

THE CRIST

207 SEASIDE WAY
LONG BEACH, CA 90802

A vibrant, new retail destination in the heart of
Downtown Long Beach, California

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REAL ESTATE INVESTMENTS

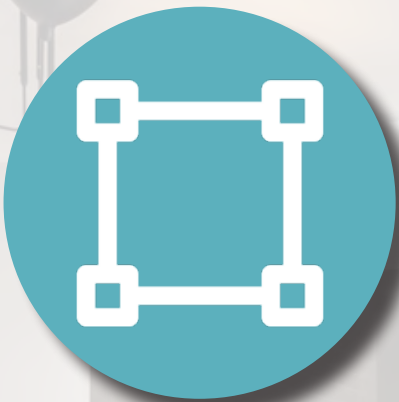
MARKET

Downtown Long Beach has increasingly become one of the most attractive and diverse business communities in the greater Los Angeles area. Because of its multidimensional economy, the City occupies a strategic geographic, economic, and cultural position within the context of Southern California. It is the seventh most populous city in California with 470,000 residents - 33,400 of which reside in the Downtown Area.

Downtown Long Beach is in the midst of a full-scale transformation with more than \$2 billion of public and private investment pouring into the City since 2013, completely revamping the downtown landscape. The City has just embarked on a \$520 million project to revitalize 22 acres in Downtown Long Beach with the construction of a new Civic Center and state-of-the-art public library. Other major projects under construction or recently completed in DTLB include the \$490 million federal courthouse, Molina Healthcare's adaptive re-use of an entire city block for a healthcare facility that employs 3,000 people, and major residential projects by Lennar, SARES REGIS, and AMLI Residential. With over \$2 billion of additional investment planned or underway, Downtown Long Beach is on a path of continued growth acceleration.



