

525 E. Broadway, Long Beach, CA



5,000 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE NOW
IN DOWNTOWN LONG BEACH



Jones Lang LaSalle Brokerage, Inc. RE License #01856260



BUILDING HIGHLIGHTS

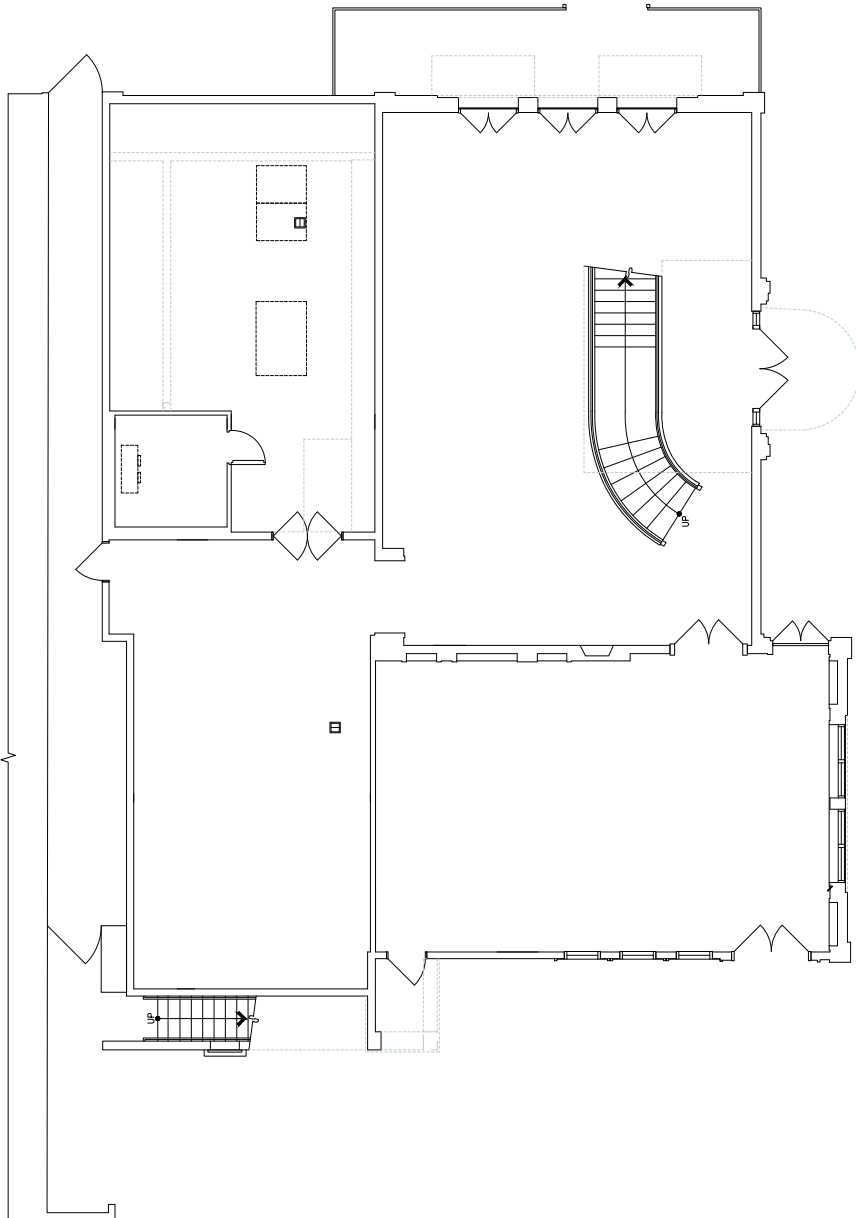
The former Padres restaurant, a beloved staple in downtown Long Beach, is now available! This 5,000 SF restaurant opportunity offers excellent visibility on the hard corner, a 2nd story patio area for dining and drinks, and convenient on – site parking for visitors.

