



DOWNTOWN LONG BEACH **SNAPSHOT** 2020 RETAIL MARKET REPORT





Image by Jose Cordon

ABOUT DLBA

Downtown Long Beach's (DTLB) first Business Improvement District (BID) was the Downtown Parking Improvement Area (DPIA), which was established in 1973 by business owners. The second improvement district, the Property-Based Improvement District (PBID), was established in 1998 by commercial property owners and expanded to include residential property owners in 2013. The Downtown Long Beach Alliance (DLBA) manages both BIDs, which has resulted in a more connected, safer, and vibrant DTLB. The DLBA is a 501(c)6 non-profit 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, DLBA creates tangible progress by way of vested interest and solidified partnerships across local, municipal, and commercial lines.

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DTLB

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economicdevelopment@dlba.org

Next DTLB Publication: 2020 Economic Profile
Report publishes January 15th



Cover Image by Jose Cordon



Image by Jose Cordon

SOURCES AND METHODOLOGY

COVID-19 Economic Impact Survey

The COVID-19 Economic Impact Survey was a joint effort of the Downtown Long Beach Alliance (DLBA), City of Long Beach Economic Development Department, Long Beach Area Chamber of Commerce, and Council of Business Associations to gather data measuring businesses' response to the COVID-19 pandemic. The survey was administered electronically from April 3 to May 1, 2020, with over 500 responses from industries across Long Beach. Full results of the survey can be found on the [DLBA website](#).

DTLB Parking Counts

Data measuring street parking occupancy was gathered from Smarking, a contracted software company that measures transaction-level parking data for municipalities and place management organizations. Data used in the report was collected from January 1, 2020 through June 29, 2020.

Commercial Retail Data Analysis

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.

City of Long Beach: Department of Economic Development

All retail sales related data is acquired through DLBA's partnership with the City of Long Beach's Department of Economic Development. Downtown retail sales data is provided on a quarterly and annual basis.



- Property Based Improvement District & Downtown Core Boundary
- Downtown Parking Business Improvement Area



Image by Jose Cordon

RETAIL MARKET UPDATE

Like many other Downtowns, the retail market in DTLB was impacted by COVID-19 and resulting public health orders limiting operations for many ground floor businesses. During the third quarter (Q3) of 2020, Rents for Downtown retail spaces were down about 3% when compared to Q3 of 2019. The retail market experienced a negative net absorption of nearly 19,000 SF in Q3 2020, and a negative net absorption of 34,333 SF since Jan 1 2020. Even with the delivery of approximately 3,500 SF of mixed-use retail space in The Crest and The Alamitos, there was a clear increase in the amount of vacated retail space Downtown. Rental rates and occupancy levels for retail space also decreased for other Southern California retail markets, including submarkets with similar inventory sizes such as San Pedro and Santa Monica. Whereas the Downtown Long Beach retail market had one of the lowest occupancy rates in Q3 2020 compared to other regional markets, due in large part to a number of mixed-use retail space deliveries in 2019, Downtown finished Q3 about average for occupancy rates.

By the Numbers

Number of Properties	239
Total Inventory (SF)	2,595,892
Total Occupancy (%)	93.6%
Q3 Net Absorption (SF)	-18,747
YTD Net Absorption (SF)	-34,333
Direct Average Asking Rent (\$/SF)	\$2.51
12-Month Rent Delta (%)	-3.20%
Total Under Construction (SF)	0
Planned (SF)	0

Regional Benchmarks

Submarket	Rent \$/SF	Inventory (SF)	Occupancy Rate
Costa Mesa	\$3.06	9.2M	97.6%
El Segundo	\$3.42	1.2M	96.7%
San Pedro	\$2.84	2.3M	96.4%
Santa Ana	\$2.43	12M	96.4%
Fullerton	\$2.34	6.5M	95.2%
Belmont Shore Long Beach	\$3.26	737K	94.0%
Downtown Los Angeles	\$2.94	17M	93.7%
Downtown Long Beach	\$2.51	2.6M	93.6%
Downtown Santa Monica	\$6.56	2.4M	90.1%



Image by Jose Cordon

PARKING OCCUPANCY

Historically, DLBA has operated a network of pedestrian sensors throughout Downtown that provide real-time data on foot traffic in the area. At the end of 2019, DLBA’s contractor was unable to provide further pedestrian counts in the area. Fortunately, DLBA was able to leverage multiple data sources to illustrate the level of activity and vibrancy in Downtown. In particular, DLBA was able to utilize historic and real-time street parking data throughout Downtown Long Beach as a method to gauge activity in the area.

Parking Occupancy rates in Downtown increased slightly in Q3 2020 when compared to Q2 2020, but still lagged behind any recorded activity from the same time period in 2019. During Q2 and Q3 2020, revised public health orders allowed for more business types

(including bars with food operations) to expand their operations in Downtown, which may have contributed to an increase in weekend peak parking occupancy. However, weekend occupancy during Q3 was still 15 to 30% lower than 2020 data, with weekday occupancy even lower.

Parking Data (Q1 to Q3 2020)

	2020	2019
Transactions	807,323 (-31%)	11,63,111
Peak Occupancy	108% (9%)	99%
Peak Hour	1PM Sat, Feb 15	5PM Sat, Aug 17
Average Duration	50 Min	40 Min