CAFE/RETAIL OPPORTUNITY



RETAIL SPACE(S)
FROM 209 - 888 SF



27 DEDICATED RETAIL
PARKING SPACES

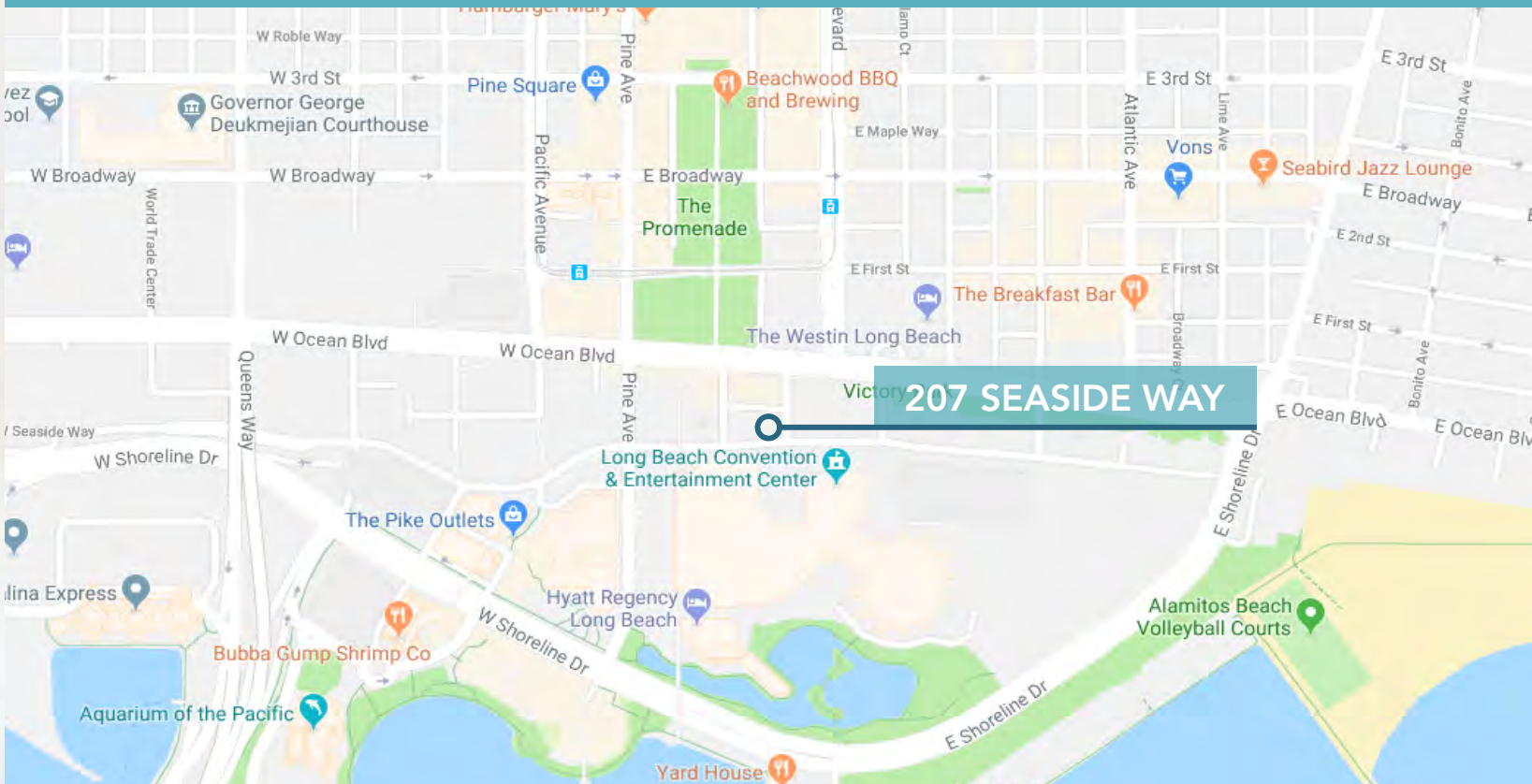


RISÜ WINE BAR

Join RISÜ Wine + Bar - now open in the neighboring restaurant space on the ground floor of THE CREST.

RISÜ serves up shareable tapas-style dishes, paired with an extensive wine selection. Boasting a clean and modern design with an expansive covered patio, which features views of the Rainbow Bridge, the wine bar is sure to remain a fixture in the Downtown Long Beach restaurant scene.

