65,909	21.0%	10,083	7,965	-	-
20	Insurance Exchange Building 201-207 E. Broadway	1927	25,630	50.0%	8,000	4,000	-	-
21	Shoreline Square Tower 301 E. Ocean Blvd.	1988	389,492	0.0%	16,960	16,960	-	-
22	330 Golden Shore	1984	98,666	0.0%	1,371	1,371	\$2.95	\$35.40



DTLB RETAIL SPACE AVAILABILITY

Property Type: ■ Multi-Family ■ Office ■ Retail

MAP ID	PROPERTY NAME / ADDRESS	YEAR BUILT	RBA	OCCUPANCY %	TOTAL RETAIL SF	TOTAL AVAIL RETAIL SF	WEIGHTED RENT/SF	WEIGHTED RENT
23	340 Golden Shore	1984	56,270	0.0%	1,371	1,371	\$2.95	\$35.40
24	"555" 555 E. Ocean Blvd.	1968	138,592	69.3%	41,044	12,599	\$3.00	\$36.00
25	1001-1017 E. 10th St.	1991	5,896	66.6%	3,000	1,000	\$2.25	\$27.00
26	107 W. Broadway	1938	12,000	28.1%	6,000	4,311	\$3.00	\$36.00
27	110-120 E. Broadway	1945	15,000	48.0%	15,000	7,800	\$3.50	\$42.00
28	199 The Promenade N.	2008	10,447	0.0%	10,447	10,447	\$2.69	\$32.28
29	236-242 Pine Ave.	1930	24,925	24.0%	23,050	17,500	\$3.00	\$36.00
30	Former Acres of Books 240 Long Beach Blvd.	2022	9,513	0.0%	9,513	9,513	\$4.00	\$48.00
31	248-256 Elm Ave.	1989	68,520	94.0%	12,496	750	\$2.40	\$28.80
32	335-343 Pine Ave.	1930	20,860	0.0%	4,200	4,200	-	-
33	421 Pacific Ave.	1965	23,000	0.0%	23,000	23,000	\$3.17	\$38.00
34	425-455 E. 1st St.	1944	9,987	85.1%	9,987	1,484	\$2.00	\$24.00
35	433-449 E. Broadway	1922	4,914	78.9%	2,411	508	\$3.17	\$38.00



DTLB RETAIL SPACE AVAILABILITY

Property Type: ■ Multi-Family ■ Office ■ Retail

MAP ID	PROPERTY NAME / ADDRESS	YEAR BUILT	RBA	OCCUPANCY %	TOTAL RETAIL SF	TOTAL AVAIL RETAIL SF	WEIGHTED RENT/SF	WEIGHTED RENT
36	500-590 Long Beach Blvd.	2002	13,616	63.9%	3,517	1,267	\$4.00	\$48.00
37	700 E. Broadway	1937	6,351	49.6%	6,351	3,200	\$2.99	\$35.88
38	730-740 N. Long Beach Blvd.	1947	6,662	90.2%	6,662	650	\$2.08	\$25.00
39	999 Long Beach Blvd.	1922	6,000	0.0%	4,600	4,600	\$2.50	\$30.00
40	Pine Square 245 Pine Ave.	1992	93,389	94.4%	93,388	5,231	\$2.25	\$27.00
41	Bldg. D at Mosaic 145-195 E. 4th St.	2003	15,802	87.9%	15,802	1,912	\$3.67	\$44.00
42	225-310 E. 3rd St.	2002	83,561	80.4%	83,561	16,308	\$3.83	\$46.00
43	Bldg. F at Mosaic 307-309 The Promenade N.	2002	3,752	50.1%	3,752	1,872	\$4.08	\$49.00
44	Bldg. P at Mosaic 470-480 Pine Ave.	2003	9,868	86.8%	9,868	1,300	\$3.58	\$43.00
45	Bldg. J at Mosaic 500-590 Pine Ave.	2004	24,511	46.5%	24,511	13,108	\$3.08	\$37.00
46	Bldg. E at Mosaic 50-190 E. 4th St.	2002	14,081	33.5%	14,081	9,364	\$4.17	\$50.00
47	The Pike Outlets 61 S. Pine Ave.	2003	106,274	80.8%	54,590	10,433	-	-
48	242-250 E. 7th St.	1923	7,500	90.0%	7,500	750	\$2.26	\$27.12