Weekly Peak Parking Occupancy

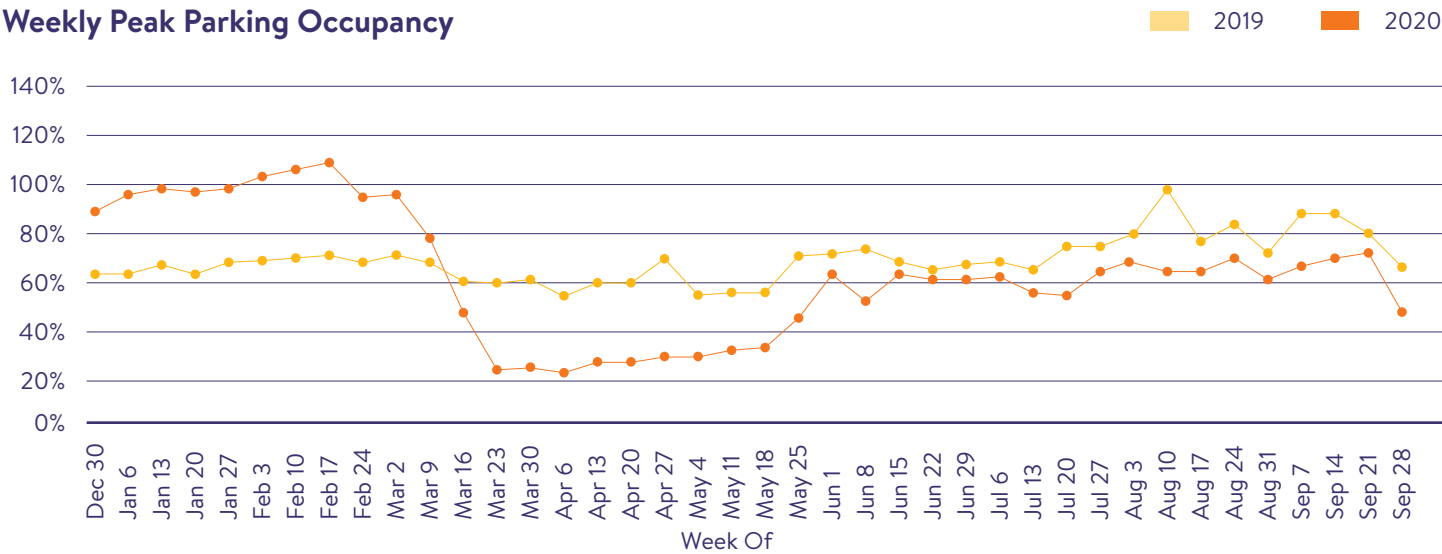




Image by Jose Cordon

PARKING OCCUPANCY TRENDS

Despite an overall decrease in daily peak parking occupancy for the Downtown area, overall peak occupancy for 2020 YTD was 8% higher than the same time period for 2019. Peak occupancy in 2020 was 108%, indicating that multiple vehicles entered and exited a parking stall before the previous transaction had ended. In addition,

YTD total parking payment transactions were down 31% when compared to 2020. In summary, people traveled to Downtown via car less than years past, with a high turnover rate of visitors visiting the area for a relatively short period of time. This change in parking behavior is likely attributed to COVID-19-related health orders, with a majority of customers briefly parking to pick up food and retail orders placed ahead of time.

Parking Duration Distribution 2020 YTD

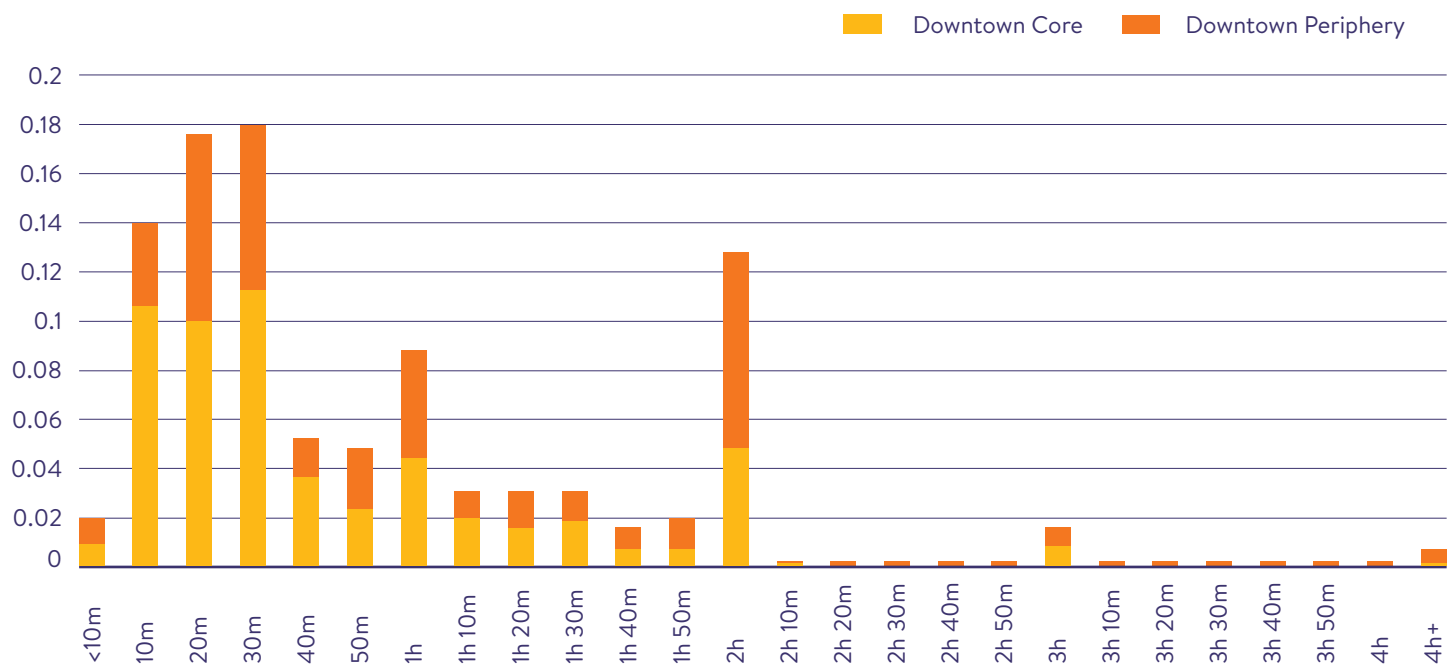




Image by Jose Cordon

RETAIL MARKET MIX

The ground floor retail market in Downtown Long Beach plays a vital role in the businesses ecosystem of the area. The 400-plus retail business represent a wide array of industries, from niche-clothing and household goods to nationally recognized food and beverage establishments. Generally speaking, the growth and vitality of the Downtown retail market mirrored any residential and office developments in the area. The mid-2010's saw a number of new residential and office deliveries to Downtown, which corresponded to an increase in ground floor retail sales. Sales steadily increased year-over-year since 2015, as more daytime workers and new residents patronized Downtown retail businesses. Restaurants and

food service businesses have consistently taken the largest market share of Downtown retail sales, roughly comprising almost 75% of gross sales. Household goods took the second largest market share, which includes a majority of Downtown's independently-owned storefronts. Personal services, such as salons and tattoo parlors, comprised the third largest market share of sales in the area. Although sales increased steadily through the end of 2019, the economic impacts of the COVID-19 pandemic heavily affected the retail market. Retail sales through the end of Q2 2020 were almost 50% lower compared to the end of Q2 2019, with a disparity of almost \$100 million.