LOCATION



RAINBOW BRIDGE

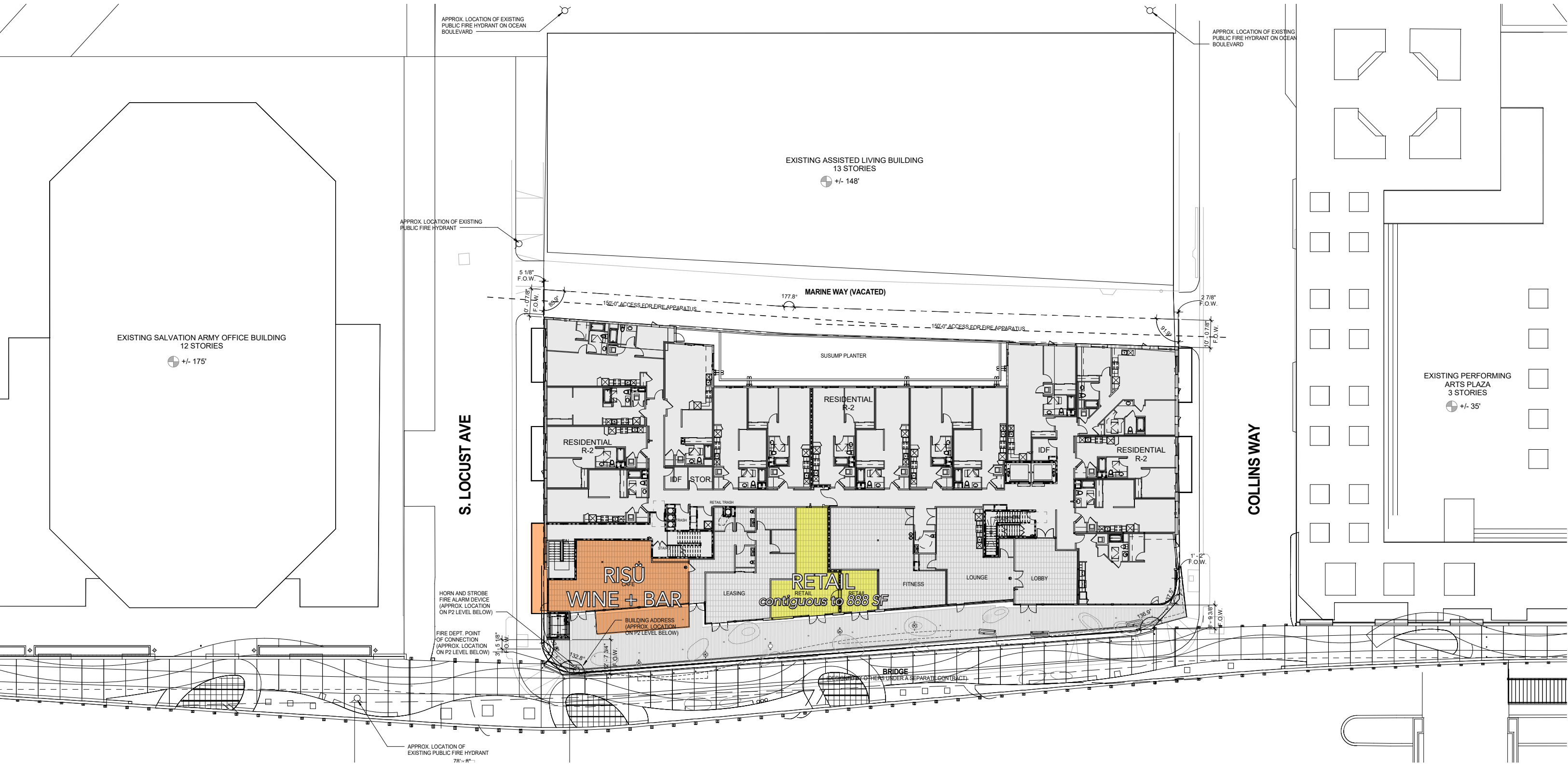
Located across from the Long Beach Convention Center (which hosts 1.3 million visitors annually) and The Cove Event Space, THE CREST is just a short walk away from arts and cultural venues, Downtown restaurants, The Pike Outlets, Shoreline Village and a Metro Blue Line station.



CONVENTION CENTER

At THE CREST you're front-row center to the new pedestrian Rainbow Bridge and elevated park, connecting you to one urban adventure after the next.

