

FLAGSHIP 2ND
GENERATION
RESTAURANT
SPACE AVAILABLE
FOR LEASE

LANDMARK SQUARE
LONG BEACH, CA



Main & Main Location - NW
Corner of Ocean Blvd & Pine Ave



6,621 SF 2nd Gen
Restaurant Space



Full Liquor
License & CUP



Outdoor Patio
Space Available



New Kitchen Equipment
& Infrastructure

PROPERTY HIGHLIGHTS

LANDMARK SQUARE is the city's most prestigious office tower located in the center of downtown Long Beach. Ocean Boulevard and Pine Avenue serve as major corridors through downtown Long Beach making Landmark Square a prominent fixture in the center of bustling DTLB. The building features a distinguished design and is home to many of the city's top corporations and professional firms. The main entrance on Ocean Boulevard leads into a dramatic two-story lobby surrounded by ground floor retail and restaurants. The Long Beach-Los Angeles Light Rail station is located across the street which provides a constant flow of foot traffic and connectivity to Greater Los Angeles.



Ideal for
Convenience, Quick
Service, Coffee,
Juice Concepts,
Retail & Office



Immediate
Access to Metro
Commuters and
DTLB Office
Employees



Ample On-Site,
Secure, Structured
Parking



Adjacent to Recently
Renovated Lincoln
Park and Billie Jean
King Library



Close Proximity to
the Pike Outlets, The
Long Beach Convention
& Entertainment Center,
and Promenade/Pine Ave
Restaurant Zone



Larger Trade Area
with 80% of Visitors
Residing within
21 Miles

SECOND GENERATION SHOP/RETAIL/COFFEE SHOP



±1,100 SF Shop/
Retail and
±687 SF Second
Generation Coffee
Shop/Retail
Available for Lease



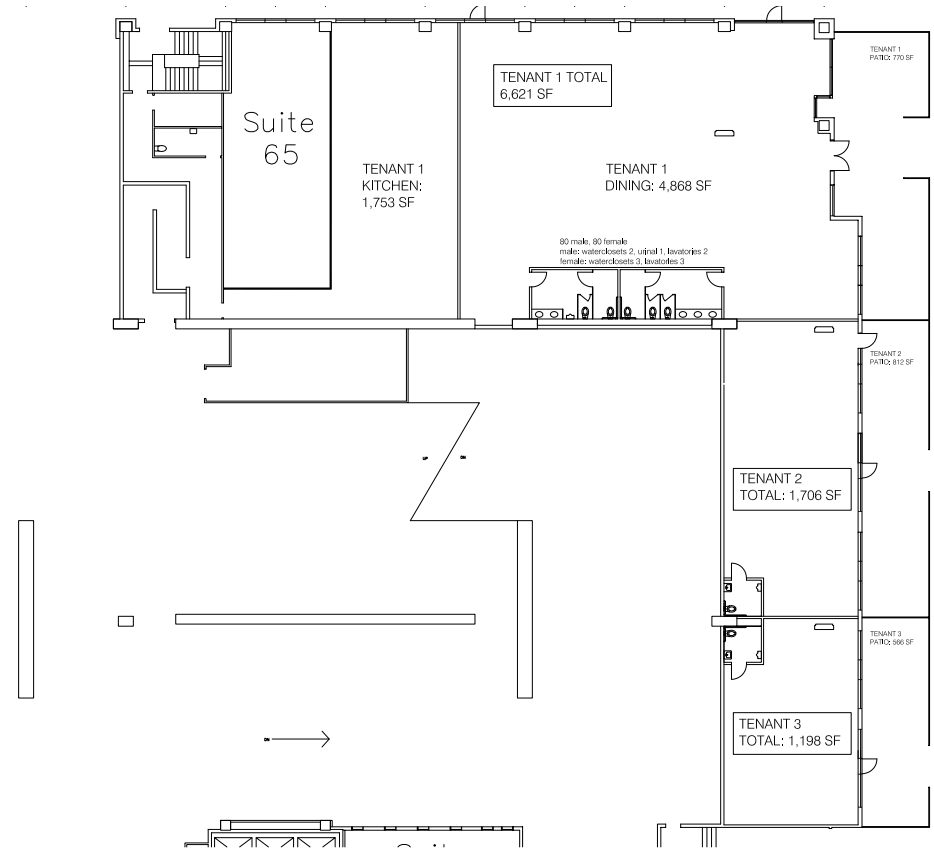
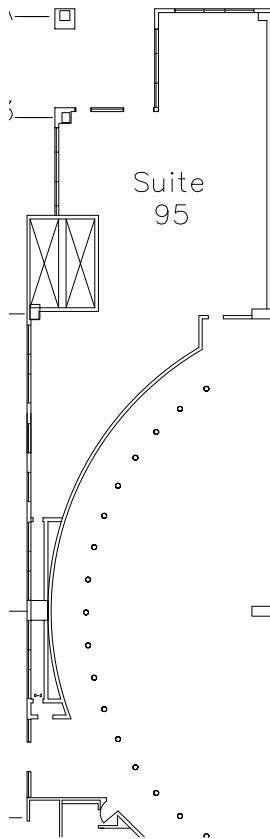
111
west ocean

