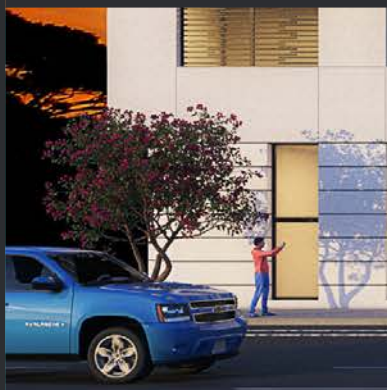


525

E BROADWAY



**5,050 SF
RESTAURANT
AVAILABLE**



E. BROADWAY 7,653 CPD

**RESTURANT SPACE AVAILABLE
IN MIXED-USE DEVELOPMENT**

**525 E BROADWAY
LONG BEACH, CA**



525

E BROADWAY

Brand new mixed-use development at the intersection of Broadway & Atlantic Avenue

5,050 SF restaurant space available

972 SF outdoor seating along E. Broadway Avenue

Opportunity to build out your visionary restaurant



E. BROADWAY 7,653 CPD

ATLANTIC AVE 10,922 CPD

Atlantic Ave View



E. BROADWAY 10,922 CPD

PROPERTY HIGHLIGHTS

Size:

- 5,050 SF ground floor restaurant with outdoor seating
- 48 residential units in the complex
- 7 stories total

Nearby Tenants:



Pops Java



Additional Notable Restaurants:

Roscoes Chicken and Waffles | 555 East American Steakhouse | King's Fish House | Beachwood Brewing Co.



Awesome outdoor patio space, 972 SF



Walk Score: Walkers Paradise (94)

Source: [walkscore.com](https://www.walkscore.com)

MAPLE WAY (ALLEY)

N. LIBERTY COURT (ALLEY)



E. BROADWAY AVENUE

7,653 CPD

ATLANTIC AVENUE 10,922 CPD



SPACE DETAILS



2,000 Gallon Grease
Interceptor in the basement



2 Hour 36'x36' kitchen hood
exhaust shaft to the roof



15' ceiling height



972 SF dedicated patio with
outdoor seating available
(with access from Broadway Ave)

DEMOGRAPHICS

Source ESRI

Long Beach checks the boxes for a prime restaurant location: diverse customers, booming foodie scene, easy local ingredient access, coastal advantage, and business-friendly. With a melting pot of cultures and demographics, restaurants in Long Beach can cater to a wide range of tastes and attract a broad customer base.



\$195 Million
Spent on Dining

within 2 mile radius



155,687
Daytime Population

within 2 mile radius



TOTAL POPULATION



HOUSEHOLDS



MEDIAN HH INCOME



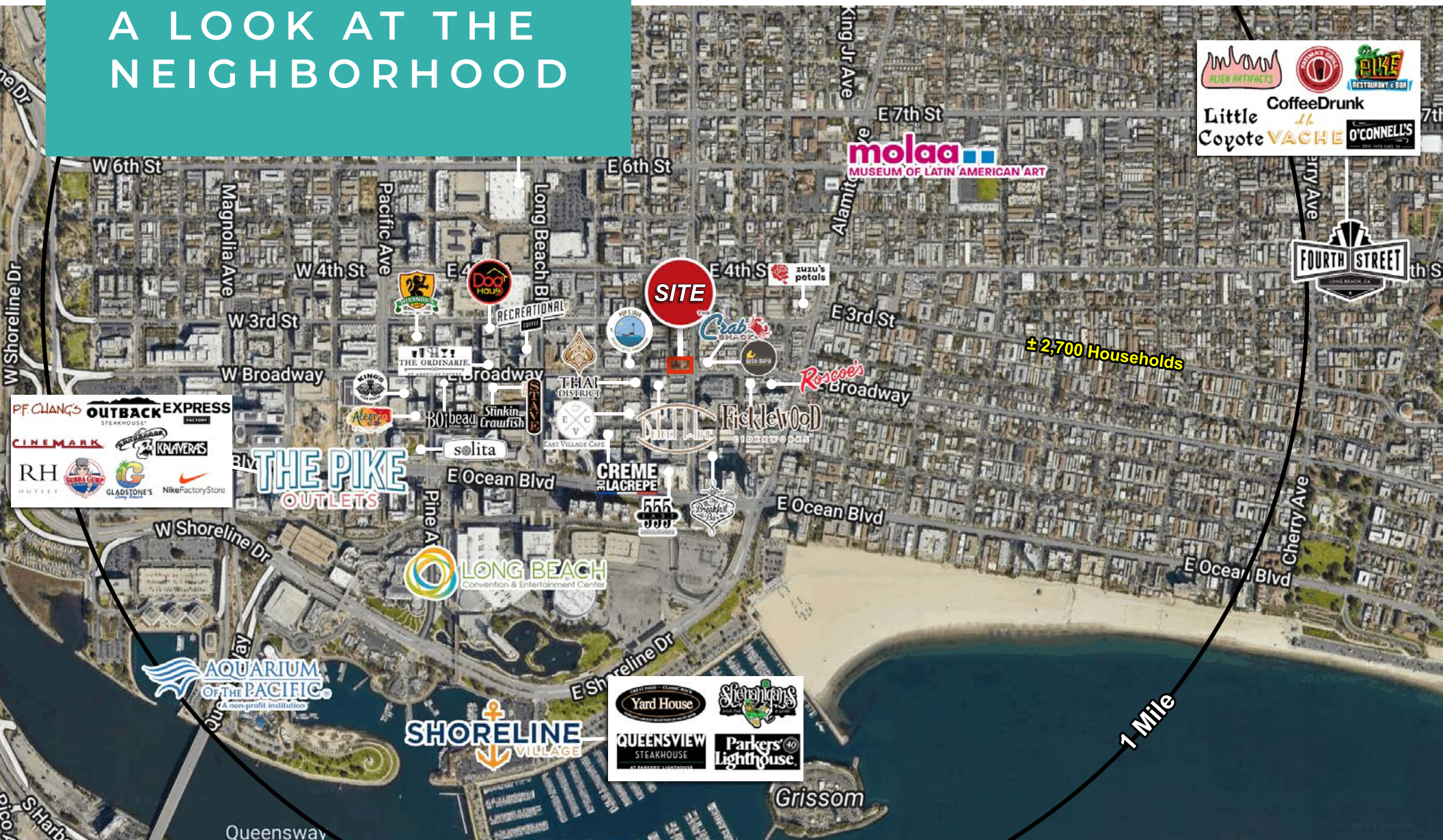
MEDIAN AGE



AVG. HH INCOME

	2023	2028 (PROJECTED)	2023	2023	2023	2023
1 MILE	66,295	67,226	30,911	\$59,599	35.2	\$85,060
2 MILES	155,687	155,780	62,205	\$57,938	32.9	\$82,739

A LOOK AT THE NEIGHBORHOOD



525

E BROADWAY



GET IN TOUCH FOR LEASING INFORMATION

Shauna Mattis

+1 310 749 4790

shauna.mattis@jll.com

Liam Bredberg

+1 424 294 3450

liam.bredberg@jll.com

Ian Jost

+1 424 294 3443

ian.jost@jll.com



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. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.