



# MOSAIC

LONG BEACH - CA

4TH STREET & PROMENADE

## RETAIL & RESTAURANT SPACES AVAILABLE



FOR LEASING, PLEASE CONTACT:

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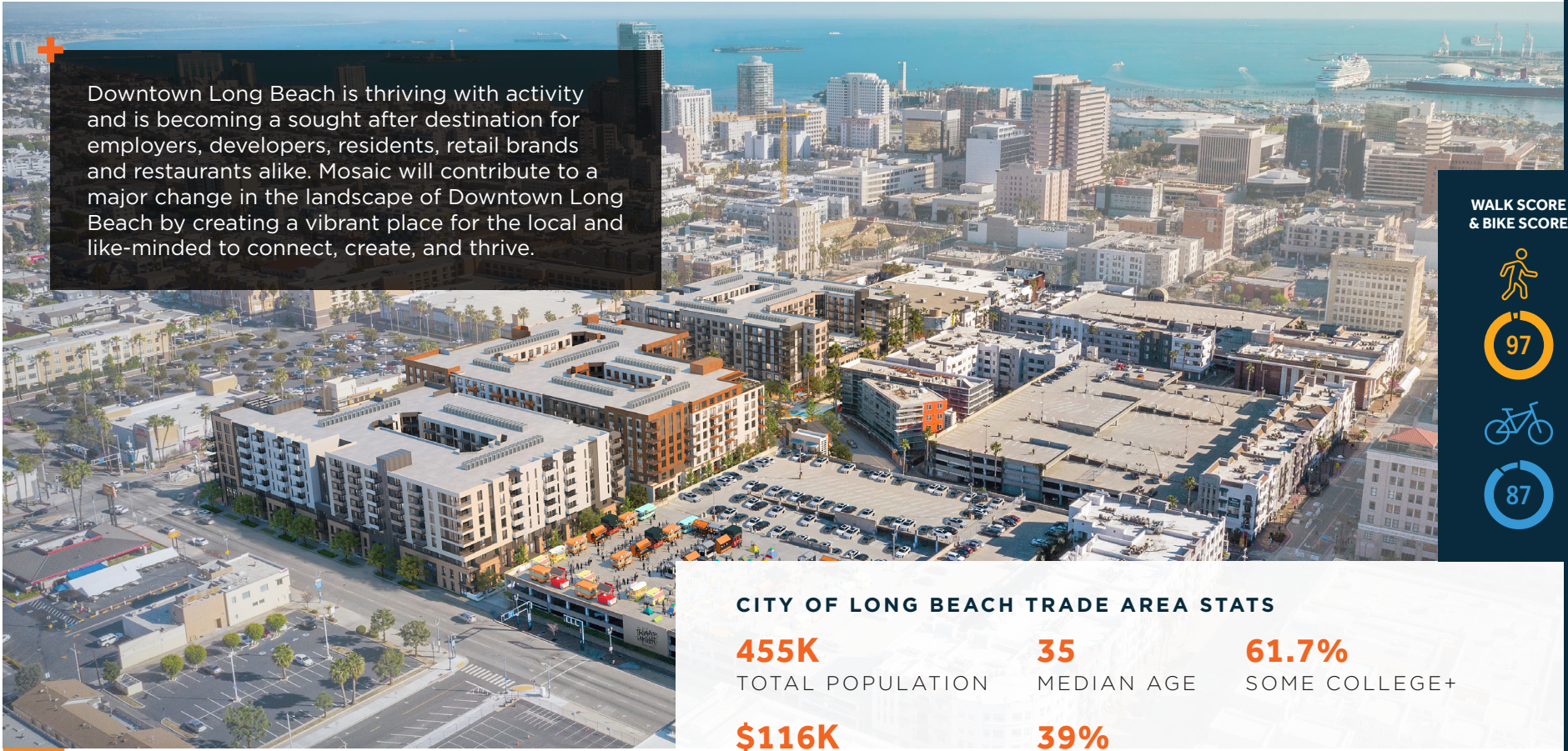
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## CONNECT. CREATE. THRIVE.

[www.MOSAICDTLB.com](http://www.MOSAICDTLB.com) | [@mosaic.dtlb](https://www.instagram.com/mosaic.dtlb)



Downtown Long Beach is thriving with activity and is becoming a sought after destination for employers, developers, residents, retail brands and restaurants alike. Mosaic will contribute to a major change in the landscape of Downtown Long Beach by creating a vibrant place for the local and like-minded to connect, create, and thrive.

