



2ND & PCH
- Long Beach, Ca -
RETAIL • RESTAURANT • GROCERY

LEASING PACKAGE

6400 E. PACIFIC COAST HIGHWAY, LONG BEACH, CA

CENTERCAL
PROPERTIES, LLC

**CENTERCAL'S NEW DEVELOPMENT, 2ND & PCH
WILL BE A COASTAL CONTEMPORARY RETAIL
AND RESTAURANT DESTINATION INSPIRED BY
THE NEIGHBORING MARINA.**

The casual yet refined resort-style character of the architecture, landscape, and graphics invites the local community and destination shoppers to enjoy and interact in the lush and rich retail experience.

This authentic and vibrant environment will be anchored by Whole Foods and home to choice restaurants and retailers, welcoming storefronts, connected streetscapes, beautiful marina views, and a fun, whimsical landscape palette.

With an obsessive attention to authentic character and detail, 2ND & PCH aims to create a memorable and comfortable outdoor living experience that will beckon visitors to spill out onto the restaurant terraces to enjoy the exceptional ocean views and laid-back SoCal lifestyle.



+44%

OLD AND NEWCOMERS

These households are typically beginning their careers or are retiring. There are more singles and shared households in these neighborhoods than others. They have above average educational attainment. Their purchases reflect the free lifestyles of singles and renters. They read books, newspapers, watch TV, listen to contemporary music, and go to the movies.



+26%

METRO RENTERS

These households are young and educated singles who are beginning their professional careers in large metropolitan cities. This group is younger and more diverse than the U.S population. They are one of the most educated groups. They tend to buy from Banana Republic, Gap, Nordstrom, and online retailers. These residents exercise regularly and like to travel.



+23%

YOUNG AND RESTLESS

These households are young and over half are single or shared. They are ethnically diverse and live in metropolitan areas. These young professionals live a busy lifestyle and are technologically inclined. They enjoy conveniences and frequently go online to communicate, shop, and keep up with the latest trends.



+15%

INNER CITY TENANTS

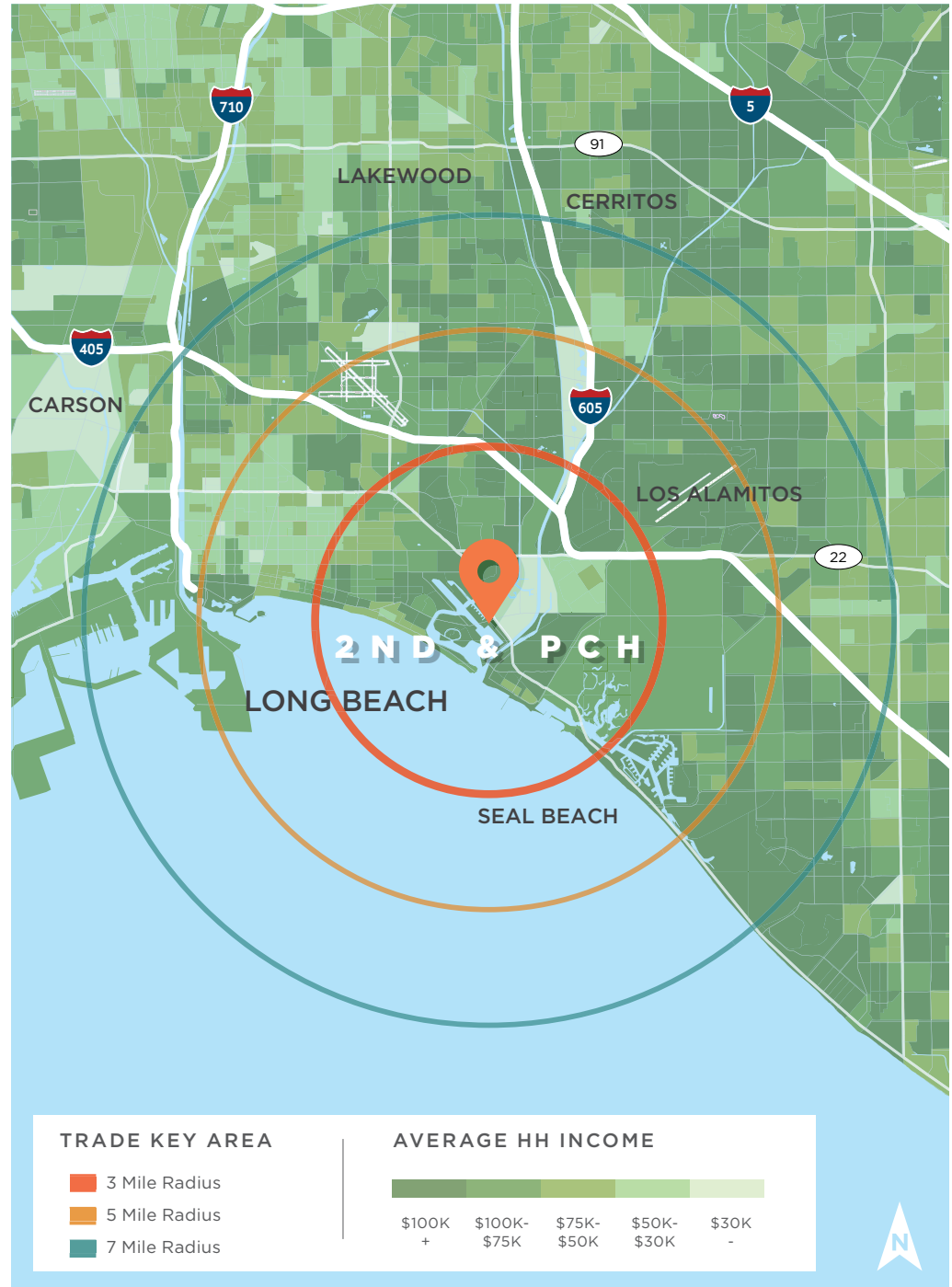
These households represent urban diversity and are multicultural. They are younger than average, with a median age of 27.8 years old. They have a busy lifestyle, like to go to movies, and enjoy professional football and basketball games.