This location is poised to thrive within Long Beach's vibrant foodie community, benefiting from the city's increased residential and office populations, and excellent walkability. Surrounded by an eclectic mix of dining and shopping options, this space presents an exciting chance to become part of downtown Long Beach's dynamic culinary landscape and continued growth.



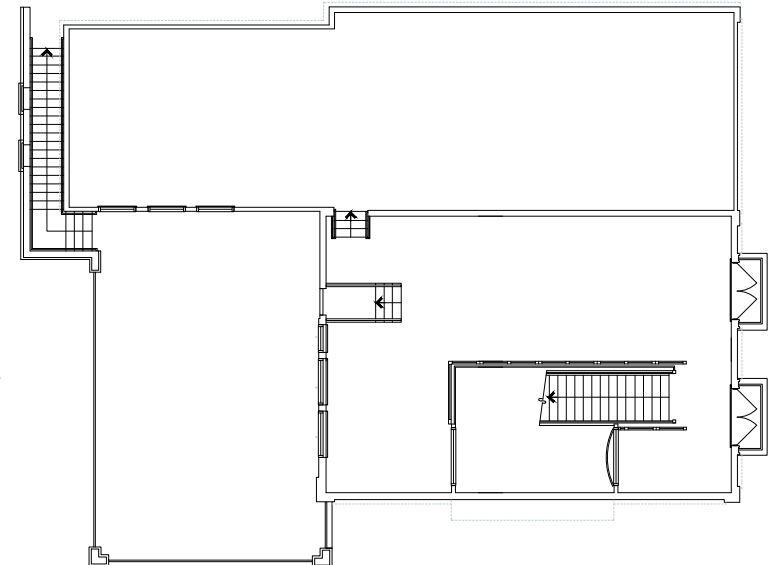
FLOOR PLANS

FIRST FLOOR



- Bar areas on ground floor and upstairs patio
- Large dining areas on ground and second floors
- On – site parking lot
- 2000g grease interceptor
- Areas for coolers
- Existing hoods/ventilation in kitchen area
- 2 restrooms on ground floor

SECOND FLOOR





Artist: Ledania & Sakoasko | Photo by: Brandon Shigeta

DOWNTOWN LB

IN THE CENTER OF IT ALL

Downtown Long Beach offers a vibrant and diverse retail, nightlife and culinary scene with plenty of variety for every taste. The downtown trade area is particularly bustling, with more than 30 apartment complexes (5,377 units) within a 4-block radius, and a robust office market, featuring numerous high-rise buildings and creative workspaces. Major attractions including the Aquarium of the Pacific, the Queen Mary, and the lively nightlife on Pine Avenue draws both locals and tourists alike.








Artist: Lula Goce | Photo by: Brandon Shigeta



AQUARIUM OF THE PACIFIC

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILES	5 MILES
 POPULATION	47,461	213,298	377,293
 MEDIAN AGE	35.9	35.5	36.8
 AVERAGE HHI	\$90,504	\$95,579	\$109,317
 MEDIAN HOME VALUE	\$694,406	\$752,038	\$814,956
 TOTAL CONSUMER SPENDING	\$425.6 MILLION	\$1.62 BILLION	\$3.09 BILLION



NEIGHBORING AMENITIES

DTLB – Downtown Long Beach – Nearby Multi-Family – Existing

1. Avana On pine (245 Pine Ave Long Beach CA)	211 Units
2. Resa (131 W 3rd St. Long Beach, CA)	271 Units
3. IMT Gallery 421 (421 W Broadway Long Beach CA)	291 units
4. Aster (250 E Broadway Long Beach CA)	218 Units
5. Elevate Long Beach (225 W 3rd St. Long Beach CA)	171 Units
6. The Pacific (230 W 3rd St. Long Beach, CA)	163 Units
7. 321 Ocean (321 W Ocean Blvd. Long Beach, CA)	580 units (under construction)
8. Oceaneaire (150 W Ocean Blvd. Long Beach, CA)	216 Units
9. Plymouth West (240 Chestnut Ave. Long Beach, CA)	196 Units
10. Golden Shore Apartments (1 Golden Shore Dr. Long Beach, CA)	750 Units (proposed)
11. Burano Apartments (442 W Ocean Blvd. Long Beach, CA)	94 units
12. The Magnolia (500 W Broadway Long Beach, CA)	142 Units
13. The Edison (100 Long Beach Blvd. Long Beach, CA)	156 Units
14. Broadstone Inkwell (201 The Promenade N. Long Beach, CA)	189 Units
15. Onni East Village (330 E 3rd St. Long Beach, CA)	432 Units
16. Alexan West End (600 W Broadway Long Beach, CA)	750 Units (Under construction)
17. Camden Harbor View (40 Cedar Walk Long Beach, CA)	547 Units
18. AMLI Apartments (525 E. Broadway, Long Beach CA)	222 Units