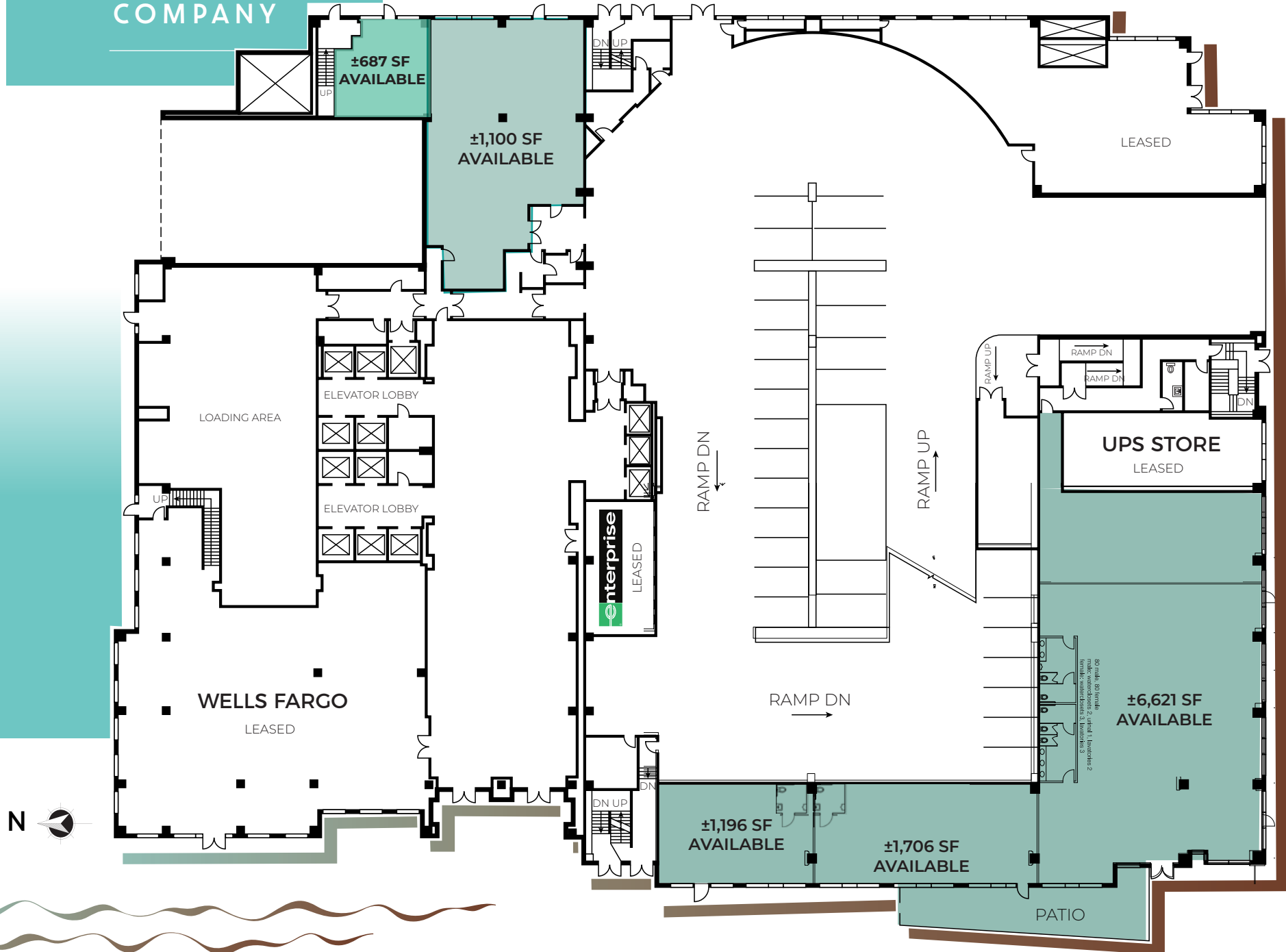


687 SF - 6,621 SF RETAIL AVAILABLE FOR LEASE DIRECTLY ADJACENT FROM METRO STATION

RESTAURANT SPACE
DEMISED TO 6,621 SF
AND 2 ADDITIONAL
RETAIL SPACES
AVAILABLE

111
west ocean





A LANDMARK LOCATION



FLAGSHIP SECOND GENERATION RESTAURANT SPACE NEAR LONG BEACH CONVENTION
CENTER AND ACROSS FROM FUTURE HARDROCK HOTEL

AFTER YEARS OF DELAYS, STUBBY RESIDENTIAL PROJECT PROPOSED FOR FORMER LONG BEACH CITY HALL SITE

March 17, 2026

Written by
Brian Addison

[CLICK TO READ FULL ARTICLE](#)



271 NEW ROOFTOPS DELIVERING, HOLLAND PARTNER GROUP DOUBLING DOWN ON DOWNTOWN LONG BEACH.

WHY THIS MATTERS:

- ◆ Meaningful new pocket of built-in customers
- ◆ Well-designed pedestrian cut-through driving foot traffic
- ◆ Holland's third recent project in Long Beach (after Volta on Pine)
- ◆ Experienced multifamily developer doubling down on urban core fundamentals