Gross Retail Receipts by Industry

Industry	2017	2018	2019	Q1/Q2 2020	%Change (18/19)
Apparel/Fashion	\$ 7,406,343	\$ 8,518,983	\$ 7,797,274	\$ 1,808,308	-8%
Household Goods	\$ 81,001,600	\$ 76,817,600	\$ 79,187,500	\$ 21,694,600	3%
Recreation/ Entertainment	\$ 4,194,135	\$ 4,049,859	\$ 4,537,318	\$ 1,010,937	12%
Personal Services	\$ 9,424,261	\$ 10,934,368	\$ 10,699,582	\$ 2,328,125	-2%
Professional Services	\$ 1,232,218	\$ 1,409,682	\$ 1,247,324	\$ 830,229	-12%
Restaurants & Food Services	\$ 283,046,911	\$ 275,659,397	\$ 298,821,585	\$ 7,581,026	8%
Specialty Stores*	\$ 1,000,149	\$ 1,292,409	\$ 1,712,568	\$ 454,447	33%

*Specialty Stores include smoke shops, niche retailers, and antique/collector stores.

Gross Retail Sales 2015-2019

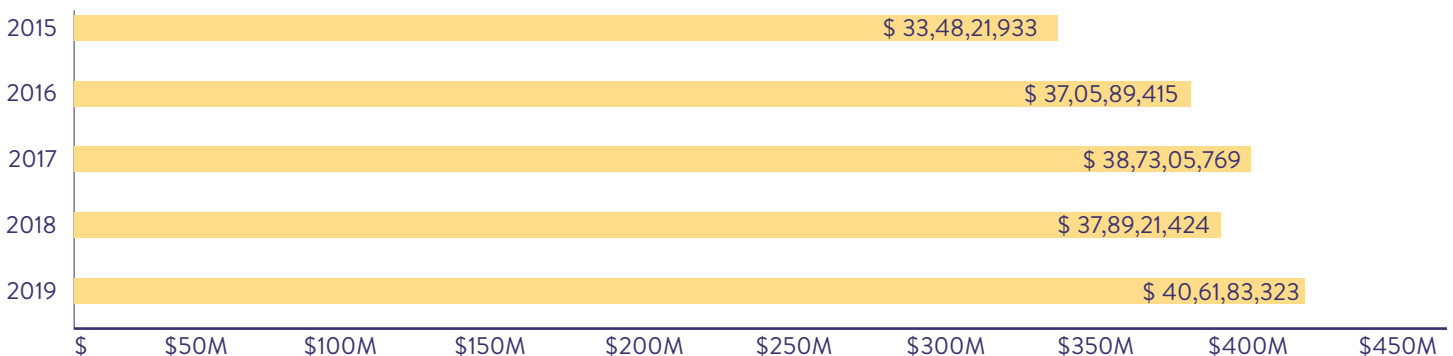
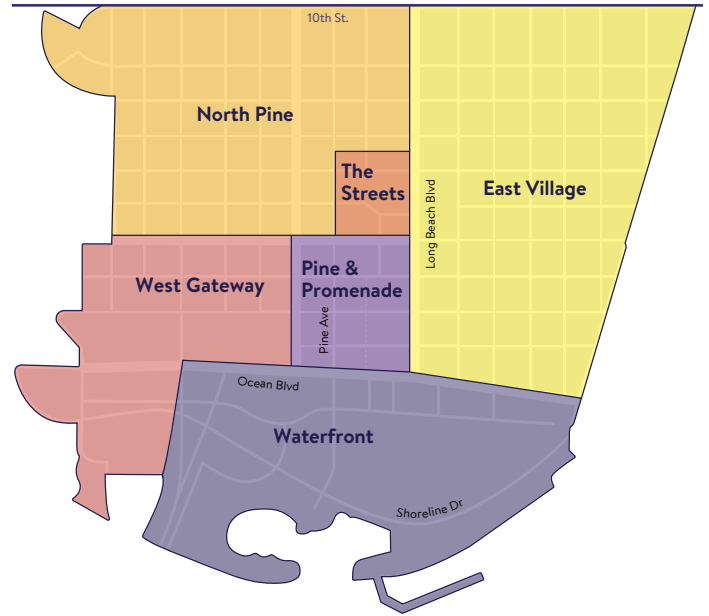




Image by Jose Gordon



TENANT MIX ANALYSIS

Retail spaces in Downtown are distributed throughout 6 distinct neighborhoods and shopping areas. The East Village Arts District has the largest proportion of retail space inventory in Downtown, as the neighborhood also comprises the largest residential and land area in Downtown. Home to numerous barbershops, salons, and art galleries, personal service-based retail comprises the largest share of retailers in the area, followed by restaurants and general shopping merchandise. Despite a number of larger hotel chains operating closer to the Downtown Waterfront, East Village also

held the largest proportion of hotels and lodging, mostly comprised of independently-owned motels, B&Bs, and hotel Chains. The Waterfront and The Streets had the second and third largest retail inventories, as both areas contain large traditional shopping centers; the Pike Outlets and former CityPlace Shopping Center, respectively. Both The Waterfront and The Streets were comprised of larger chain restaurants and retailers, but in recent years both areas have hosted increasingly more independent businesses.

