

525 E. Broadway, Long Beach, CA



5,000 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE NOW  
FOR SALE OR LEASE IN DOWNTOWN LONG BEACH



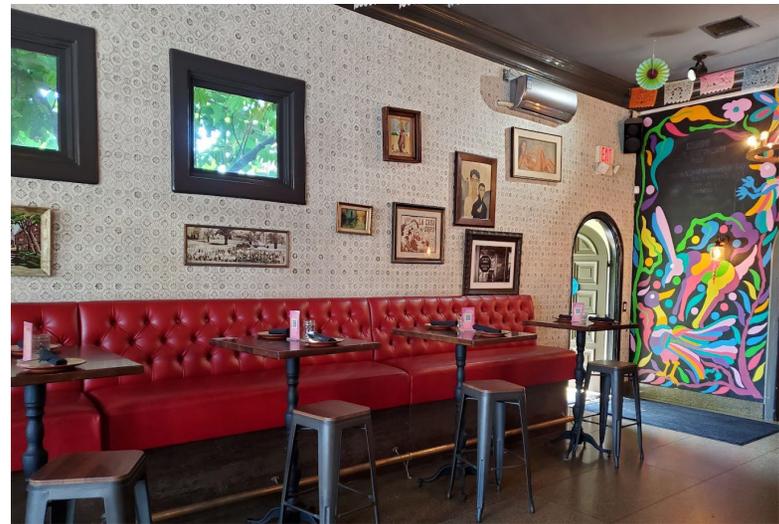
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# BUILDING HIGHLIGHTS

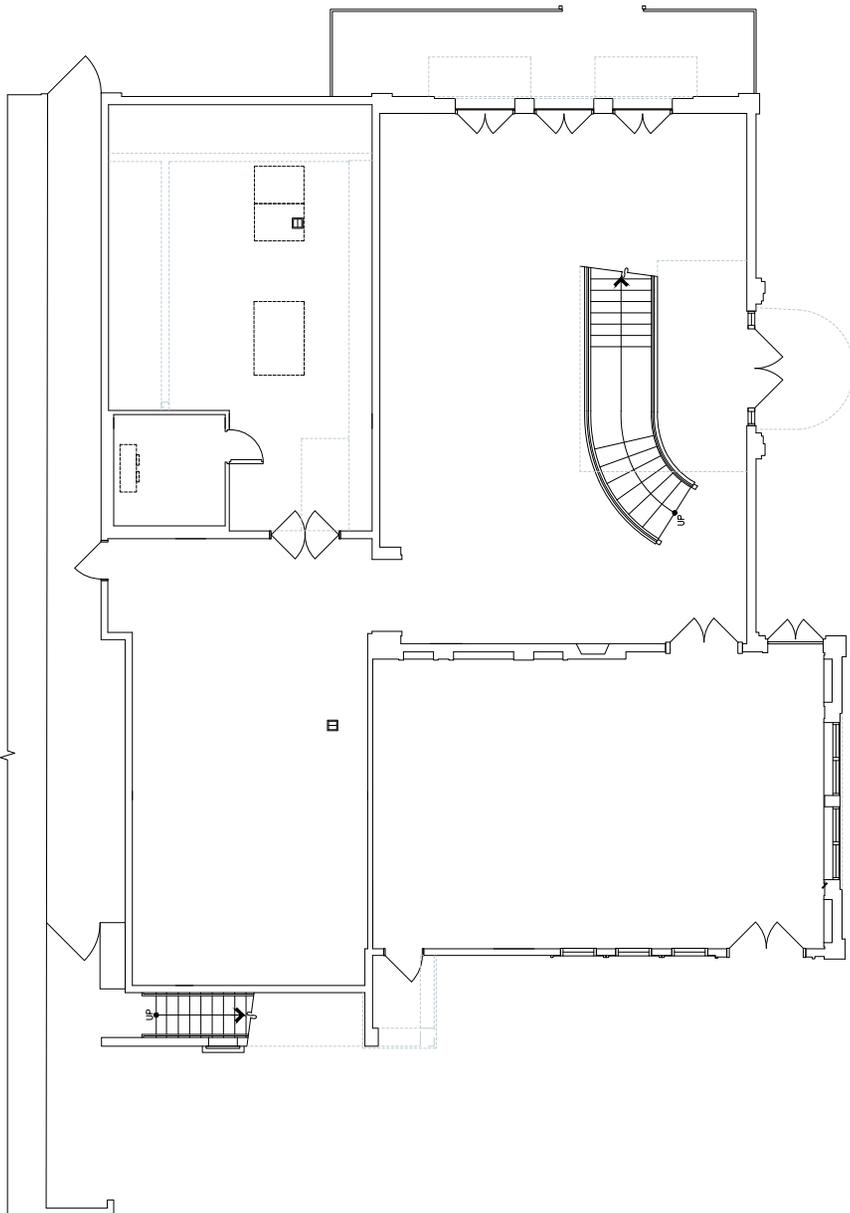
The former Padres restaurant, a beloved staple in downtown Long Beach, is now available! This 5,000 SF restaurant opportunity offers excellent visibility on the hard corner, a 2nd story patio area for dining and drinks, and convenient on-site parking for visitors.

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.



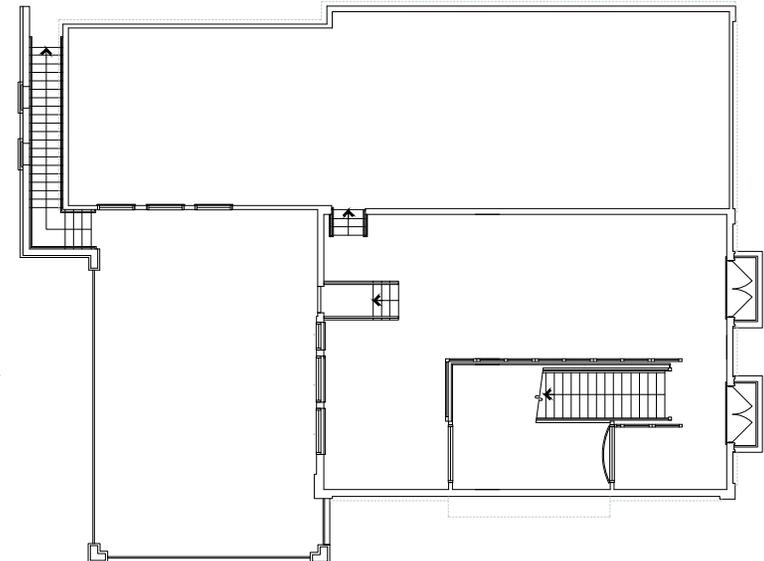
# FLOOR PLANS

## 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





## 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.



# DEMOGRAPHICS

| MILE RADIUS   | 1 MILE         | 3 MILES        | 5 MILES         |
|---|----------------|----------------|-----------------|
|  POPULATION                | 70,166         | 233,284        | 379,947         |
|  MEDIAN AGE                | 35.9           | 35.5           | 37.5            |
|  AVERAGE HHI              | \$103,716      | \$118,961      | \$139,741       |
|  MEDIAN HOME VALUE       | \$656,531      | \$773,352      | \$852,101       |
|  TOTAL CONSUMER SPENDING | \$3.13 BILLION | \$9.69 BILLION | \$16.22 BILLION |

Source: Sites USA, 2026



# 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 Hubb
- 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
- Kalveras
- 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
- Creme 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



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