



**2ND  
&  
PCH**  
LONG BEACH, CA

6400 E. Pacific Coast Highway, Long Beach, CA





# Why 2ND & PCH



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



**Incredible Co-Tenancy**  
with High Performing  
Whole Foods, Sephora,  
Nike By Long Beach,  
lululemon, Shake Shack,  
Ola Mexican Kitchen  
and more.



**Impressive sales-  
volume restaurants**  
with 180 degree water  
views of the Alamitos  
Bay and marina.




**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**



  
**UNPARALLELED ACCESS**  
minutes from the 405,  
605, 710 & 22

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



- 1 **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
- 11 **FASHION ISLAND**  
26 MILES | 45-100 MIN DRIVE TIME

# *Retail* **LANDSCAPE**







GATEWAY TO  
**ORANGE  
COUNTY**



# 2ND & PCH

LONG BEACH, CA

**2ND & PCH** enjoys outstanding **visibility**, positioned at the corner of legendary Pacific Coast Highway and E. 2nd street, with more than **100,000 vehicles converging daily** at the intersection.

— Project Boundary

↑ Project Ingress  
and Egress Points

GELSON'S

Westminster Ave

E 2nd St

48,125 ADT

TRADER JOE'S

42,387 ADT

E Marina Dr

Pacific Coast Highway

N



# Trade AREA

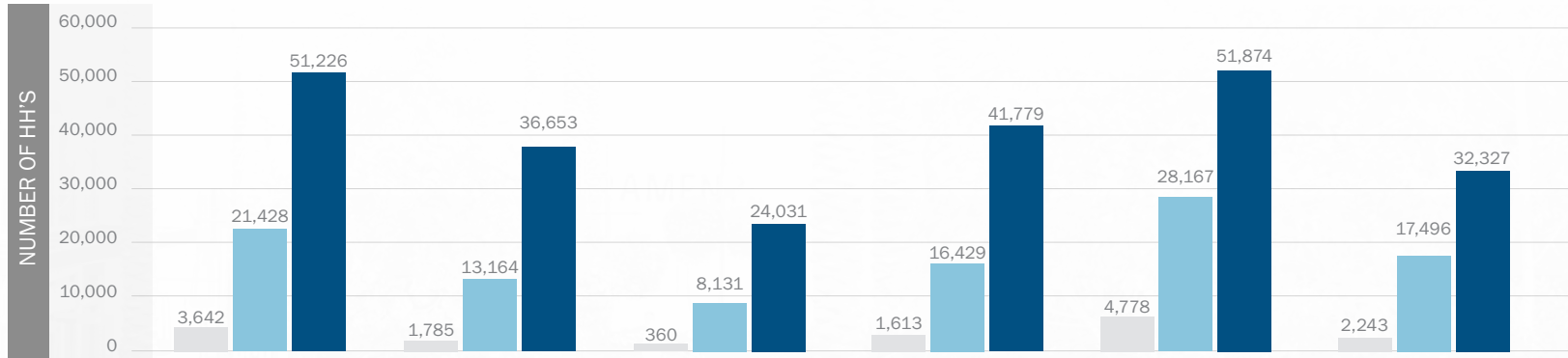


	1-mile radius	2-mile radius	3-mile radius
Population	13,369	49,182	108,813
Population Growth (by 2022)	13,686	51,007	111,888
Avg. Household Income	\$175,814	\$123,511	\$115,108
Avg. Household Income (by 2022)	\$220,970	\$149,962	\$139,901
Any College +	9,148 / 84.8%	32,925 / 83.7%	66,820 / 81.5%
College Degree +	6,193 / 57.4%	21,433 / 54.5%	42,425 / 51.8%

