



495 PROMENADEN

800-5,621 SF OF RETAIL / RESTAURANT SPACE AVAILABLE FOR LEASE
LONG BEACH, CA

For leasing, please contact:

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beta.

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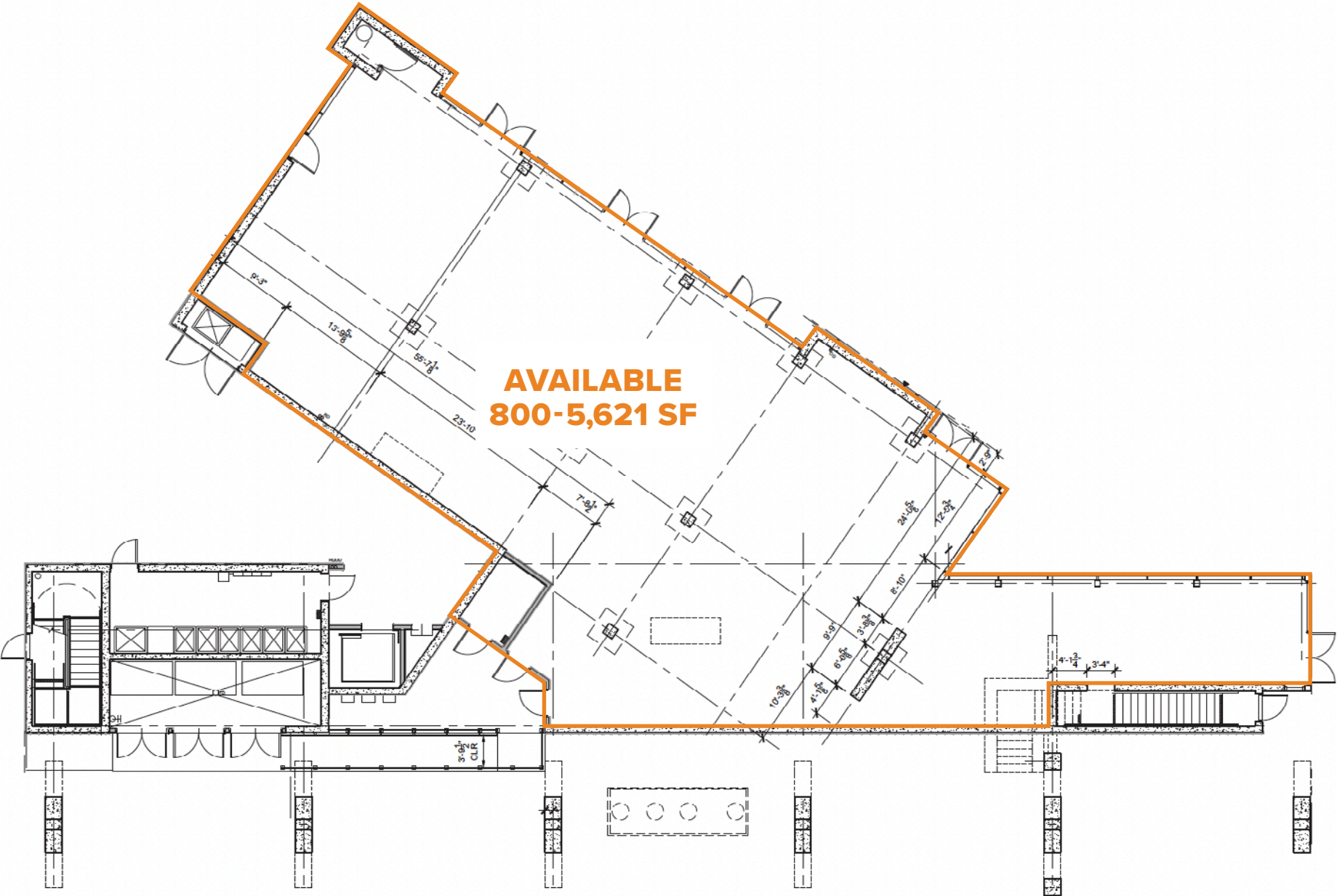
BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245