THE CREST BRIDGE PLANS

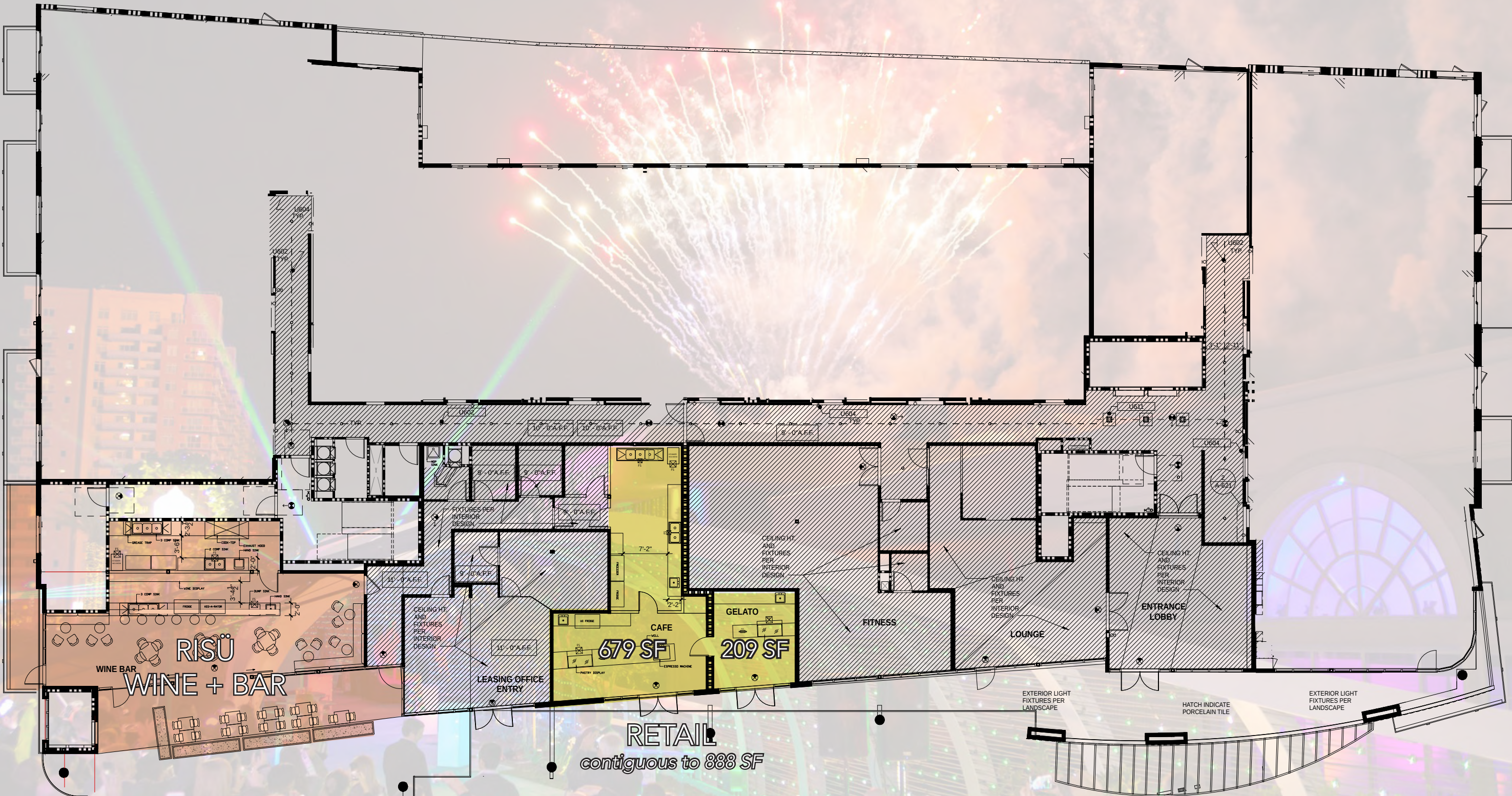


VIEW FROM THE BRIDGE

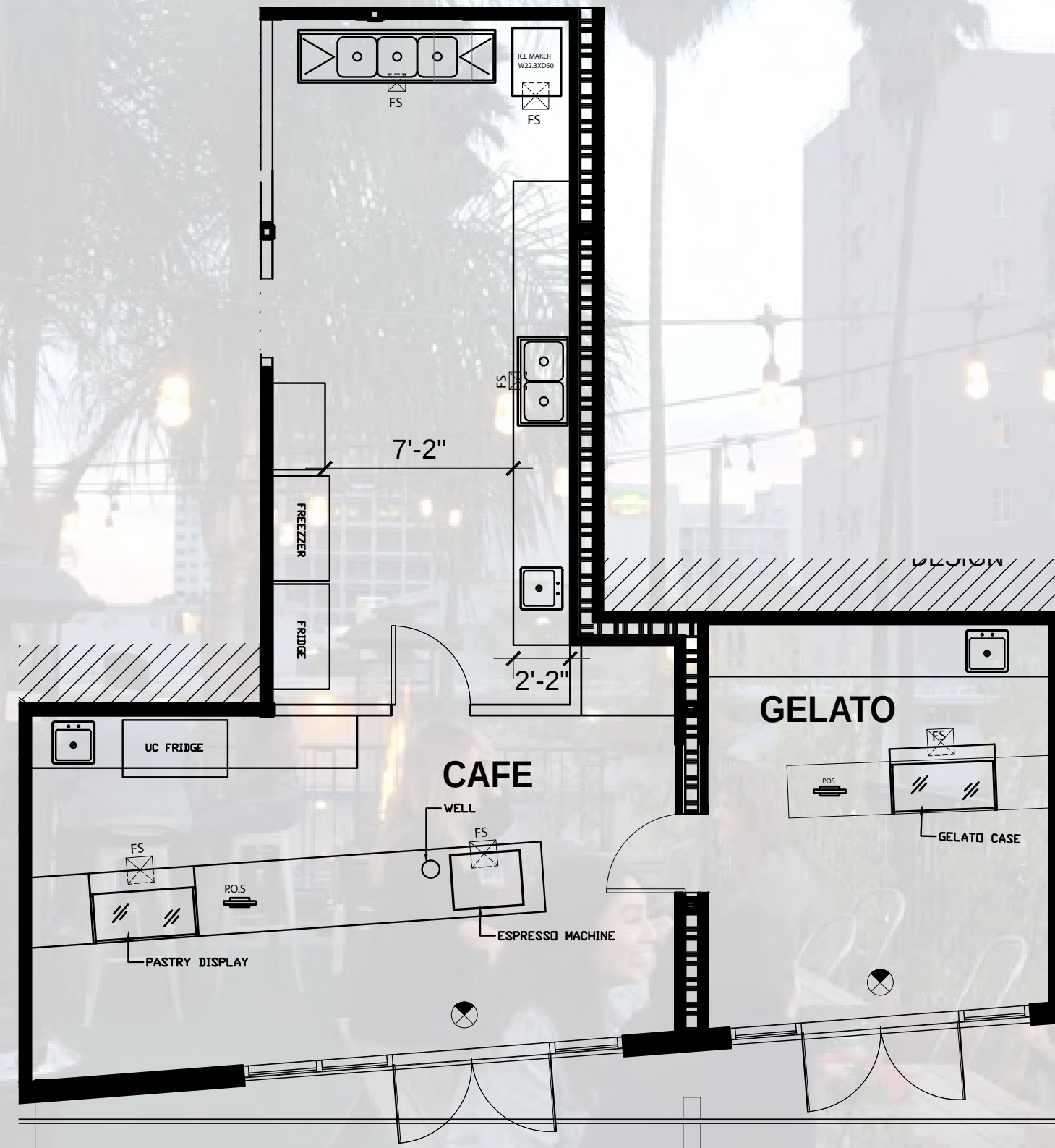
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SITE PLAN



FLOOR PLAN - Retail Space(s)