	East Village	North Pine	Pine & Promenade	The Streets	Waterfront	West Gateway
Retail Inventor by Area						
Total Inventory (SF)	921,896	347,589	289,276	358,623	542,712	9,484
Percent Leased	98.0%	98.8%	95.1%	92.4%	92.2%	85.6%
Average Rent (\$/SF)	\$2.44	\$2.50	\$2.34	\$2.36	\$2.50	Withheld
Ground Floor Tenant Mix by Neighborhood						
Attraction/Entertainment	1%	1%	0%	0%	21%	0%
Personal Services	33%	34%	10%	46%	4%	25%
Professional Services	15%	17%	18%	0%	10%	13%
Restaurants	21%	25%	53%	54%	34%	31%
Shopping	21%	21%	16%	0%	26%	9%
Hotels and Lodging	7%	1%	3%	0%	4%	16%
Miscellaneous*	2%	1%	1%	0%	1%	6%

Source: CoStar 2020

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

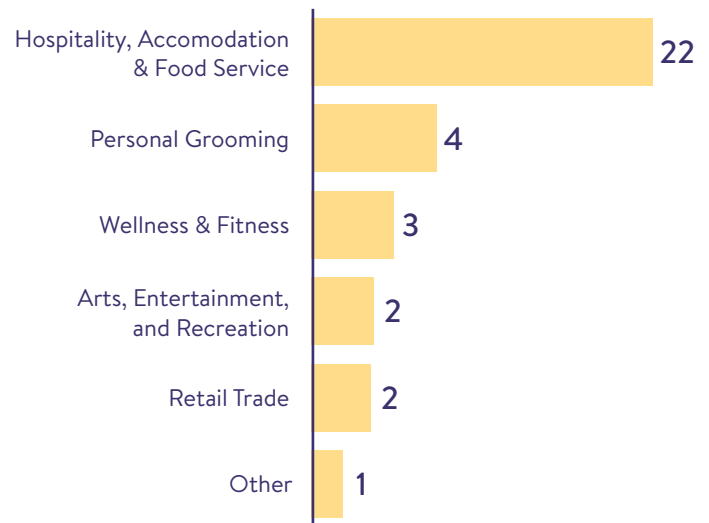
Source: DLBA Internal Records



Image by Jose Cordon

59% of Downtown retail businesses reported laying off employees due to revenue losses from COVID19

Average number of fulltime employees who have been furloughed and/or laid off due to impacts from COVID-19



COVID-19 IMPACT SURVEY

As the COVID-19 pandemic heavily impacted the normal operations of nearly all businesses, DLBA partnered with the City of Long Beach, Long Beach Area Chamber of Commerce, and Council of Business Associations (COBA) to release a survey meant to provide insight into the challenges and needs of Long Beach businesses. Although the survey was distributed citywide, the results below highlight the responses of retail businesses within the Downtown Business Improvement District. The hospitality and food service industry felt one of the largest impacts from COVID-19 – this sector laid-off or furloughed an average of 22 employees per business, followed by personal grooming businesses with an average of 4 employees. Overall, 59% of Downtown retail businesses reported laying off employees due to revenue losses from COVID-19. In response to restrictive public health guidelines, some retail businesses began outdoor operations under the City's Open Streets Initiative. A majority of these businesses were food-service based, with most investing approximately \$5,000 on construction of patios, parklets, and sidewalk operations.

DTLB Retail Business Employee Size

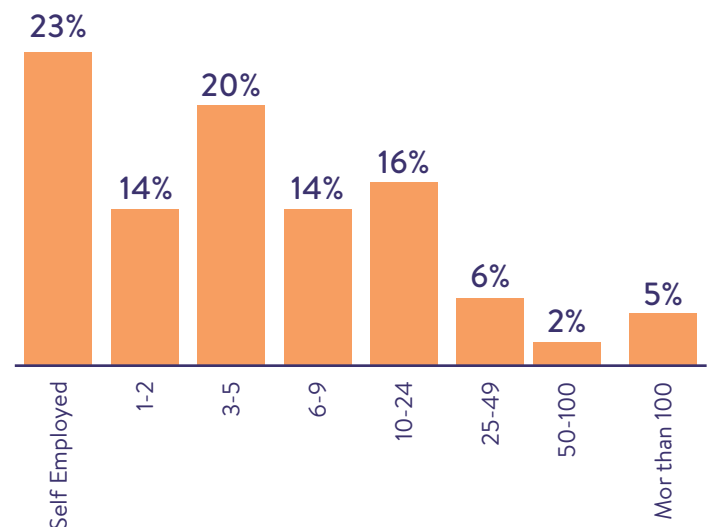
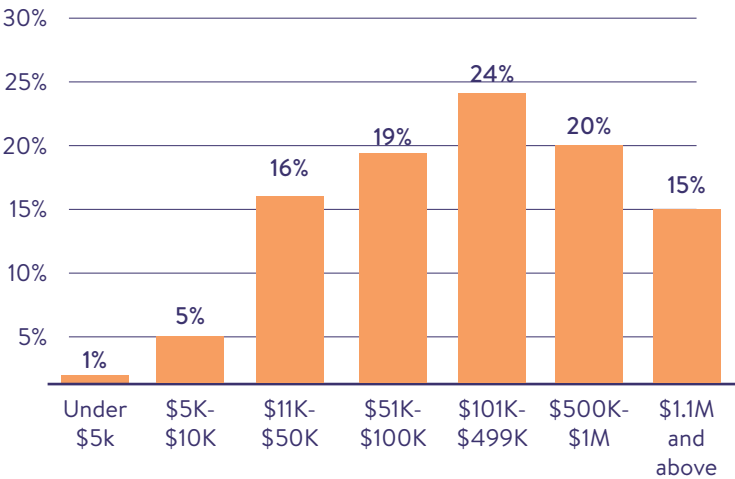




Image by Jose Cordon

DTLB Retail Business Operating Budget



Reported business investment for sidewalk operations, parklets, or street closures