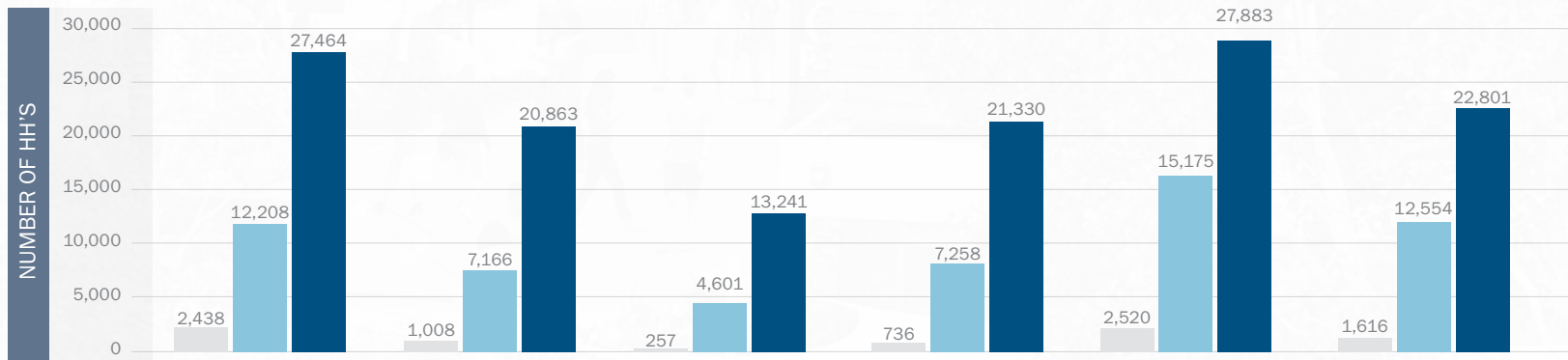


# Comparison STUDY

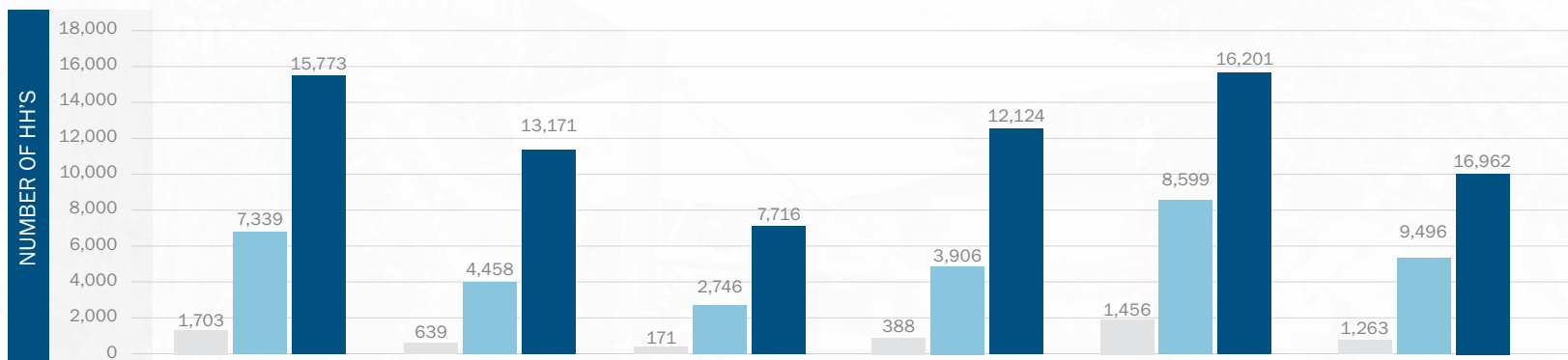
1 mile 3 miles 5 miles



HOUSEHOLDS  
WITH **INCOMES**  
OVER \$100K



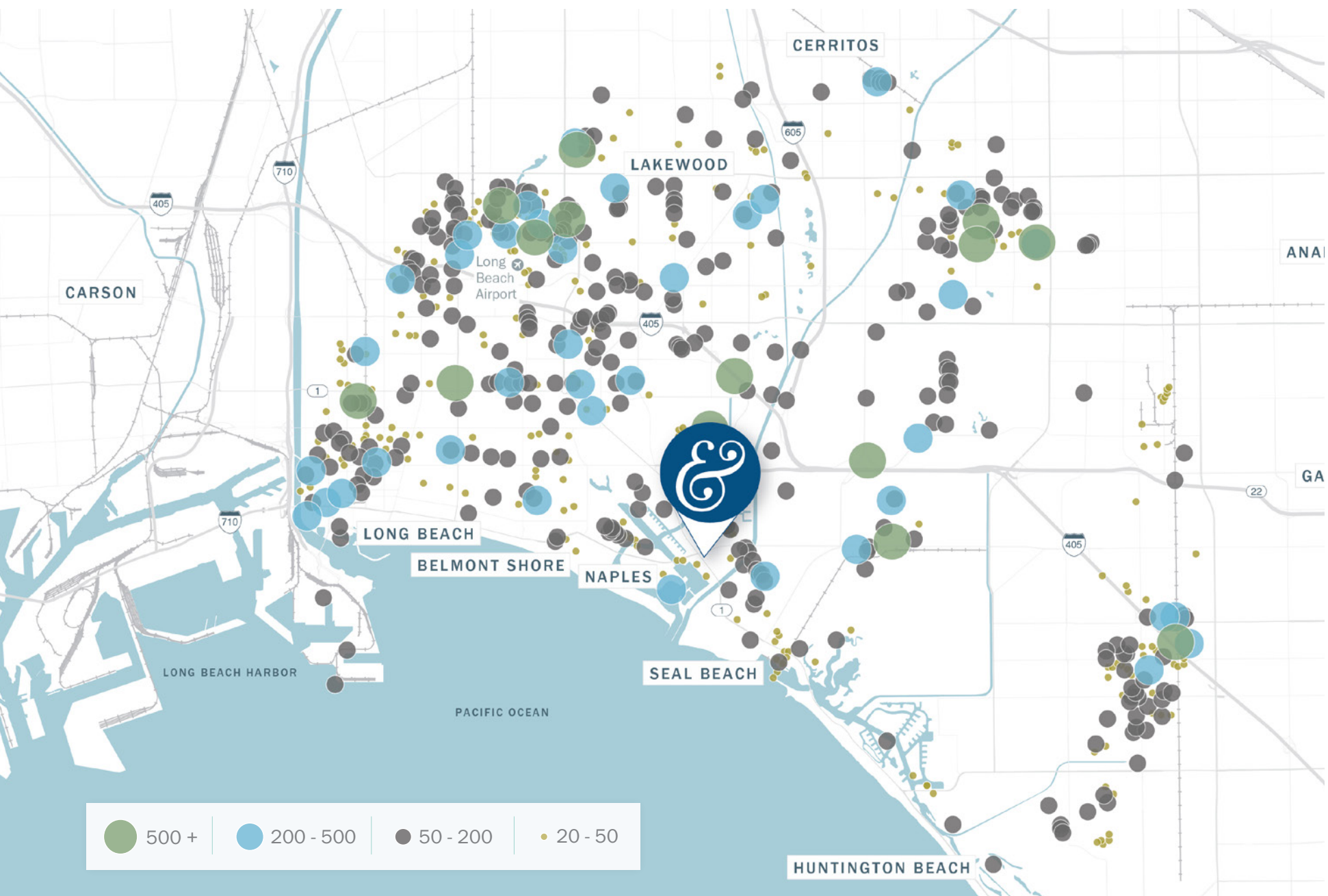
HOUSEHOLDS  
WITH **INCOMES**  
OVER \$150K



HOUSEHOLDS  
WITH **INCOMES**  
OVER \$200K



# Day Population & BUSINESSES







# Day Population & BUSINESSES

BUSINESS	# OF EMPLOYEES	BUSINESS	# OF 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 Beach	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	300	Keller Williams Realty	200
Rossmoor Homeowners Assn	300		



# *The Outdoor* **ACTIVE LIFESTYLE...**



2ND & PCH IS  
A MAGNET FOR  
THE OUTDOOR  
ENTHUSIAST



ALONG WITH OUR  
OWN DEDICATED  
BIKE LANES



BOATING, KAYAKING,  
SWIMMING, PADDLE-  
BOARDING



THE MARINA AND  
ALAMITOS BAY









# Area HOTELS



NEARLY **3,000** HOTEL ROOMS



MORE THAN  
**6 MILLION**  
TOURISTS  
ANNUALLY

# of Rooms

1	Hyatt Regency Long Beach	528
2	Queen Mary	346
3	Courtyard by Marriott Cypress	180
4	Residence Inn by Marriott	142
5	Hyatt House Cypress	155
6	Extended Stay America Cypress	134
7	Extended Stay America LA	134
8	Ayres Hotel Seal Beach	112
9	Extended Stay America Huntington	104

10	Best Western Long Beach	99
11	Motel 6	98
12	Pacific Inn	71
13	Quality Inn	68
14	Best Western Plus	66
15	Vagabond Inn	60
16	Motel 6 Long Beach	50
17	Travelodge by Wyndham	50
18	Super 8	49

# of Rooms

19	Best Western Los Alamitos	48
20	Best Western Westminster	44
21	Rodeway Inn Signal Hill	44
22	Motel 6 Los Angeles	42
23	The Varden-A Boutique Hotel	35
24	Eagle Inn Motel	30
25	Ocean Surf Inn	30
26	Oceanview Motel Huntington	29
27	Best Western Harbour Inn	27

