





2ND & PCH



Average Household
Income of \$200,000+
within our immediate
trade area.



Impressive salesvolume restaurants with 180 degree water views of the Alamitos Bay and marina.



with High Performing
Whole Foods, Sephora,
Nike By Long Beach,
Iululemon, Shake Shack,
Ola Mexican Kitchen
and more.



Positioned at the cream of the demographic

- the under-served market of Naples Island, Belmont Shore, Park Estates, Palos Verdes & Seal Beach.

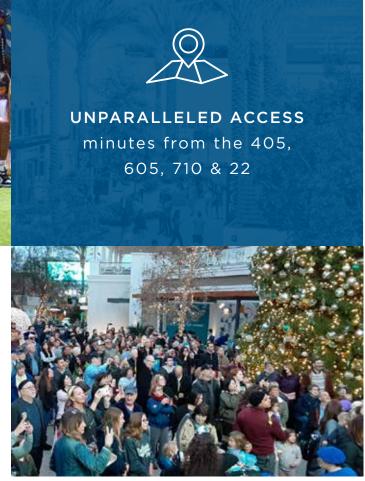
2ND & PCH sits at

the gateway between Orange County and Long Beach





\$220,970 2022 Estimate 1-Mile Avg. Household Income





- WESTFIELD CENTURY CITY
 43 MILES | 50-90 MIN DRIVE TIME
- 2 SANTA MONICA PLACE
 35 MILES | 45-90 MIN DRIVE TIME
- 3 DEL AMO FASHION CENTER
 17 MILES | 30-48 MIN DRIVE TIME
- 4 LOS CERRITOS CENTER
 10 MILES | 16-24 MIN DRIVE TIME
- 5 LONG BEACH EXCHANGE RETAIL 7 MILES | 15-20 MIN DRIVE TIME
- 6 BELLA TERRA
 10 MILES | 15-20 MIN DRIVE TIME
- 7 PACIFIC CITY
 10 MILES | 25-45 MIN DRIVE TIME
- 8 LIDO MARINA VILLAGE
 21 MILES | 45-100 MIN DRIVE TIME
- 9 SOUTH COAST PLAZA
 17 MILES | 40-90 MIN DRIVE TIME
- 10 IRVINE SPECTRUM CENTER
 27 MILES | 45-60 MIN DRIVE TIME
- FASHION ISLAND
 26 MILES | 45-100 MIN DRIVE TIME