This development represents a meaningful new pocket of built-in customers plus a well-designed pedestrian cut-through that will drive foot traffic directly past Landmark Square.



LONG BEACH: WHERE CITY MEETS SEA



0.3 miles
from the
Long Beach
Waterfront



At the
Epicenter of
Long Beach
Downtown
Amenities



Walker's
Paradise
(Walk Score
96)



Very
Bikeable
(Bike Score
80)



Adjacent to
Metro station
and Public
Transit



Breathtaking
Ocean Views



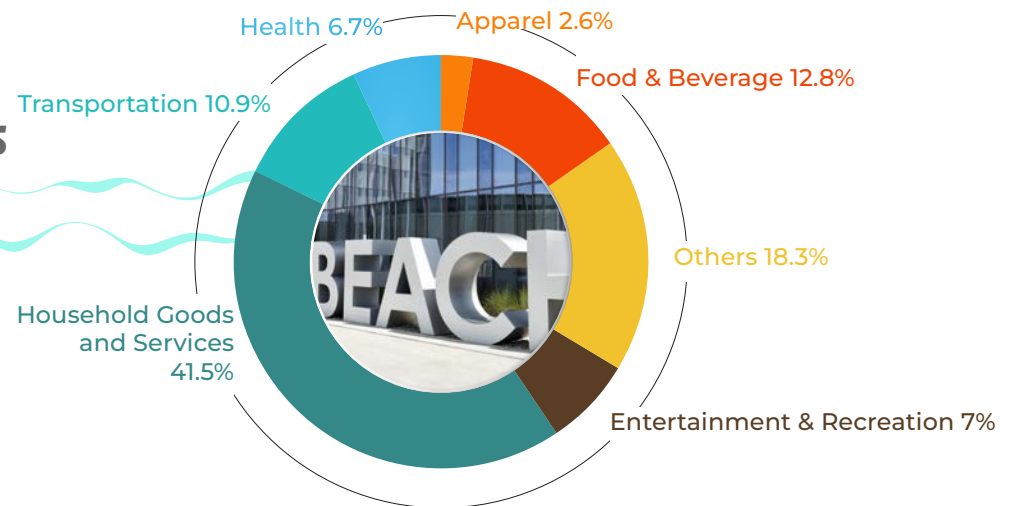
THE LONG BEACH LOCAL



LONG BEACH Locals within 3 miles of 111 West Ocean are trendsetters and living life to its full potential. They're educated young singles that aren't ready to settle down, they don't own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions their weeknights and weekend are filled discovering local art and culture and dining out.