# of Rooms

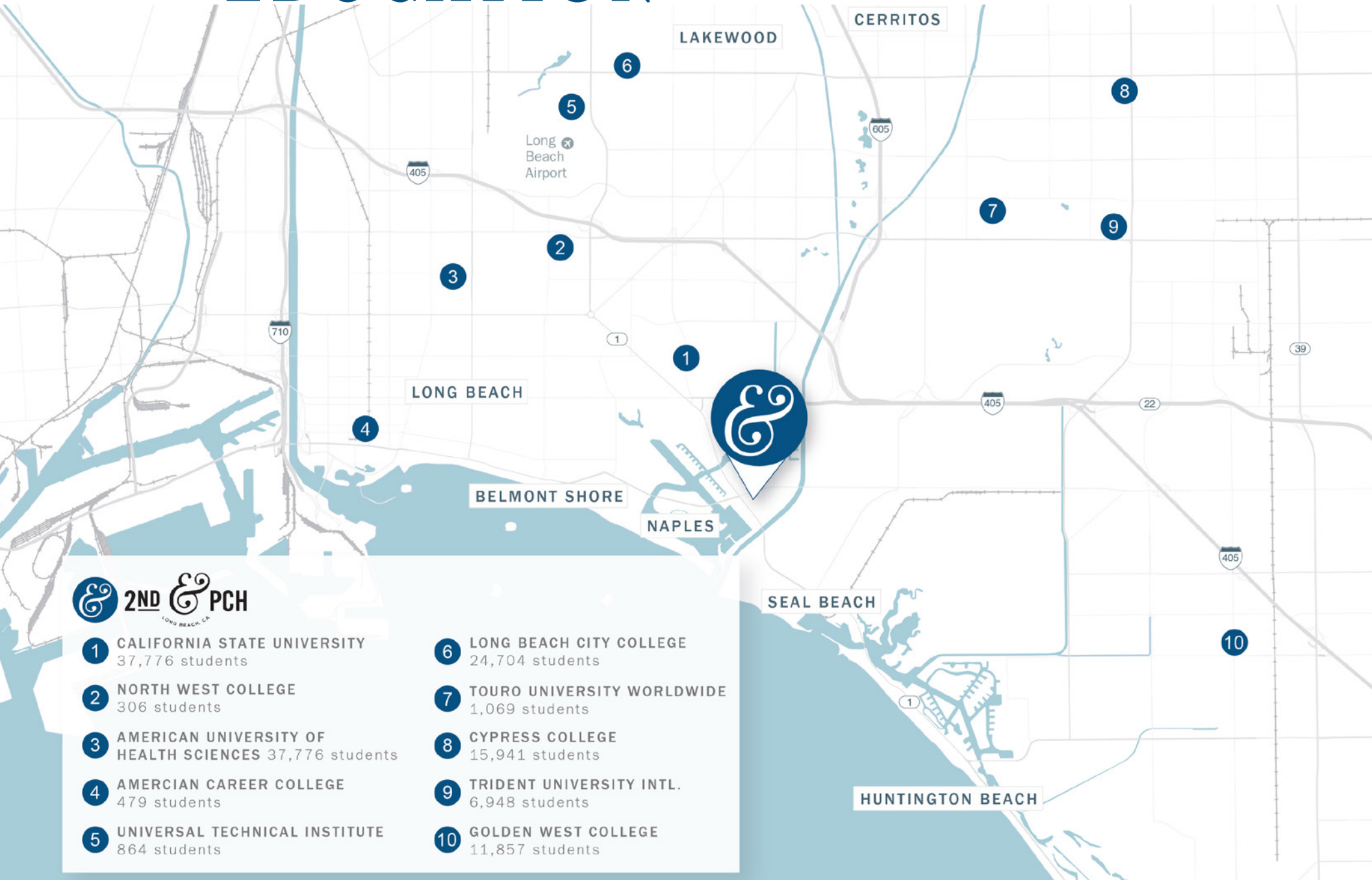
28	Hyland Motel Long Beach	26
29	Rocky Inn	25
30	Hotel Royal	20
31	Broadlind Hotel at Long Beach CC	20
32	Surf City Inn	20
33	Coronado Motel	18
34	Pacifica Motel	7
35	Dockside Boat & Bed Long Beach	5
36	Tower Motel Long Beach	0