Retail

- Pike
 - Nike
 - GAP
 - Five Below
 - Guess
 - Columbia Factory
 - Forever 21
 - Levi's
 - Hot Topic
 - Sunglass Hut
 - The Hub
- The Promenade
 - Foreverlinkx Jewelry
 - Cone 11 studio
 - MAKE Collectives
 - ANNEISE
 - Wildflower Beauty and Brows
 - Bagatelle Records

Grocers

- Vons
- El Super

Fitness

- 24 Hour Fitness
- Crunch Fitness
- Gold's Gym
- Planet Fitness
- Yoga108
- Self Made Training
- 9Round kickboxing
- The Camp
- Hardcore Fitness

Hotels

- Hyatt Regeny
- Hyatt Pike Outlet
- Fairmont
- Marriott LB Downtown
- The Westin LB
- Hilton LB
- The Varden Hotel

Entertainment

- Long Beach Convention Center
- Long Beach Arena
- Aquarium of the Pacific
- Skyroom Fine Dining
- HALO Rooftop Bar
- Shoreline Village
- Queen Mary
- Laugh Factory
- At the Top
- Bad Axe Throwing LB
- Cinemark XD at the Pike Outlets
- Museum of Latin American Art (MOLAA)
- Pacific Island Ethnic Art Museum

Restaurants

- AMMATOLI
- The 4th Horseman
- La Traviata Italian Restaurant
- 555 East American Steakhouse
- Ruth's Chris
- Islands Restaurant
- Bubba Gump Shrimp Co.
- PF Changs
- Gladstones Long Beach
- Famous Dave's BBQ
- Yard House
- California Pizza Kitchen
- Panioni Kabob Grill
- Kaiveras
- Cafe Savilla of Long Beach
- Chez Bacchus
- L'Opera Italian Restaurant
- Dog Haus
- The Ordinarie Tavern
- Bo-beau Kitchen + Roof top
- Seabird Jazz Lounge
- Thai District
- Sushi Beluga Long Beach
- The Stave Bar
- Jersey Mikes
- Beach Hut Deli
- Saffron Mediterranean Grill
- Chipotle
- Movita Juice
- Everytable
- Johnny Rockets
- Panda Express
- King's Fish House
- ISM Brewing and Kitchen
- Beachwood Blendery Brewing
- Altar Society Brewing
- District Wine Bar
- The Crab Shack LB
- Higher Taste, Plant-Based
- Long Beach Creamery
- Starbucks
- Recreational Coffee
- Rise Juice and Coffee
- Bassi Coffee
- Ground Hideout Coffee
- Confidential Coffee
- Omelette Inn
- Zuzu's Petals
- Crepe De La Crepe Long Beach
- Cafe 301
- The Breakfast Bar
- Jounetsu Ramen
- Dickey's BBQ
- Rosecoe's Chicken and Waffles
- East Village cafe
- Qargo Coffee
- Gaucha Cafe

Walk Score – 96/100

Source: 2025 Walk Score

57 Restaurants

13 Entertainment

9 Fitness

7 Hotels

3 Retail

2 Grocers



Shauna Mattis
Managing Director
+1 310 694 3190
shauna.mattis@jll.com
Lic #01071320

Caylie Bontz
Senior Associate
+1 316 213 4371
caylie.bontz@jll.com
Lic #02198135



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.