**WALK SCORE & BIKE SCORE**

97

87

**CITY OF LONG BEACH TRADE AREA STATS**

<b>455K</b> TOTAL POPULATION	<b>35</b> MEDIAN AGE	<b>61.7%</b> SOME COLLEGE+
<b>\$116K</b> AVERAGE HOUSEHOLD INCOME	<b>39%</b> HOUSEHOLDS EARNING \$100,000+ ANNUALLY	

**NOTABLE LONG BEACH COMPANIES**



**SPACE BEACH COMPANIES**



**48% increase** in aerospace jobs since 2018

**Over 6,500 jobs** now in aerospace – 2.7% of all employment here is in aerospace and accounts for 5.2% of the city’s total payroll

**\$117.5K**  
AVG SALARY

02 DEVELOPMENT & ECONOMIC ACTIVITY

In Downtown Long Beach, **358** residential units were completed in 2022 with a residential occupancy rate of **95.4%**, compared to **94%** in 2021.

**25** major projects in the development pipeline total over **5,661** planned or under construction.

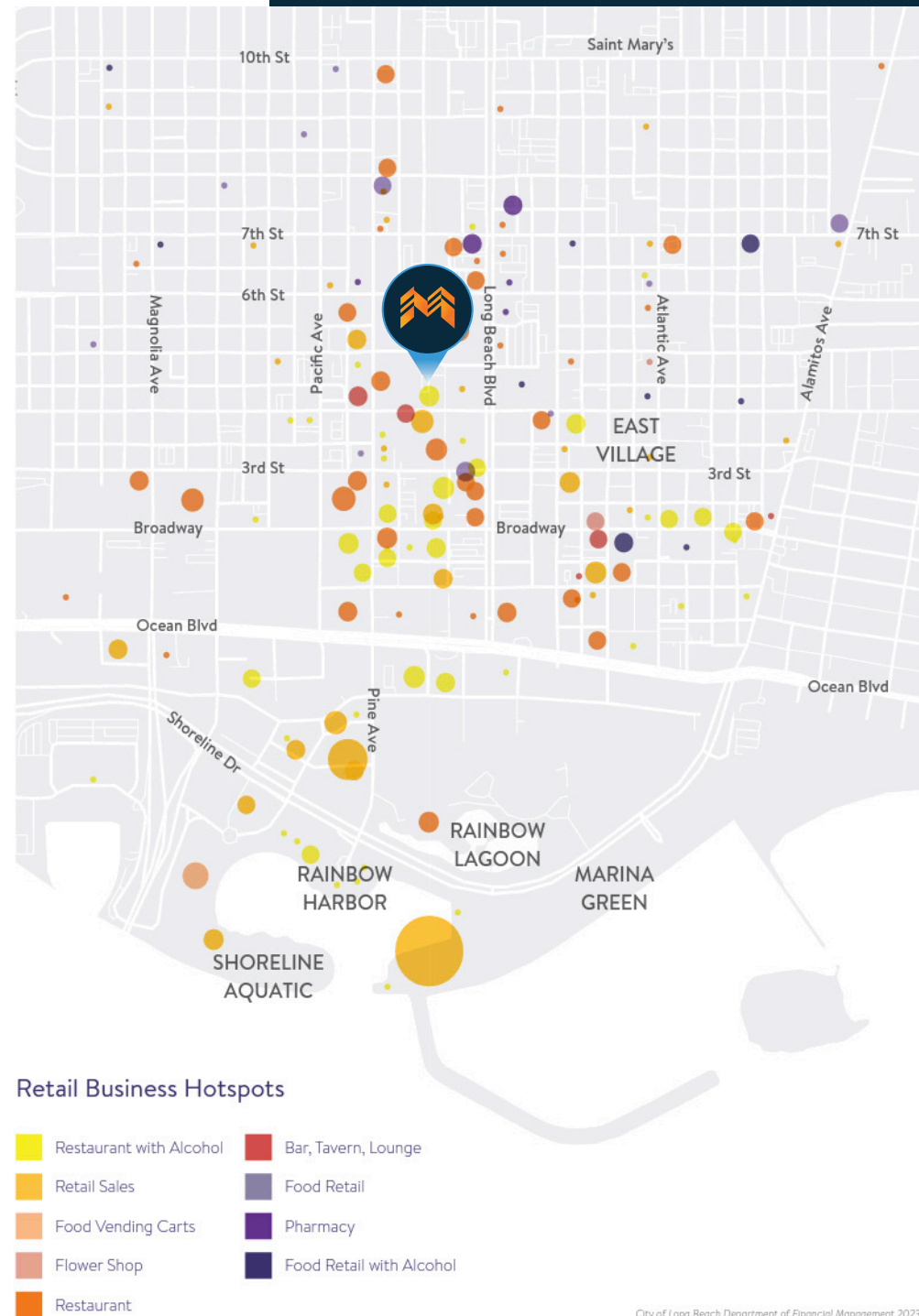
**214** new businesses opened in Downtown Long Beach, with recent additions including shared-kitchen collaboratives, such as **Partake Collective at 456 Elm Ave.**