# of Rooms



# Post-secondary EDUCATION

 **100,206+ STUDENTS**



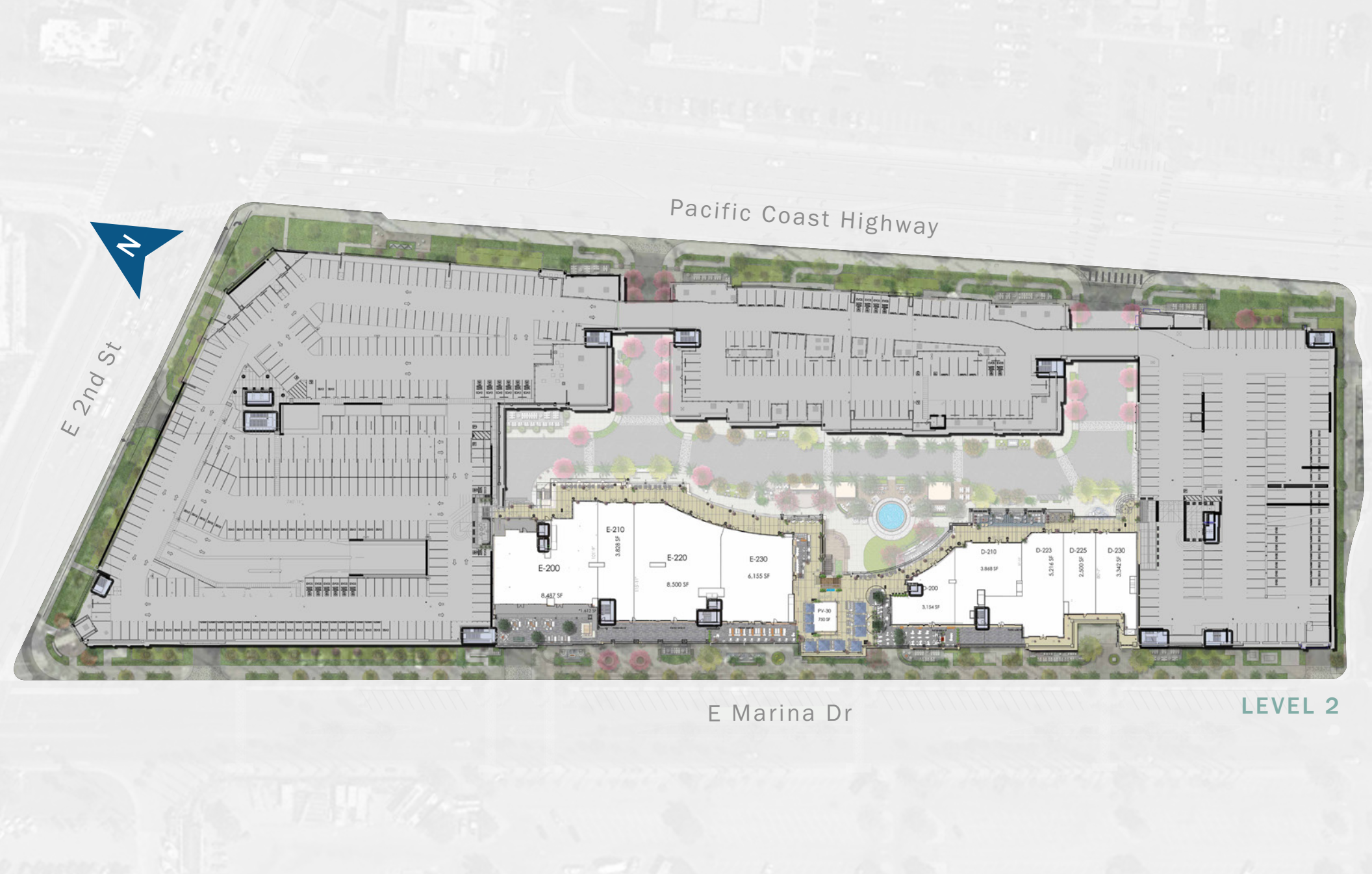




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ANTHROPOLOGIE



one medical



HOLLY AND HUDSON  
NAIL LOUNGE



URBAN OUTFITTERS

JOHNNY WAS

jolie

LATHER®

LINNE'S





 lululemon

Madewell

MADISON REED®

NIKE   
BY LONG BEACH



 BRIXTON

 OTOSAN SUSHI

palapa

PAPER  SOURCE™

COMPASS

free people

POTATO CHIPS  
Deli  
SANDWICHES

SEPHORA

SHAKE SHACK 

SKIN  SPIRIT

  
JINYA  
RAKEN BAR

THE ITALIAN  HOMEMADE  
Company



tocaya  
MODERN MEXICAN

UNTUCKit 



VISSLA 

WARBY PARKER

woofpak

 Lulu Ave





# 2ND & PCH

LONG BEACH, CA

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