PROPERTY HIGHLIGHTS

- **±800 - 5,621 SF** of Restaurant & Retail space available in newly built 2022 Class A mixed-use development located in the Downtown Long Beach Promenade area
- Well situated within the Mosaic DTLB Community with a walk score of 98 out of 100
- Shafts and grease interceptor in place
- Patio seating available
- Project located adjacent to City Place - several blocks of shopping and dining
- Convenient city parking structures across the street
- Fantastic night life activity with restaurants and bars
- Close proximity to the Long Beach Convention Center
- Surrounded by thousands of new housing units proposed/ under construction

NEIGHBORING TENANTS





LOCAL AMENITIES

495 PROMENADE N



DEMOGRAPHICS

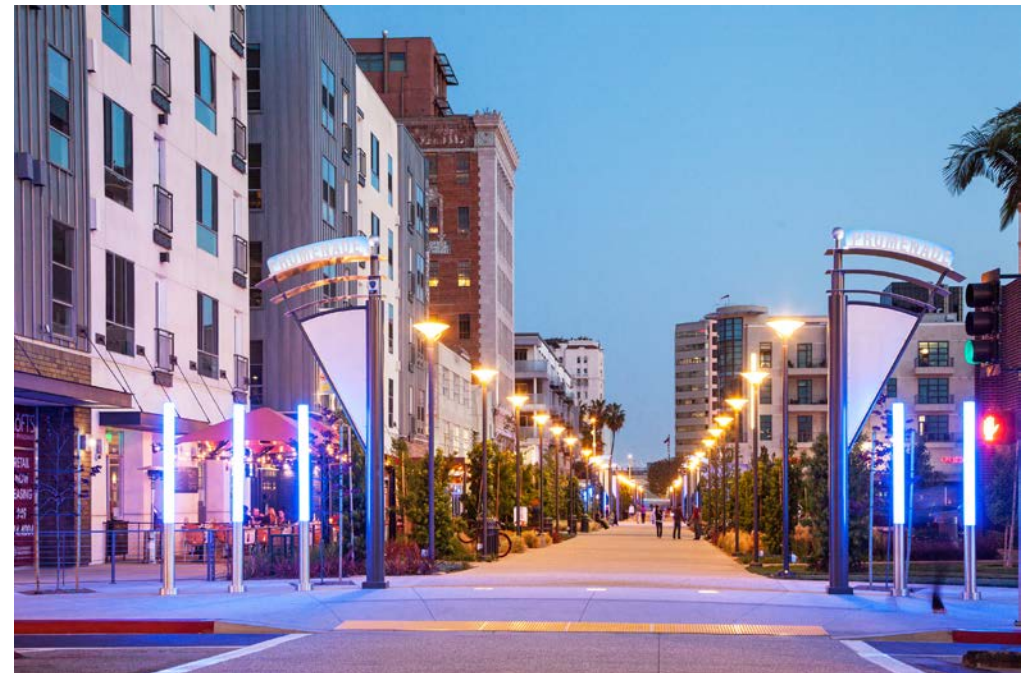
495 PROMENADE N

Population	1 Mile	2 Mile	3 Mile
Estimated Population (2024)	62,450	151,631	224,951
Projected Population (2029)	62,901	148,279	219,361
Census Population (2020)	64,088	161,475	236,480
Census Population (2010)	62,020	159,531	232,454

Households	1 Mile	2 Mile	3 Mile
Estimated Households (2024)	28,502	60,369	89,497
Projected Households (2029)	29,389	60,310	88,895
Census Households (2020)	26,372	58,652	88,400
Census Households (2010)	24,462	55,755	84,052

Average Household Income	1 Mile	2 Mile	3 Mile
Estimated Average Household Income (2024)	\$87,750	\$90,303	\$99,706
Projected Average Household Income (2029)	\$92,249	\$94,251	\$104,044
Census Average Household Income (2010)	\$46,984	\$47,312	\$54,627
Census Average Household Income (2000)	\$31,586	\$34,529	\$41,178

Average Household Income	1 Mile	2 Mile	3 Mile
White (2024)	29.1%	26.3%	28.7%
Hispanic or Latino Population (2024)	47.8%	50.0%	46.3%
Black or African American (2024)	16.4%	14.9%	14.3%
American Indian or Alaska Native (2024)	1.6%	1.6%	1.5%
Asian (2024)	11.3%	13.7%	15.4%
Hawaiian or Pacific Islander (2024)	0.6%	0.6%	0.6%
Other Race (2024)	27.9%	30.0%	26.3%





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