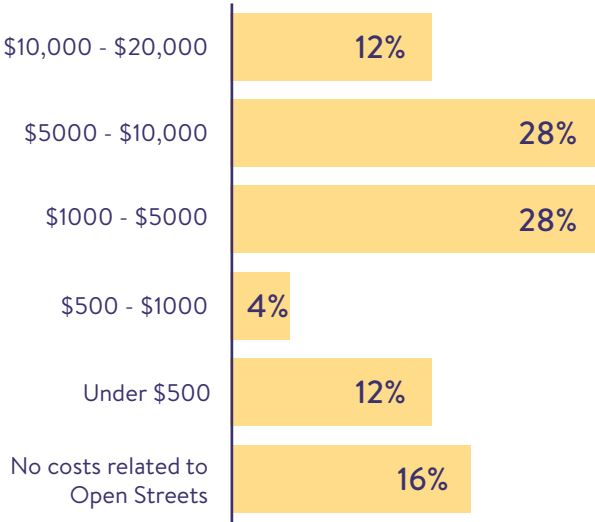




Image by Jose Cordon

COVID COVER UP: BRINGING ART TO BOARDED STOREFRONTS

Long Beach businesses that boarded up their storefronts in March did more than protect their assets: they also created blank canvases on which Long Beach artists were able to render beautiful and inspiring murals at sites throughout the City. Thanks to COVID Cover-Up, a project started by the Arts Council for Long Beach and funded by a grant from the City, several Long Beach artists were able to stay productive during the quarantine by creating images of solidarity and hope for the community. “When Stay at Home orders were enacted we knew that our artists would be affected, so we started the Keep Arts Working program, a way to pay artists to work while uplifting everyone staying at home,” said Judy Estrada, Marketing and Grants Associate for the Arts Council. “The COVID Cover-Up is just one project within our Keep Arts Working program.” The Arts Council obtained the City grant after being contacted by

2nd District Councilmember Jeannine Pearce, who was looking for ways to help uplift the Long Beach community. Artists were either selected from the Arts Council Artist Registry, had applied for micro-grants in the past, were recommended by other artists, or had approached the Arts Council themselves, looking for a way to give support during the current public health crisis. The artists complied with all public health and safety protocols while working on their murals. “Any artists who would like to be considered in the future for other Keep Arts Working projects should join our Artist Registry and sign up for our newsletter,” Estrada said. “Also, we ask any donors enjoying our COVID Cover-Up murals to please donate on our website and help us continue to uplift and inspire our community during these difficult times.” A COVID Cover-Up map can be found here: <https://artslb.org/project-covid-cover-up/>

WELCOME TO THE NEIGHBORHOOD

Downtown Long Beach is defined by its resiliency and powered by a caring and creative community. Despite the hardships felt by retail businesses over the past year, business owners and entrepreneurs are still choosing Downtown as the home for their next great idea. Whether its BBQ or hitting the gym, be on the lookout for these retail businesses coming soon to Downtown!



Health & Wellness

- 1 Sanchez Chiropractic and Wellness, 731 East 4th Street
- 2 F45 Training dtlb, 270 Pacific Ave
- 3 FloatSpace, 415 Pine Ave
- 4 Hope Nails & Spa, 421 W Broadway
- 5 Self Made Training Facility LBC, 501 Pine Avenue

Restaurants & Cafés

- 6 JP23 BBQ & Smokehouse, 110 East Broadway
- 7 Altar Brands, 230 Pine Ave
- 8 Hesh Bar & Grill, 743 E 4th St
- 9 Pop's Java, 435 E Broadway

CoWorking Spaces

- 10 BLANKSPACES, 309 Pine Avenue

Recreation and Entertainment

- 11 Birdies N Brews, 90 East 4th Street
- 12 Bad Axe Throwing, 245 Pine Ave

Retail

- 13 Emma's Daughter, 241 E. 7th St
- 14 Catalyst Cannabis Co., 433 Pine Ave

Church

- 15 Antioch Church, 350 Pine Ave

2020 Q3 RETAIL MARKET SURVEY



Property Name	Property Address	Retail Type	Year Built	RBA	Total Available Space (SF)	Smallest Available Space	Average Weighted Rent (\$/SF)
-	702 Cedar Ave	Standalone	1920	1,200	1,200	1,200	\$2
-	327-333 Pine Ave	Standalone	1922	7,500	7,500	3,500	\$1.75
530 E. 4th St.	530 E 4th St	Mixed-Use	1922	8,000	8,000	2,000	-
-	433-449 E Broadway	Mixed-Use	1922	4,914	483	483	-
-	851-855 Pine Ave	Mixed-Use	1924	11,570	1,915	1,915	\$2.10
-	235 W 5th St	Standalone	1926	1,200	900	300	\$4
The Lafayette	500-540 E Broadway	Mixed-Use	1928	171,389	2,000	2,000	\$2.15
Third & Pine	108 W 3rd St	Mixed-Use	1930	19,745	2,419	2,419	-
-	335-343 Pine Ave	Standalone	1930	20,860	14,500	4,200	-
-	309 Pine Ave	Standalone	1936	4,400	4,400	120	-
-	700 E Broadway	Standalone	1937	6,351	3,200	3,200	-
-	129-131 W 5th St	Standalone	1942	10,000	10,000	10,000	-
-	425-455 E 1st St	Standalone	1944	9,987	1,914	1,914	\$1.88
-	501-515 Pine Ave	Standalone	1948	33,462	21,553	1,342	\$2.04
-	301 Atlantic Ave	Standalone	1961	5,900	1,500	1,500	\$1.65
-	248-256 Elm Ave	Mixed-Use	1989	68,520	1,200	1,200	\$2.25
Harbor Place Tower	525 E Seaside Way	Mixed-Use	1990	40,544	1,695	809	\$2.38
Pine Square	245 Pine Ave	Mixed-Use	1992	93,389	4,140	1,196	\$1.57
-	225-310 E 3rd St	Standalone	2002	77,424	2,010	2,010	\$4.50
Streets Bldg. C	151-501 E 5th St	Mixed-Use	2002	155,703	260,251	126,104	\$1.17
Streets Bldg. E	350 The Promenade N	Mixed-Use	2002	14,081	4,609	1,983	\$3.25
Streets Bldg. D	145-195 E 4th St	Mixed-Use	2003	15,802	5,251	1,739	\$3.33
The Pike Outlets	71 Aquarium Way	Standalone	2003	108,107	29,766	11,522	\$3.50
Streets Bldg. P	470-480 Pine Ave	Mixed-Use	2003	9,868	1,908	1,908	\$3.25
Camden Harbor View	40 Cedar Walk	Mixed-Use	2003	611,781	4,663	1,535	-
The Pike Outlets	61 S Pine Ave	Mixed-Use	2003	100,261	16,711	1,464	-
Bldg. J	500-590 Pine Ave	Mixed-Use	2004	24,511	15,068	1,590	\$2.63
The Pike Outlets	95 S Pine Ave	Standalone	2004	85,868	835	835	-
210 Third Lofts	225 Long Beach Blvd	Mixed-Use	2008	94,240	3,520	900	\$4.50
-	199 The Promenade N	Mixed-Use	2008	10,147	10,147	10,147	\$2.69
IMT Gallery 421	421 W Broadway	Mixed-Use	2010	289,247	1,837	1,837	\$2.50
The Edison	100 Long Beach Blvd	Mixed-Use	2016	114,000	2,112	2,112	\$5.00
The Linden	434 E 4th St	Mixed-Use	2019	49,000	2,500	2,500	\$2.75
AMLI Park Broadway	245 W Broadway	Mixed-Use	2019	250,000	4,559	1,601	-
The Alamitos	101 Alamitos Ave	Mixed-Use	2020	129,927	2,549	2,549	\$2.50
The Crest	207 Seaside Way	Mixed-Use	2020	182,235	888	209	-