2024 CONSUMER EXPENDITURES



SOURCE: All Information is Based on 2024 Data and is supplied by CBRE Location Intelligence

LONG BEACH
WHERE CULTURE
AND
COMMERCE
COLLIDE



\$3,480^{AVG.}
spent annually on food
outside of home
(WITHIN 1 MILE)

Daytime
Population
60,997
EMPLOYEES
34,607
1-MILE

MEDIAN AGE
37^{1-MILE}

Average
Household
Income
\$91,162
1-MILE



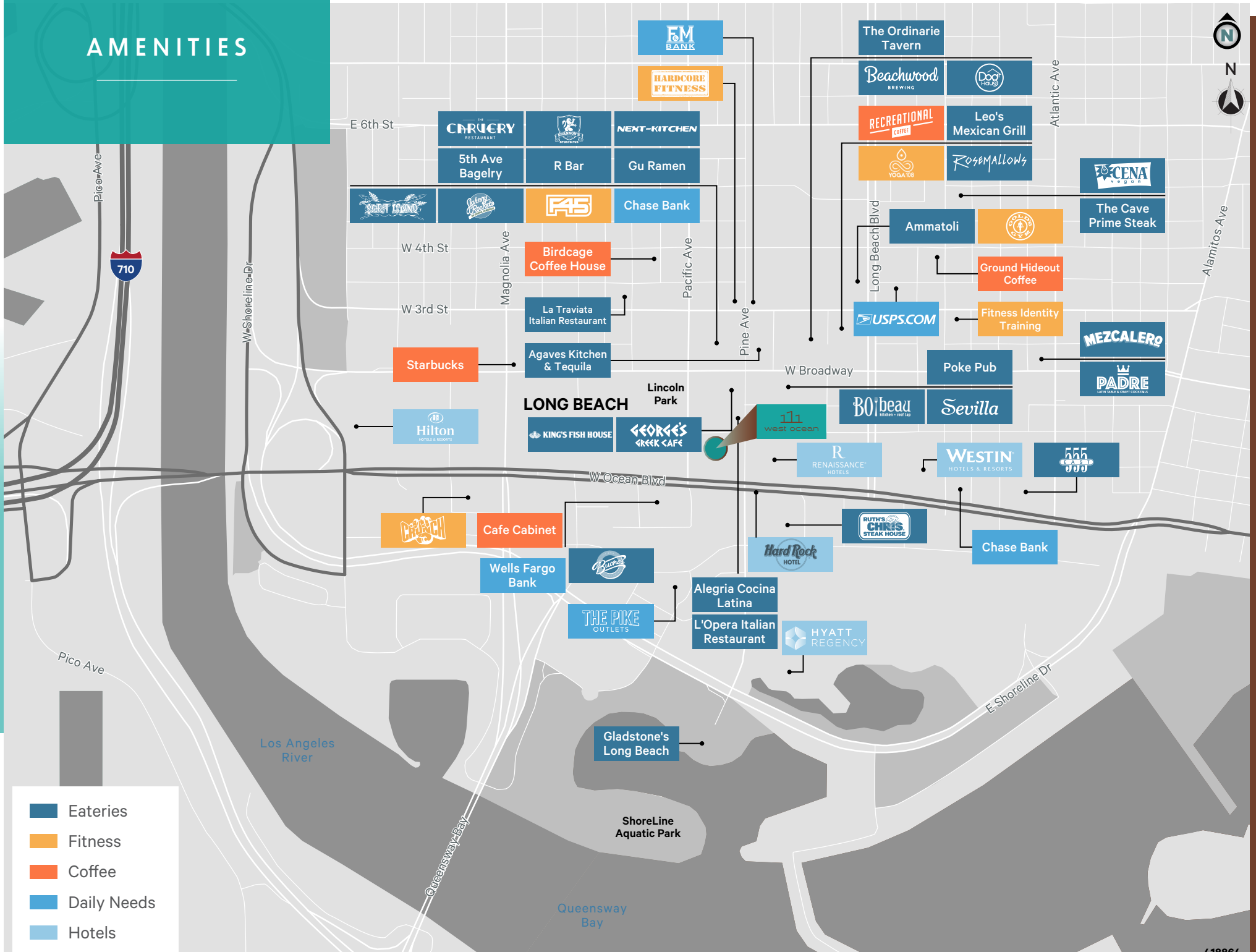
\$3,167^{AVG.}
spent annually on
entertainment
(WITHIN 1 MILE)



