

# PROJECT SHOWCASE

## RETAIL &

### PROJECT SHOWCASE: RETAIL & COMMERCIAL

## COMMERCIAL



Long Beach continued to attract new retail and commercial development in 2023, bringing new business and amenities for residents and visitors and adding to the city's job-rich environment.



The following represents retail and commercial projects that were completed in 2023.

ALAMITOS BEACH  
CONCESSION

780 E. Shoreline Dr.

Restaurant with open roof deck, recreational rental equipment facility, bicycle storage and large outdoor recreation area.

NEIGHBORHOOD

Downtown  
Long Beach

BUILDING HEIGHT

2  
stories

COMMERCIAL SPACE

4,240  
sq. ft.

PARKING

140  
stalls





**MARLENA**

5854 Naples Plaza

New restaurant with seasonal menu and full bar.

NEIGHBORHOOD

**Naples**

BUILDING HEIGHT

**1**  
story

PARKING

**10**  
stalls

COMMERCIAL SPACE

**7,469**

**LOUIE'S ON 2<sup>nd</sup>**

5283 E. 2<sup>nd</sup> St.

New family-owned restaurant serving lunch, dinner and beverages.

NEIGHBORHOOD

**Belmont Shore**

BUILDING HEIGHT

**1**  
story

COMMERCIAL SPACE

**3,000**  
sq. ft.



NEIGHBORHOOD

**East Long Beach**

BUILDING HEIGHT

**1**  
story

COMMERCIAL SPACE

**170**  
sq. ft.

**1,130**  
sq. ft.

of outdoor  
patio seating



**BEACHWOOD BREWERY**

6420 E. Pacific Coast Hwy.

New tasting room located in the open promenade area of the expansive 2<sup>nd</sup> & PCH.



ALDI  
955 E. Anaheim St.

New grocery store in a renovated commercial space.



NEIGHBORHOOD  
Central Long Beach

BUILDING HEIGHT	COMMERCIAL SPACE	PARKING
1 story	18,504 sq. ft.	177 stalls

ST. ANTHONY HIGH SCHOOL  
ATHLETIC FIELDS

4832 Clark Ave.

New athletic facilities for students with new six-lane rubberized track; a synthetic turf field for football, soccer and lacrosse; a new softball field; a 1,200-seat grandstand; a concession and ticketing building; and a new 6,000-square-foot, multi-purpose locker room building with an outdoor fitness area.

NEIGHBORHOOD	BUILDING HEIGHT	PARKING
East Long Beach	1 story	276 stalls





The following represents retail and commercial projects that began construction in 2023.

PACIFIC POINTE WEST

4022 Conant St. &  
3855 Lakewood Blvd.

Eight-building industrial project  
in Douglas Park that will create  
up to 1,500 high-quality jobs.

NEIGHBORHOOD

East Long  
Beach

BUILDING HEIGHT

2  
stories

PARKING

1,627  
stalls

COMMERCIAL SPACE

1 million sq. ft.



L'ANTICA PIZZERIA  
DA MICHELE

4621 2<sup>nd</sup> St.

New location of the famed  
Naples pizzeria and bar.

NEIGHBORHOOD

Belmont  
Shore

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

8,000 sq. ft.

PARKING

38 stalls





NEIGHBORHOOD

# Belmont Shore

BUILDING HEIGHT

2 stories

COMMERCIAL SPACE

1,034 sq. ft.

PARKING

140 stalls

## GRILL 'EM ALL

5411 E. Ocean Blvd.

New restaurant with rooftop deck located in renovated Bayshore Concession Building.



## MONTY'S DOG BEACH

5098 E. Ocean Blvd.

New dog-friendly restaurant located in renovated Granada Concession Building.



NEIGHBORHOOD

# Belmont Shore

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

1,513 sq. ft.

PARKING

152 stalls



The following represents retail and commercial projects that were approved in 2023.

**SHORELINE VILLAGE REDEVELOPMENT**

429 Shoreline Village Dr.

Redevelopment project that will include construction of new retail and office spaces, a new hotel and renovation of the existing boardwalk.