The majority of surveyed businesses felt positive about economic growth in Downtown Long Beach, with over **55%** expecting to expand their business in the next year. The average neighborhood retail occupancy was over **92%** in 2022.

In 2022, Downtown Long Beach welcomed **5.7 million visitors** with over **25.7 million total visits**, compared to **21.6 million total visits** in 2021 and **15.5 million total visits** in 2020.

DTLB OFFICE MARKET OVERVIEW	2020	2021	2022
Annual Visits	15,597,758	21,880,284	25,738,864
AVG Monthly Visits	1,298,980	1,823,357	2,144,905
AVG Daily Visits	42,590	59,946	70,517

Source: DLBA – 2023 Economic Market Report



03 AREA DEVELOPMENTS

Average Household Income for new apartment residents is \$145k - \$190k



#	Recently Delivered	Units
1	Volta	271
2	The Pacific	163
3	AMLI Park Broadway	222
4	Oceanaire	216
5	The Linden	49
6	The Alamitos	136
7	Shoreline Gateway	315
8	The Crest Apartments	112

#	Recently Delivered	Units
10	Broadway Block Tower 1	232
10	Broadway Block Tower 2	200
11	The Aster	218
12	Ocean Center	80

#	Planned	Units
15	3rd & Pine	271
16	7th & Locust	108
17	507 Pacific	157
18	The Residences at Mosaic	272
19	The Residences at Mosaic	359
20	The Residences at Mosaic	260
21	Civic Center Site	580

#	Under Construction	Units
9	151 E 5th St	20
13	Ocean View Tower	98
14	Inkwell	189

#	Notable Developments	Units
22	The Breakers Hotel - 185 Keys	
23	Billie Jean King Library	
24	City Hall	
25	Port Authority	
26	Police Department	
27	Lincoln Park	

04 MOSAIC EVENTS

65+ EVENTS

OCCURRING ANNUALLY

500K+

VISITORS ANNUALLY

WEEKLY EVENTS

DTLB FARMER'S MARKET

THURSDAY NIGHT MARKET

MOSAIC SIGNATURE EVENTS

TASTE OF DTLB

COFFEE W/ A COP

TACO & TEQUILA FESTIVAL

BLACK MAKERS MART

SUMMER DISCO ROLLER PARTY

LA DESIGN FESTIVAL

DTLB ART WALK

LONG BEACH WALLS + ART RENZEI

OKTOBERFEST

LB PRIDE FEST

MOSAIC HOLIDAY STROLL

LB RESTAURANT WEEK

BEACH STREETS

AND MANY MORE...

PARTNERS & SPONSORS



05 MOSAIC SITE PLAN

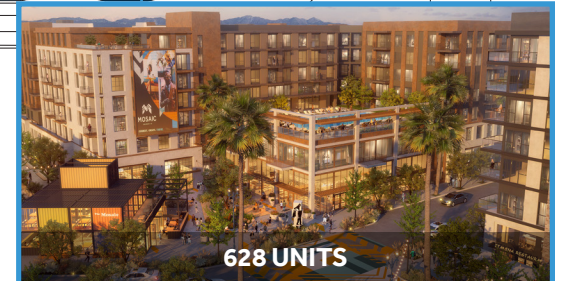


COMMERCIAL GLA  
**150,000 RSF**

RETAIL STORES  
**40+**

RESIDENTIAL UNITS  
**900+**

PARKING  
**1,900+ STALLS**





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