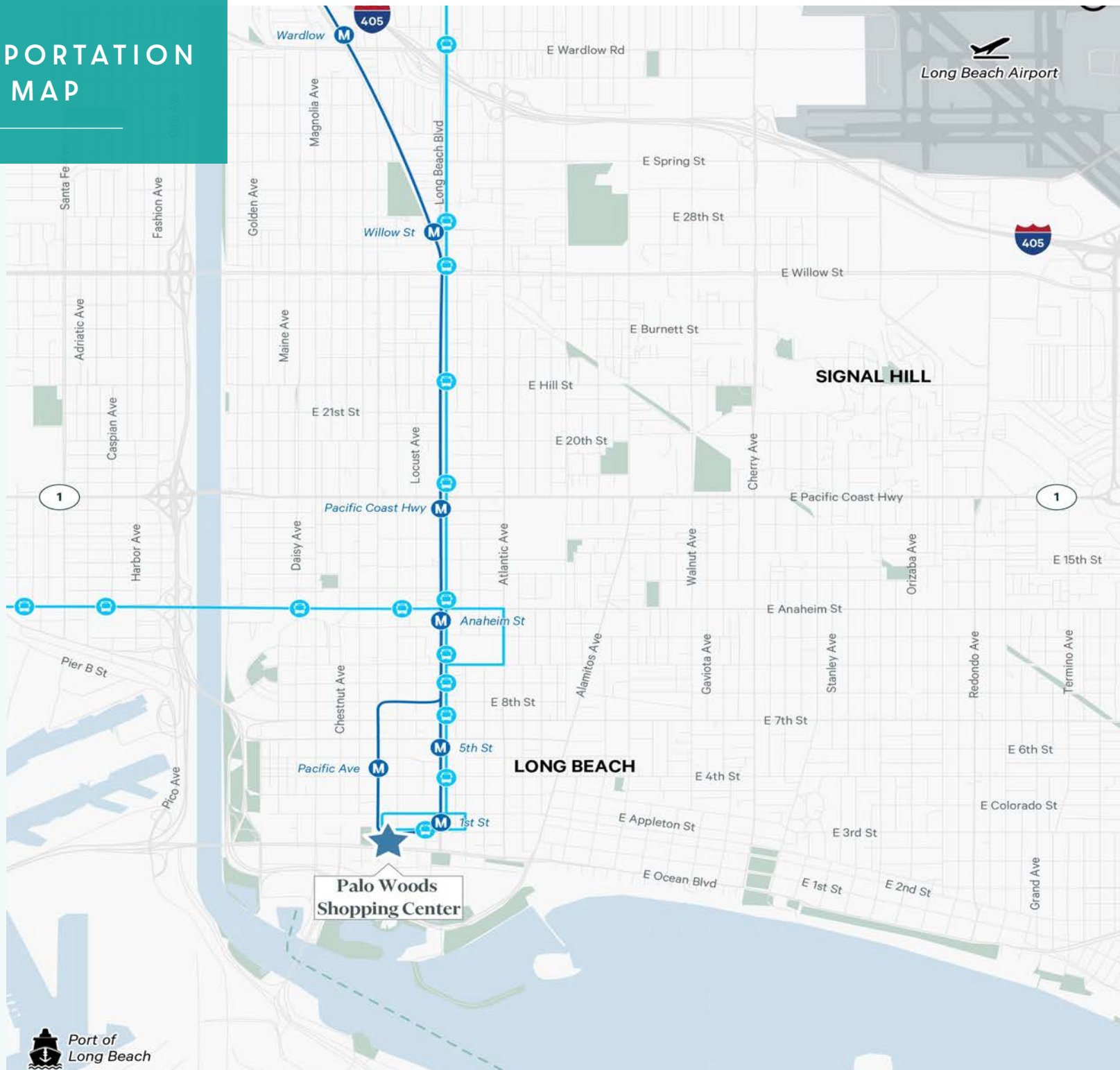
	Population
1 Mile Radius	45,604
2 Mile Radius	124,849
3 Mile Radius	210,323



AMENITIES



TRANSPORTATION MAP





For More Information,
Contact the
Retail Broker Team:

Jamie Brooks
Lic. 01434718
+1 310 363 4881
jamie.brooks@cbre.com

Amanda Scott
Lic. 02303330
+1 310 363 4685
amanda.scott@cbre.com