FOOT TRAFFIC IN DTLB

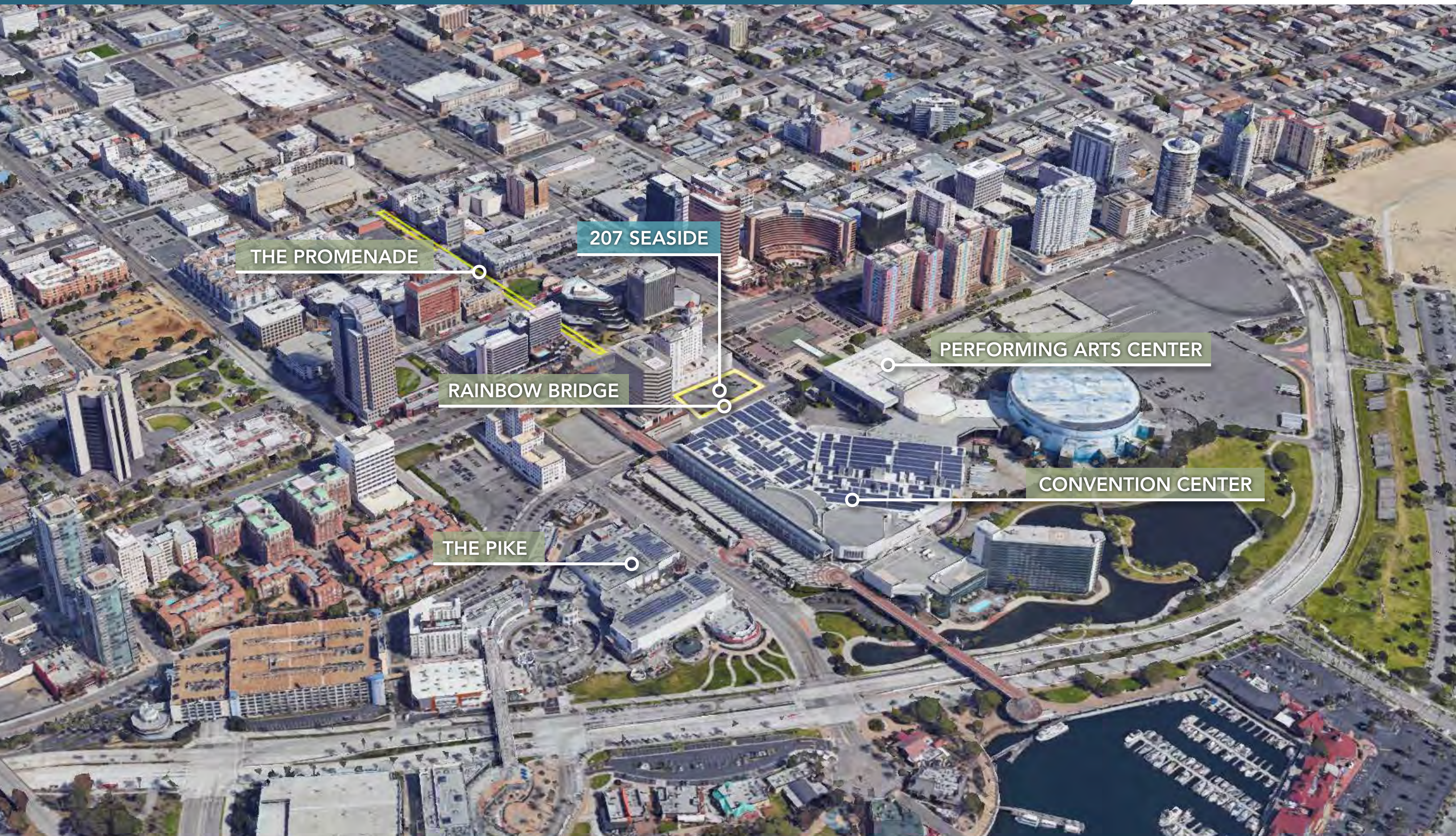


LONG BEACH DEVELOPMENT PIPELINE



DOWNTOWN LONG BEACH LOCATION

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THE PROMENADE

207 SEASIDE

RAINBOW BRIDGE

PERFORMING ARTS CENTER

CONVENTION CENTER

THE PIKE

THE RAINBOW BRIDGE

It's more than a walkway - it's a functional piece of art.

At night, the bridge's arched canopy show colorful waves of programmable LED lights "cresting" above pedestrians' heads. With 3,500 LED lights, 100 downlights and 70 floodlights, the walkway serves as an eye-catching illumination near the downtown waterfront. The bridge, which can also be used as an event space, includes bench seating alongside California native foliage and is a place for visitors and residents alike to catch a great view of the city.

The Rainbow Bridge runs east and west above the north side of Seaside Way and provides a shortcut between the north entrances of the convention center on Pine Avenue and the Terrace Theater Plaza, The Cove, Seaside Ballroom and Meeting Rooms, as well as the Long Beach Arena and Pacific Ballroom. It reduces the walking time between locations, enhances public access to the convention center and downtown waterfront and improves pedestrian safety by separating walkers from vehicle traffic.



DOWNTOWN LONG BEACH DEMOGRAPHICS

HOUSEHOLDS

Downtown	Downtown Core
13,550	10,123

AVERAGE HOUSEHOLD INCOME

\$57,888	\$76,337
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MEDIAN AGE

35	38
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HOUSEHOLD BY INCOME

\$35,000-\$49,999	11%	9%
\$50,000-\$74,999	13%	12%
\$75,000-\$99,999	10%	13%
\$100,000-\$149,999	10%	15%
\$150,000 or more	8%	15%

POPULATION BY AGE

Under 18	21%	13%
19-24	10%	7%
25-34	21%	25%
35-44	15%	18%
45-54	14%	16%
55-64	11%	11%
65 and Older	8%	10%

EDUCATION LEVEL (AGE 25+)

High School Diploma or Less
Some College or Associate's Degree
Bachelor's Degree or Higher

37%	22%
28%	26%
35%	51%

Source: U.S. Census Bureau, American Community Survey 2010-2016



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CONTACT