2020 Q3 RETAIL MARKET SURVEY



199 THE PROMENADE NORTH

BRIAN SLAUGHT, CHARLES DUNN COMPANY

10,147 SF available in high traffic area

Spacious Turnkey Restaurant Space located in Downtown Core



207 SEASIDE WAY

ENSEMBLE REAL ESTATE SOLUTIONS

888 SF available in brand-new mixed-use development

Located directly adjacent to Convention Center and Performing Arts Center



327-333 PINE AVE

KATHRYN LEONARD BROKERAGE

7,500 SF available along historic Pine Avenue

Adjacent parking lot with built-out parklet space along front façade

2020 Q3 RESIDENTIAL MARKET SURVEY

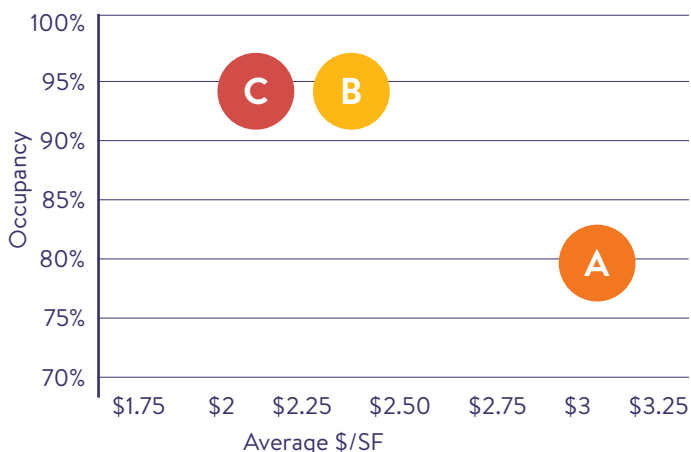


HOUSING BUILT SINCE 2000

Property Address	Property Name	Year Built	Occupancy%	AVG Asking Rent (\$/SF)	Total Units	Number of				
						Studios	1 BR	2 BR	3 BR	4 BR
40 Cedar Walk	Camden Harbor View	2003	93.4%	\$2.82	547	-	204	343	-	-
404 Pine Ave	Griffis Pine Avenue	2004	95%	\$2.79	221	15	124	82	-	-
745 W 3rd St	Puerto Del Sol	2007	93.8%	\$0.77	64	-	-	37	16	11
225 Long Beach Blvd	210 Third Lofts	2008	95.2%	\$2.60	104	-	88	16	-	-
421 W Broadway	IMT Gallery 421	2010	97.6%	\$2.67	291	-	164	127	-	-
431 E 6th St	Bella Mare 6th Street Lofts	2015	80%	\$2.80	30	9	15	6	-	-
100 Long Beach Blvd	The Edison	2016	94.2%	\$2.93	156	48	56	52	-	-
137 W 6th St	Tech Coast Lofts	2016	90%	-	11	-	1	9	-	-
707 E Ocean Blvd	The Current	2016	91.9%	\$3.16	223	30	149	44	-	-
434 E 4th St	The Linden	2019	93.9%	\$3.06	49	-	28	21	-	-
245 W Broadway	AMLI Park Broadway	2019	90.1%	\$3.11	222	29	143	50	-	-
150 W Ocean Blvd	Oceanaire	2019	74.1%	\$3.17	216	15	101	93	7	-
442 W Ocean Blvd	442 Residences	2019	89.4%	\$3.38	94	46	18	30	-	-
101 Alamitos Ave	The Alamitos	2020	27.2%	\$3.33	136	15	85	36	-	-
230 W 3rd St	The Pacific	2020	49.1%	\$3.22	163	25	98	35	5	-
207 Seaside Way	The Crest	2020	34.8%	\$3.43	112	23	68	21	-	-
495 The Promenade N	5N° at The Streets	2020	35%*	-	20	-	-	-	-	-

*(pre-lease)

OCCUPANCY VS AVG RENT/SF: ALL DOWNTOWN RESIDENTIAL PROPERTIES



	Avg Age	Avg Rent /Unit	Avg \$/SF	Occupancy
CLASS A	6	\$2,618	\$3.06	79.9%
CLASS B	59	\$2,204	\$2.52	94.8%
CLASS C	85	\$1,247	\$2.04	94.8%
Overall	49	\$2,023	\$2.54	89.8%