2ND & PCH DEMOGRAPHICS

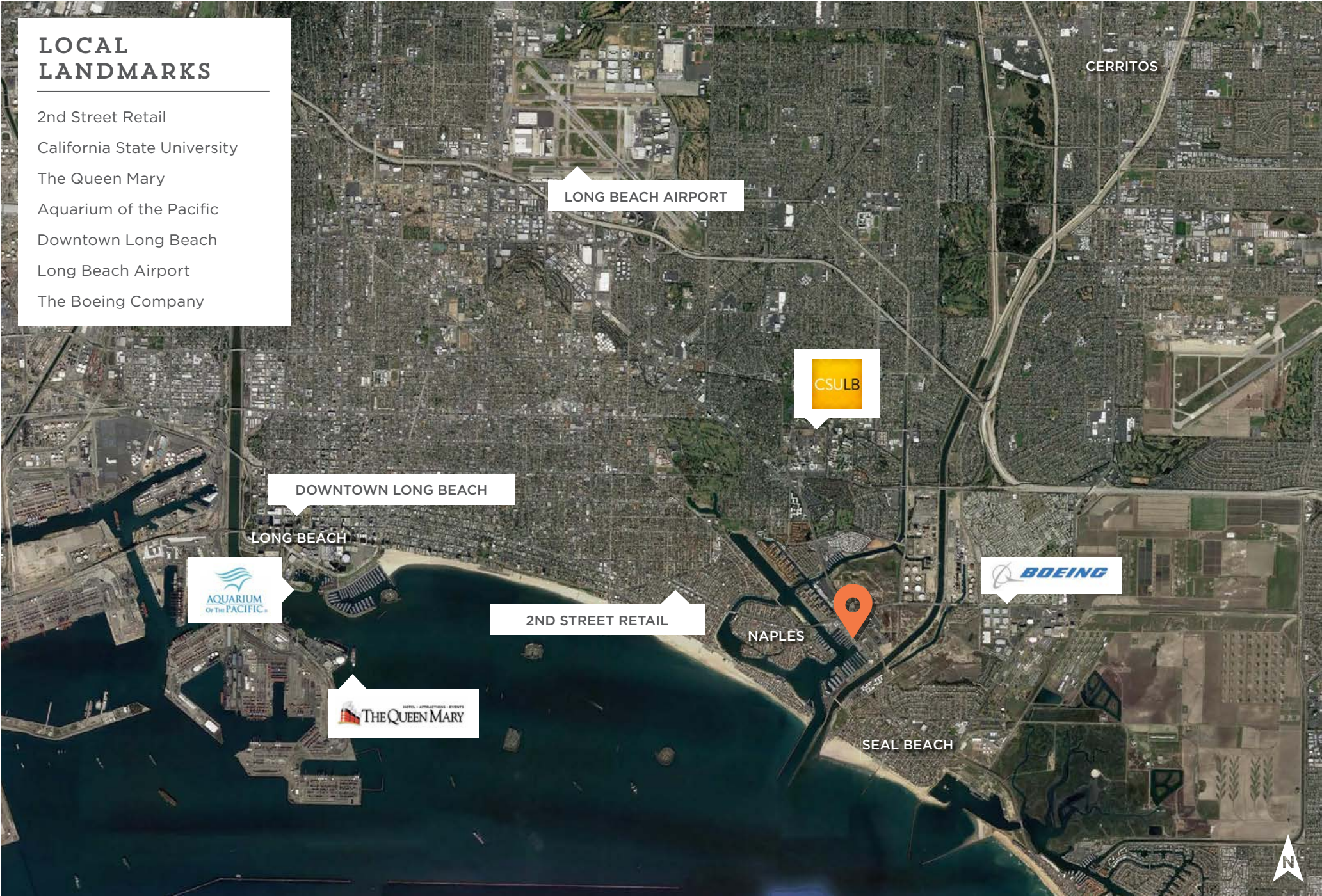
OUR TRADE AREA BY BLOCK GROUPS

	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
Population	119,744	361,019	713,042
Population Growth 5yr Projection (% / #)	+0.9% / 5,448	+0.8% / 14,971	+0.8% / 30,165
Households	56,707	147,319	261,726
Household Growth 5yr Projection	+0.9%	+0.9%	+0.8%
Median Age	42.0	38.1	37.7
Average Household Income	\$94,164	\$84,713	\$84,020
Median Household Income	\$69,455	\$65,040	\$67,256
Any College +	79.8%	65.3%	61.5%
Total Employees	46,521	161,333	312,204
White Collar	75.9%	67.2%	65.6%

Demographic Source: Applied Geographic Solutions/TIGER Geography ©, Sites USA



2ND & PCH REGIONAL MAP



LOCAL LANDMARKS

- 2nd Street Retail
- California State University
- The Queen Mary
- Aquarium of the Pacific