Retail LANDSCAPE





Trade AREA











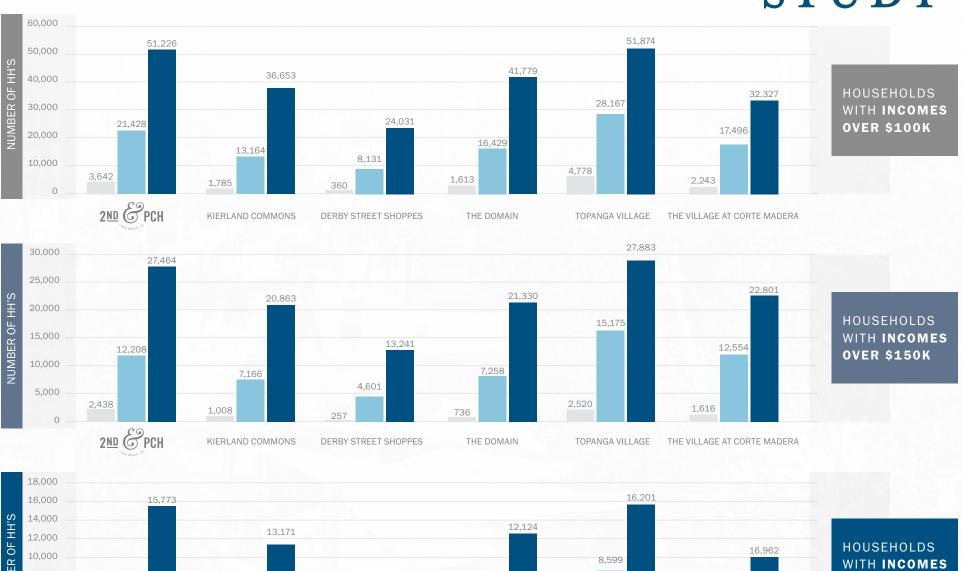


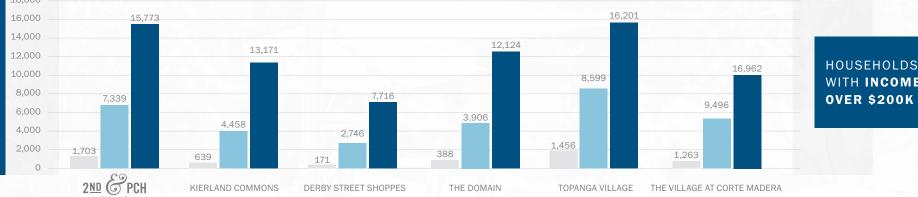


Population
Population Growth (by 2022)
Avg. Household Income
Avg. Household Income (by 2022)
Any College +
College Degree +

-mile radius	2-mile radius				
13,369	49,182				
13,686	51,007				
\$175,814	\$123,511				
\$220,970	\$149,962				
),148 / 84.8%	32,925 / 83.79				
6,193 / 57.4%	21,433 /54.5%				

3-mile radius
108,813
111,888
\$115,108
\$139,901
66,820 / 81.5%
42,425 / 51.8%





Day Population & BUSINESSES



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Day Population & BUSINESSES

BUSINESS	# OF EMPLOYEES	BUSINESS # OI	EMPLOYEES
Long Beach City Hall	5,000	Woodrow Wilson High School	300
California State University	3,057	National Emblem Inc	295
VA LB Primary Care	2,500	Renaissance	280
US Veterans Medical Ctr	2,500	Aquarium of the Pacific	275
US Health Care Svc	2,000	265 Children Youth & Home	265
LB Chief of Police Office	1,600	Los Alamitos High School	260
Long Beach Police Dept	1,500	LB Refuse Collection	250
St Mary's Medical Ctr	1,203	California Resources Corp	250
WGA Consulting LLC	1,001	Costco Wholesale	250
Gulfstream Aerospace Corp	900	Home Depot	250
Los Alamitos Medical Ctr	875	Roger Cleveland Golf Co	250
Long Beach Transit	780	Colonial Care Ctr	240
Trend Offset Printing Svc Inc	600	LB Environmental Svc	240
Arrowhead Products	600	LB Polytechnic High	230
Avida Caregivers of Long Be	ach 550	Marriott LB	208
Zodiac Aerospace	505	Golden Rain Foundation	201
SCAN Health Plan	500	Katella Deli-Restaurant-Bakery	201
Office Depot	500	Harbor Distributing LLC	200
Walters Wholesale	500	Sam's Club	200
Moffatt & Nichol	500	Health Care Partners	200
Community Hospital LB	452	LB United School Dist	200
Hyatt Regency LB	450	Home Depot	200
Keller Williams Realty	400	Action RE School	200
Health Care PArtners-Urgent	375	Century 21 Action RE	200
LB Health & Human Svc	360	Excel Paving Co	200
Boardriders Inc	349	LB Police Dept - Traffic	200
Target	335	LB Police - South Div	200
Thumsco	300	Designory Inc	200
SMG Catering	300	Allen Supply Co	200
Westin LB	300	Rossmoor Realtors	200
Cambro Manufacturing Co	300	LB Youth Ctr	200
Epson America	300	Qwickey	200
Jet Blue Airways	300	Magensa	200
Robert A Millikan High School	ol 300	Keller Williams Realty	200
Rossmoor Homeowners Assi	n 300		

The Outdoor ACTIVE LIFESTYLE...