Source: CoStar 2020

2020 Q3 RESIDENTIAL LISTINGS



210 THIRD LOFTS

REDWOOD URBAN

Prime location along central pedestrian promenade

Gated access with rooftop pool, fitness center, and spa



IMT GALLERY 421

IMT RESIDENTIAL

Immediate access to 710 and 405 freeways

On-site gallery and landmark 65-foot façade mural



THE EDISON

AVENUE5 RESIDENTIAL

Fully renovated former office building in East Village Arts District

Adjacent access to Metro A Line (Blue) and Promenade Square Park

2020 Q3 OFFICE MARKET SURVEY



Property Address	Property Name	Annual Average Weighted Rent (\$/SF)	Rentable Building Area (SF)	Total Occupied (SF)	% Occupied	Total Available Space (SF)	Direct Available Space (SF)	Sublet Available Space (SF)	Year Built	Year Renovated
CLASS A										
111 W Ocean Blvd	Landmark Square	\$ 35.08	464,406	464,406	100%	131,226	113,729	12,497	1991	-
1 World Trade Ctr	One World Trade Center	\$ 27.67	442,321	442,321	77%	132,660	131,660	0	1989	-
301 E Ocean Blvd	Shoreline Square Tower	\$ 45.26	358,927	358,812	90%	38,115	27,820	10,295	1988	-
Total / AVG		\$36.00	1,436,539	1,265,539	89%	302,001	273,209	22,792	1989	-
CLASS B										
211 E Ocean Blvd	211 Ocean	\$ 34.80	114,355	109,463	96%	4,892	4,892	0	1982	2000
275 Magnolia Ave	Governor George Deukmejian Courthouse	-	503,114	503,114	100%	-	-	-	2013	-
415 W Ocean Blvd	Port of Long Beach Headquarters	-	237,000	237,000	100%	-	-	-	2019	-
415 W Ocean Blvd	Long Beach Civic Center	-	270,000	270,000	100%	-	-	-	2019	-
200 Oceangate	Molina Center 1	-	230,632	230,632	100%	-	-	-	1983	-
300 Oceangate	Molina Center 2	-	230,631	230,631	100%	-	-	-	1983	-
400 Oceangate	Union Bank Building	\$ 23.40	157,683	124,386	79%	33,297	33,297	0	1975	1990
100 W Broadway	The Hubb - Creative	\$ 35.81	210,428	167,930	80%	42,498	34,222	4,286	1985	2017
249 E Ocean Blvd	International City Bank	\$ 25.12	112,215	92,816	83%	19,399	19,399	0	1981	1992
180 E Ocean Blvd	The 180 Ocean Building	-	212,639	42,729	20%	169,910	169,910	0	1984	-
330 Golden Shore	Catalina Landing 3	\$ 31.80	98,666	43,511	44%	55,155	52,155	3,000	1985	-
401 E Ocean Blvd	-	\$ 22.20	134,773	68,155	51%	66,618	66,618	0	1983	1996
320 Golden Shore	Catalina Landing 2	\$ 31.80	53,832	28,867	54%	24,965	24,965	0	1985	-
444 W Ocean Blvd	444 W Ocean Building	\$ 29.11	186,439	126,195	68%	602,44	54,771	3,673	1967	-
555 E Ocean Blvd	"555"	\$ 22.15	138,592	98,119	71%	40,473	40,473	0	1968	2002
100 Oceangate	Oceangate Tower	\$ 29.24	228,484	167,098	73%	61,386	44,366	14,780	1971	-
340 Golden Shore	-	\$ 32.21	56,270	41,311	73%	14,595	14,595	0	1985	-
150 Long Beach Blvd	Bank of America	\$2 4.11	49,436	39,396	80%	10,040	10,040	0	1981	-
401-421 Pine Ave	The Walker Building	\$ 20.94	84,420	72,936	86%	11,484	0	11,484	1929	2002

2020 Q3 OFFICE MARKET SURVEY



Property Address	Property Name	Annual Average Weighted Rent (\$/SF)	Rentable Building Area (SF)	Total Occupied (SF)	% Occupied	Total Available Space (SF)	Direct Available Space (SF)	Sublet Available Space (SF)	Year Built	Year Renovated
CLASS B <i>continued</i>										
200 Pine Ave	-	\$ 30.00	65,909	64,663	98%	1,246	1,246	0	1968	2009
999 Atlantic Ave	-	-	19,474	19,474	100%	-	-	-	1990	-
105 W Broadway	-	-	18,287	18,287	100%	-	-	-	-	-
310 Golden Shore	Catalina Landing 1	-	63,736	63,736	100%	-	-	-	1985	-
132 Linden Ave	-	-	85,494	85,494	100%	-	-	-	1928	-
110 W Ocean Blvd	Ocean Center	-	108,920	108,920	100%	-	-	-	1929	1991
333 W Ocean Blvd	-	-	188,965	188,965	100%	-	-	-	1962	-
501 W Ocean Blvd	Gov't Bldg - Long Beach Federal Bldg	-	275,000	275,000	100%	-	-	-	1989	-
102 Pine Ave	-	-	133,545	133,545	100%	-	-	-	1925	1986
604 Pine Ave	Press Telegram Building	-	70,110	70,110	100%	-	-	-	-	2013
650 Pine Ave	Meeker-Baker Bldg	-	120,000	120,000	100%	-	-	-	2014	-
Total / AVG		\$28.05	4,459,049	3,842,483	85%	616,566	571,313	37,223	1977	2000

CLASS C										
525 E 7th St	-	-	22,865	22,865	100%	-	-	-	1962	-
201-207 E Broadway	Insurance Exchange Building	-	22,792	22,792	100%	-	-	-	1927	-
216-218 The Promenade N	-	-	22,500	17,784	79%	-	-	-	1937	-
130 Pine Ave	The Loft Bldg	\$ 22.20	26,333	16,500	63%	9,833	2,333	7,500	1923	2000
115 Pine Ave	L'Opera Building	\$ 17.42	67,000	44,594	67%	22,406	11,685	10,271	1906	1989
230-236 E 3rd St	The Arts Bldg	\$ 16.20	30,000	15,990	53%	14,010	14,010	-	1930	2012
136-140 Pine Ave	Sevilla/Design Science	\$ 24.00	24,000	12,763	53%	11,237	11,237	-	1995	-
235-247 E Broadway	Pacific Tower	\$ 17.64	106,754	102,143	96%	4,077	4,077	534	1923	2002
333 W Broadway	Sea Spray Gardens	\$24.00	33,000	32,440	98%	560	560	-	1983	-
320 Pine Ave	F&M Tower	\$ 22.80	52,000	51,451	99%	549	549	-	1923	1988
Total / AVG		\$ 20.61	407,244	339,322	81%	63,206	44,451	18,755	1941	1998