Source: CoStar 2023

DTLB RESIDENTIAL MARKET SURVEY: PROPERTIES BUILT SINCE 2000

PROPERTY ADDRESS	PROPERTY NAME	PROPERTY TYPE	YEAR BUILT	OCCUPANCY %	AVG ASKING/ SF	# OF UNITS	# OF STUDIOS	# OF 1 BDR	# OF 2 BDR
330 E. 3rd St.	Onni East Village	Market/ Affordable	2023	65.2%	\$4.16	432	54	213	162
250 E. Broadway	Aster	Market	2023	30.3%	\$4.05	218	30	120	60
110 W. Ocean Blvd.	Ocean Center Apartments	Market	2023	15.8%	\$5.07	80	22	36	22
500 W. Broadway	The Magnolia	Market	2022	89.4%	\$3.67	142	46	68	23
200 W. Ocean Blvd.	200 West Ocean	Market	2022	82.6%	\$4.91	106	35	41	29
495 The Promenade N.	City Place	Market	2022	95.4%	-	20	-	-	-
777 E. Ocean Blvd.	Shoreline Gateway	Market	2021	92.4%	\$4.15	315	17	174	124
635 Pine Ave.	Volta on Pine	Market/ Affordable	2021	95.0%	\$3.07	271	154	33	66
101 Alamitos Ave.	The Alamitos	Market	2020	79.8%	\$3.14	136	6	116	14
230 W. 3rd St.	The Pacific	Market/ Affordable	2020	83.7%	\$3.10	163	27	96	40
207 Seaside Way	The Crest	Market	2020	92.8%	\$3.77	112	23	68	21
434 E. 4th St.	The Linden	Market	2019	85.4%	\$3.27	49	-	30	19
245 W. Broadway	AMLI Park Broadway	Market	2019	90.9%	\$3.72	222	29	143	50
150 W. Ocean Blvd.	Oceanaire	Affordable	2019	91.2%	\$3.42	216	34	94	80
442 W. Ocean Blvd.	Burano	Market	2018	93.6%	\$3.74	94	40	24	30
100 Long Beach Blvd.	The Edison	Market	2016	92.8%	\$3.32	156	48	56	52
137 W. 6th St.	Tech Coast Lofts	Market	2016	95.4%	-	10	-	1	9
707 E. Ocean Blvd.	The Current	Market	2016	91.9%	\$3.62	223	41	125	57
431 E. 6th St.	Bella Mare 6th Street Lofts	Market	2015	80.4%	\$2.96	30	9	15	6
421 W. Broadway	IMT Gallery 421	Market/ Affordable	2010	99.7%	\$2.94	291	-	164	127