NEIGHBORHOOD

**Downtown Long Beach**

BUILDING HEIGHT

**Varied**

COMMERCIAL SPACE

**67,278** sq. ft. and  
**15,090** sq. ft.  
of outdoor dining areas

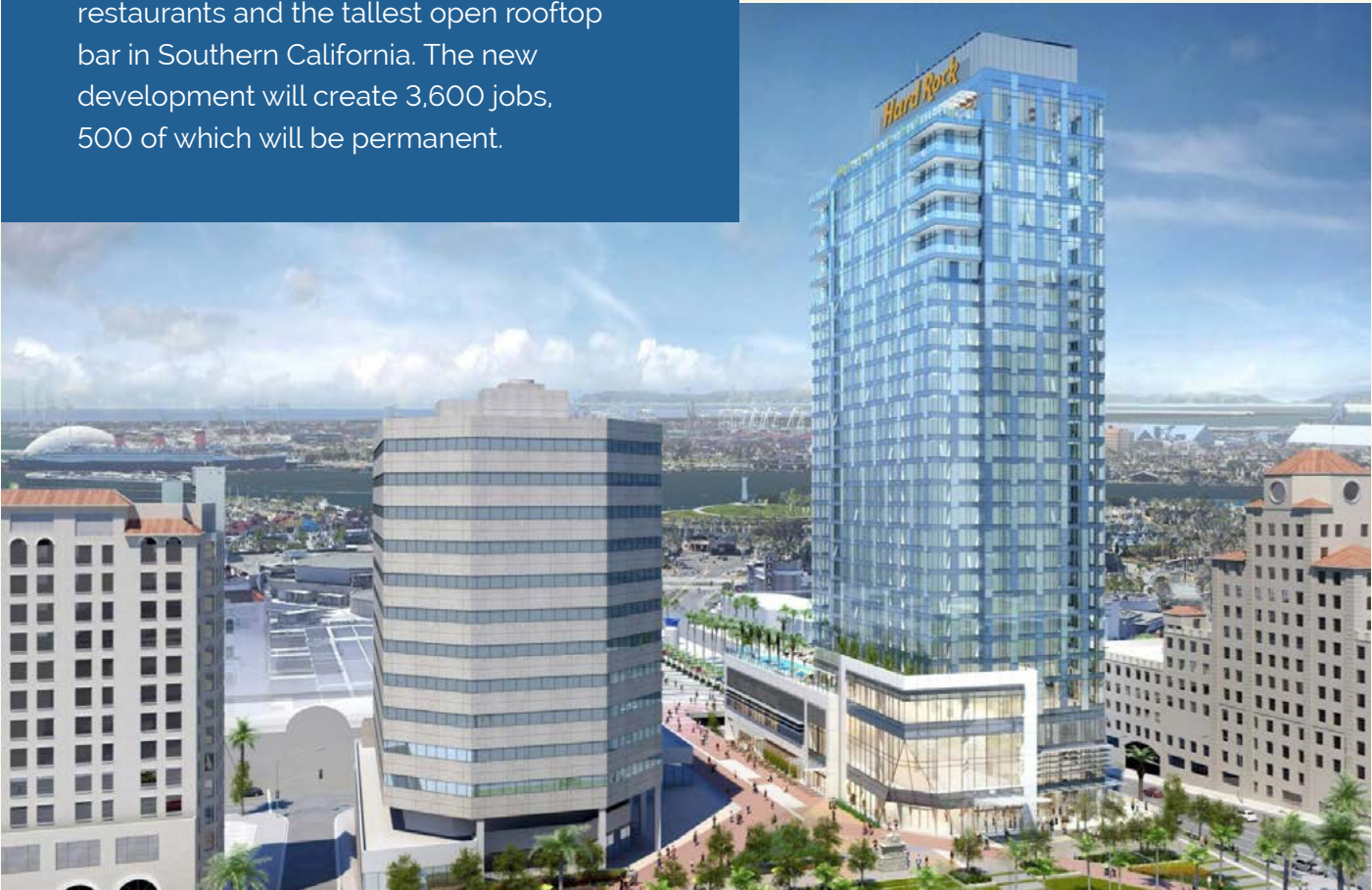
PARKING

**227** stalls

**HARD ROCK HOTEL**

100 E. Ocean Blvd.

New 429-room hotel with two on-site restaurants and the tallest open rooftop bar in Southern California. The new development will create 3,600 jobs, 500 of which will be permanent.



NEIGHBORHOOD

**Downtown Long Beach**

BUILDING HEIGHT

**31**  
stories

COMMERCIAL SPACE

**537,075**  
sq. ft.

PARKING

**151** stalls with  
additional off-site spaces



APPROVED



**INDUSTRIAL PROJECT**

2019-2401 E. Wardlow Rd.

Two new tilt-up industrial buildings with warehousing, logistics or manufacturing options that will replace the former Boeing building at the Goodman Commerce Center.

NEIGHBORHOOD

**East Long Beach**

BUILDING HEIGHT

**1** story

COMMERCIAL SPACE

**582,595** sq. ft.

PARKING

**1,801** stalls

**COMMERCIAL PROJECT**

4100 Carson St.

Three commercial tenant spaces located at the Long Beach Exchange.



NEIGHBORHOOD

**East Long Beach**

BUILDING HEIGHT

**1** story

COMMERCIAL SPACE

**36,936** sq. ft.

PARKING

**1,240** stalls located in existing parking lot



# THE ORIGINAL GREEK

2038-2040 E. 4<sup>th</sup> St.

New dine-in casual Greek restaurant with unique menu and cultural experiences.

NEIGHBORHOOD

Retro Row

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

1,943 sq. ft.



# HOLY INNOCENTS SCHOOL EXPANSION

2500 Pacific Ave.

Expansion of Holy Innocents School that includes a new church, rectory, school building, school gymnasium, parish office and convent.

NEIGHBORHOOD

Wrigley

BUILDING HEIGHT

Mix of 1 and 2 stories

PARKING

93 stalls

# MEDICAL OFFICE BUILDING

2600 California Ave.

New medical office building with new landscaping that will activate the current frontage along California Avenue.

NEIGHBORHOOD

Midtown/West Long Beach

COMMERCIAL SPACE

3,000 sq. ft.

BUILDING HEIGHT

1 story

PARKING

61 stalls