2ND & PCH IS A MAGNET FOR THE OUTDOOR ENTHUSIAST



BOATING, KAYAKING, SWIMMING, PADDLE-BOARDING



ALONG WITH OUR OWN DEDICATED BIKE LANES



THE MARINA AND ALAMITOS BAY



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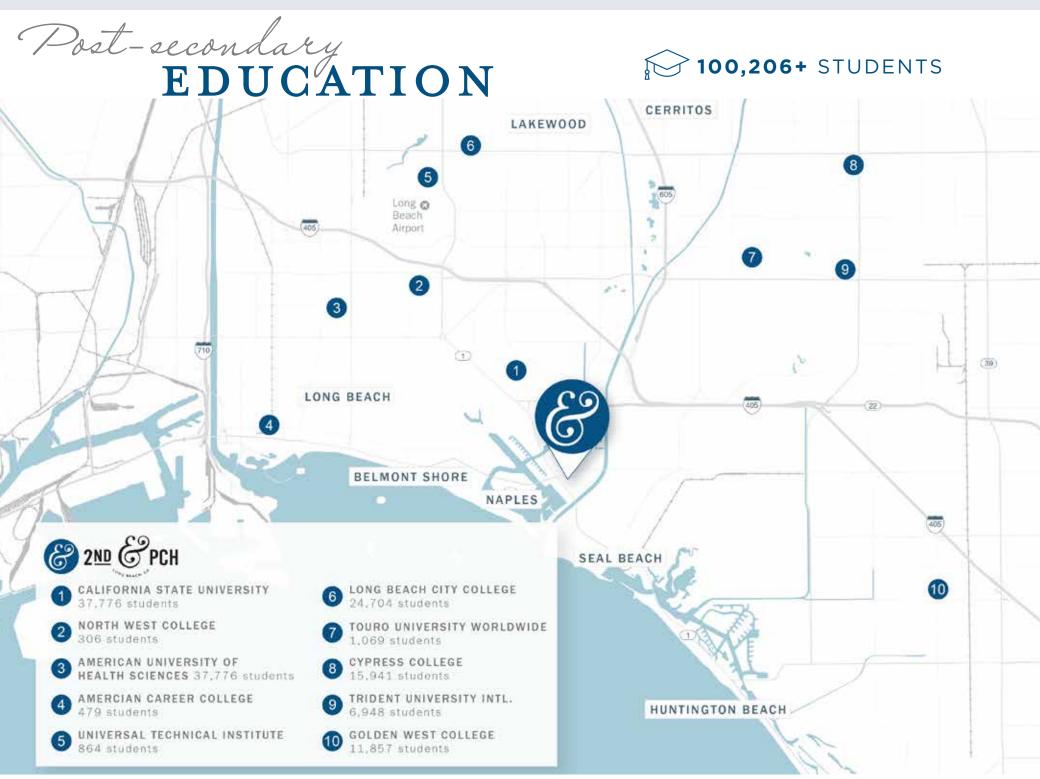




# of Rooms	# of Rooms	# of Rooms	# of Rooms

		# of Rooms		# of Rooms			# of Rooms			# of Roon
1	Hyatt Regency Long Beach	528	10 Best Western Long Beach	n 99	19	Best Western Los Alamitos	48	28	Hyland Motel Long Beach	26
2	Queen Mary	346	11 Motel 6	98	20	Best Western Westminster	44	29	Rocky Inn	25
3	Courtyard by Marriott Cypress	180	12 Pacific Inn	71	21	Rodeway Inn Signal Hill	44	30	Hotel Royal	20
4	Residence Inn by Marriott	142	13 Quality Inn	68	22	Motel 6 Los Angeles	42	31	Broadlind Hotel at Long Beach CC	20
5	Hyatt House Cypress	155	14 Best Western Plus	66	23	The Varden-A Boutique Hotel	35	32	Surf City Inn	20
6	Extended Stay America Cypress	134	15 Vagabond Inn	60	24	Eagle Inn Motel	30	33	Coronado Motel	18
7	Extended Stay America LA	134	16 Motel 6 Long Beach	50	25	Ocean Surf Inn	30	34	Pacifica Motel	7
8	Ayres Hotel Seal Beach	112	17 Travelodge by Wyndham	50	26	Oceanview Motel Huntington	29	35	Dockside Boat & Bed Long Beach	5
9	Extended Stay America Huntington	104	18 Super 8	49	27	Best Western Harbour Inn	27	36	Tower Motel Long Beach	0







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LEVEL 1 E Marina Dr LEVEL 2

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BE Fit



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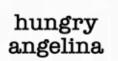






















URBAN OUTFITTERS





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LATHER.









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