Source: CoStar 2023

DTLB OFFICE SPACE AVAILABILITY

BUILDING CLASS	NAME/ADDRESS	YEAR BUILT	YEAR RENOVATED	OCCUPANCY (%)	RBA (SF)	TOTAL OCCUPIED (SF)	TOTAL AVAIL-ABLE SPACE (SF)	DIRECT AVAILABLE SPACE (SF)	SUBLET AVAILABLE SPACE (SF)	AVERAGE WEIGHTED RENT (\$/SF)
A	One World Trade Center 1 World Trade Ctr.	1989	-	66.2%	574,981	380,356	194,625	154,591	39,649	\$2.98
A	Landmark Square 111 W. Ocean Blvd.	1991	-	41.7%	463,123	192,927	270,196	205,646	59,550	-
A	Shoreline Square Tower 301 E. Ocean Blvd.	1988	-	72.6%	389,492	282,878	106,614	85,528	21,086	\$2.23
TOTAL/ AVG				60.2%	1,427,596	856,161	571,435	445,765	120,285	\$2.61
B	East Village Creative Offices 425 E. 4th St.	2009	-	95.1%	19,000	18,062	938	938	-	\$2.67
B	The Hubb - Creative 100 W. Broadway	1985	2017	73.8%	216,428	159,816	56,612	44,933	-	\$2.99
B	The 180 Ocean Building 180 E. Ocean Blvd.	1984	2022	31.2%	212,639	66,299	146,340	143,093	3,247	\$1.00
B	211 Ocean 211 E. Ocean Blvd.	1982	2000	91.7%	101,656	93,227	8,429	5,393	3,036	\$2.88
B	249 Ocean 249 E. Ocean Blvd.	1979	2021	78.8%	115,521	90,993	24,528	24,528	-	\$2.49
B	"555" 555 E. Ocean Blvd.	1968	2002	65.0%	138,592	90,076	48,516	48,516	-	\$2.07
B	444 W. Ocean Building 444 W. Ocean Blvd.	1968	-	63.9%	186,439	119,218	67,221	53,579	11,842	\$2.14
B	Oceangate Tower 100 Oceangate	1971	-	66.9%	230,782	154,407	76,375	52,122	22,753	\$2.55
B	Union Bank Building 400 Oceangate	1975	1990	73.3%	157,683	115,570	42,113	33,496	8,617	\$1.82
B	200 Pine Ave 200 Pine Ave.	1968	2022	73.4%	65,909	48,405	17,504	17,504	-	\$2.56
B	Bank of America 150 Long Beach Blvd.	1981	-	79.5%	49,436	39,296	10,140	10,140	-	-
B	Molina Center 2 300 Oceangate	1983	-	82.3%	230,631	189,744	40,887	-	40,887	-
B	Catalina Landing 1 310 Golden Shore	1984	-	50.1%	63,736	31,917	31,819	31,819	-	\$2.95
B	Catalina Landing 2 320 Golden Shore	1984	-	28.7%	53,832	15,456	38,376	38,376	-	\$2.95
B	Catalina Landing 3 340 Golden Shore	1984	-	68.3%	56,270	38,446	17,824	17,824	-	\$2.95
B	401 E. Ocean Blvd.	1983	1996	50.6%	134,773	68,155	66,618	66,618	-	\$1.85
B	Molina Center 1 200 Oceangate	1983	-	100%	230,632	230,632	-	-	-	-
TOTAL/ AVG				68.2%	2,362,625	1,624,683	737,942	632,581	90,382	\$2.45
C	F&M Tower 320 Pine Ave.	1923	1988	73.2%	52,000	38,079	13,921	13,921	-	\$2.20
C	The Arts Bldg 230-236 E. 3rd St.	1930	2012	71.6%	38,410	27,500	10,910	10,910	-	\$1.59
C	L'Opera Building 115 Pine Ave.	1906	1989	66.6%	67,000	44,595	22,405	22,405	-	\$1.78
C	The Loft Bldg 130 Pine Ave.	1923	2000	85.8%	26,333	22,600	3,733	3,733	-	\$1.98
C	501-515 Pine Ave.	1948	-	48.1%	33,462	16,102	17,360	17,360	-	\$1.95
C	Pacific Tower 235-247 E. Broadway	1923	2002	98.4%	106,754	105,045	1,709	-	1,709	\$1.45
C	Seaspray Gardens 333 W. Broadway	1983	-	100%	33,000	33,000	-	-	-	-
C	136-140 Pine Ave.	1923	2000	94.6%	26,333	24,933	1,400	1400	0	\$1.95
TOTAL/ AVG				79.8%	383,292	311,854	71,438	69,729	1,709	\$1.84

Source: CoStar 2023



Retail and Restaurant Space Av