- Downtown Long Beach
- Long Beach Airport
- The Boeing Company

CERRITOS

LONG BEACH AIRPORT

CSULB

DOWNTOWN LONG BEACH

LONG BEACH

AQUARIUM
OF THE PACIFIC

2ND STREET RETAIL

THE QUEEN MARY
HOTEL • ATTRACTIONS • EVENTS

NAPLES

BOEING

SEAL BEACH



2ND & PCH LOCAL AERIAL



TRADE KEY AREA

- PROJECT BOUNDARY
- PROJECT INGRESS & EGRESS POINTS

2ND & PCH PROJECT RENDERING



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2ND & PCH LEVEL ONE PLAN



FEBRUARY 2017 (NTS) Not to scale

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2ND & PCH LEVEL TWO PLAN



FEBRUARY 2017 (NTS) Not to scale

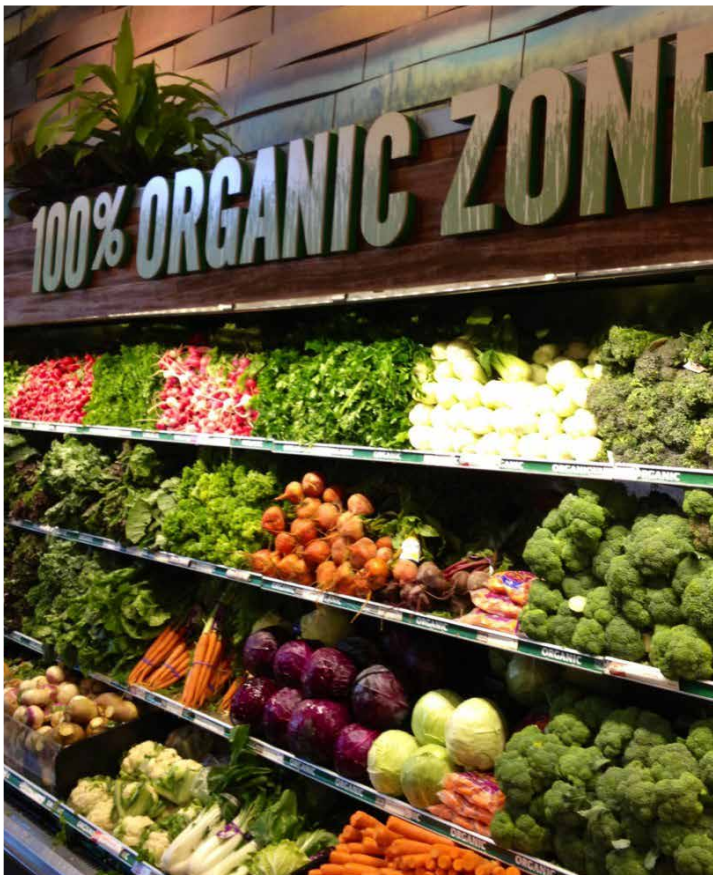
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2ND & PCH MERCHANDISING LOOK AND FEEL



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