2020 Q3 OFFICE VACANCY LISTINGS



1

The Arts Bldg

230-236 E 3rd St
Year Built: 1930



2

Pacific Tower

235-247 E Broadway
Year Built: 1923



3

The Hubb - Creative

100 W Broadway
Year Built: 1985



4

Sea Spray Gardens

333 W Broadway
Year Built: 1983



5

Catalina Landing

320 Golden Shore
Year Built: 1985



6

Catalina Landing

330 Golden Shore
Year Built: 1985



7

Catalina Landing

340 Golden Shore
Year Built: 1985



8

Bank Of America

150 Long Beach Blvd
Year Built: 1981



9

Downtown Plaza

211 E Ocean Blvd
Year Built: 1982



10

International City Bank

249 E Ocean Blvd
Year Built: 1981



11

Shoreline Square Tower

301 E Ocean Blvd
Year Built: 1988



12

401 E Ocean Blvd

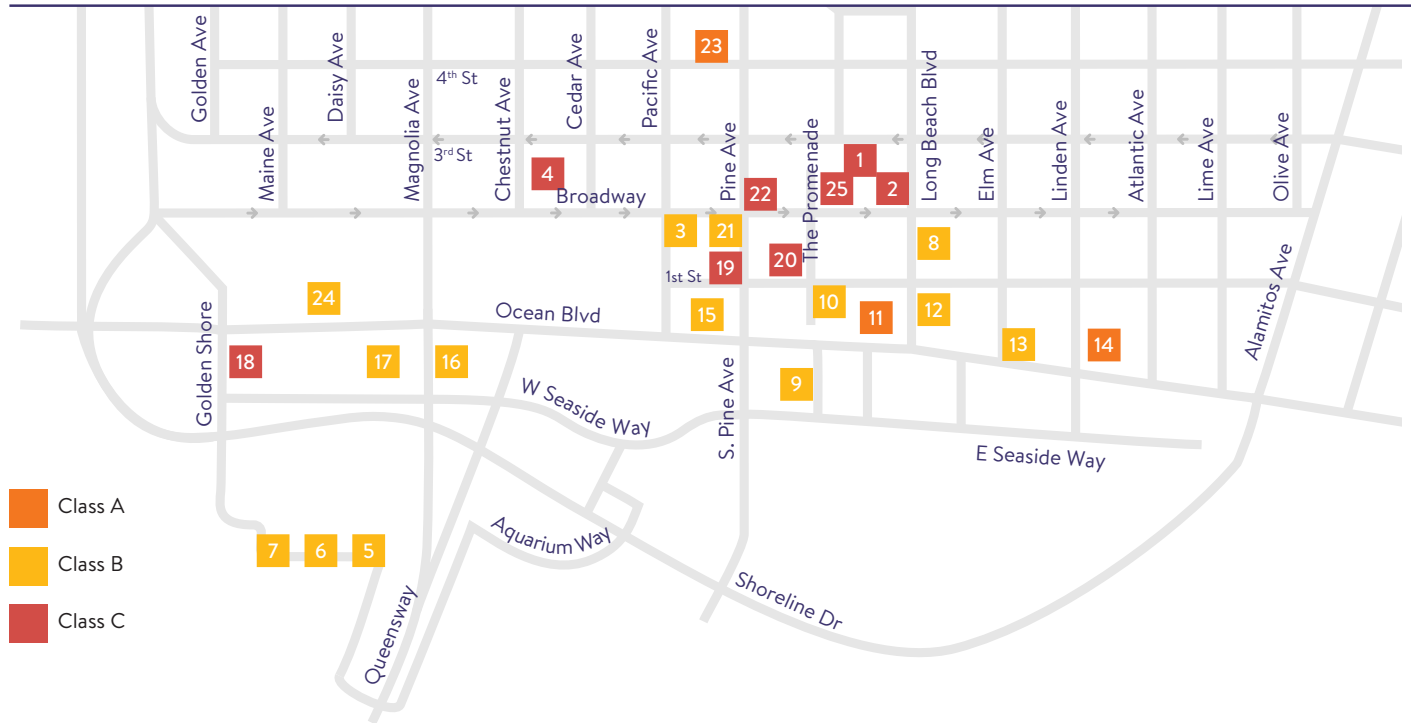
Year Built: 1983



13

"555"

555 E Ocean Blvd
Year Built: 1968



Class A
Class B
Class C



14

Landmark Square

111 W Ocean Blvd
Year Built: 1991



15

444 W Ocean Building

444 W Ocean Blvd
Year Built: 1967



16

Oceangate Tower

100 Oceangate
Year Built: 1971



17

Union Bank Building

400 Oceangate
Year Built: 1975



18

L'opera Building

115 Pine Ave
Year Built: 1906



19

The Loft Bldg

130 Pine Ave
Year Built: 1923



20

Sevilla/Design Science

136-140 Pine Ave
Year Built: 1995



21

200 Pine Ave

Year Built: 1968



22

F&M Bank Building

320 Pine Ave
Year Built: 1923



23

One World Trade Center

1 World Trade Ctr
Year Built: 1989



24

The 180 Ocean Building

180 E Ocean Blvd
Year Built: 1984

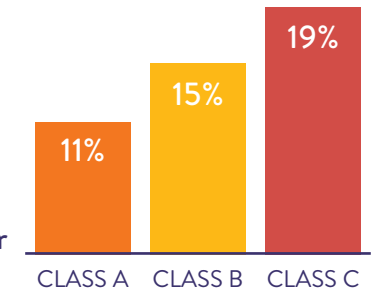


25

216-218 The Promenade N

Year Built: 1937

Total Percent Vacancy by Class Type



2020 Q3 OFFICE LISTINGS



211 E OCEAN

THE RUTH GROUP

1,917 - 2,975 SF Available
features large balconies, operable windows allowing for natural air flow and an open environment.



235 -247 E BROADWAY - PACIFIC TOWER

COLDWELL BANKER COMMERCIAL

324-2559 SF Available
Seconds away from Pine Avenue restaurants and shops and 2 blocks from city hall