

EXCELLENT RETAIL OPPORTUNITY



WATERFRONT SHORELINE VILLAGE

▶ 150 SQUARE FEET ▶



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SHORELINE VILLAGE



WATERFRONT RETAIL



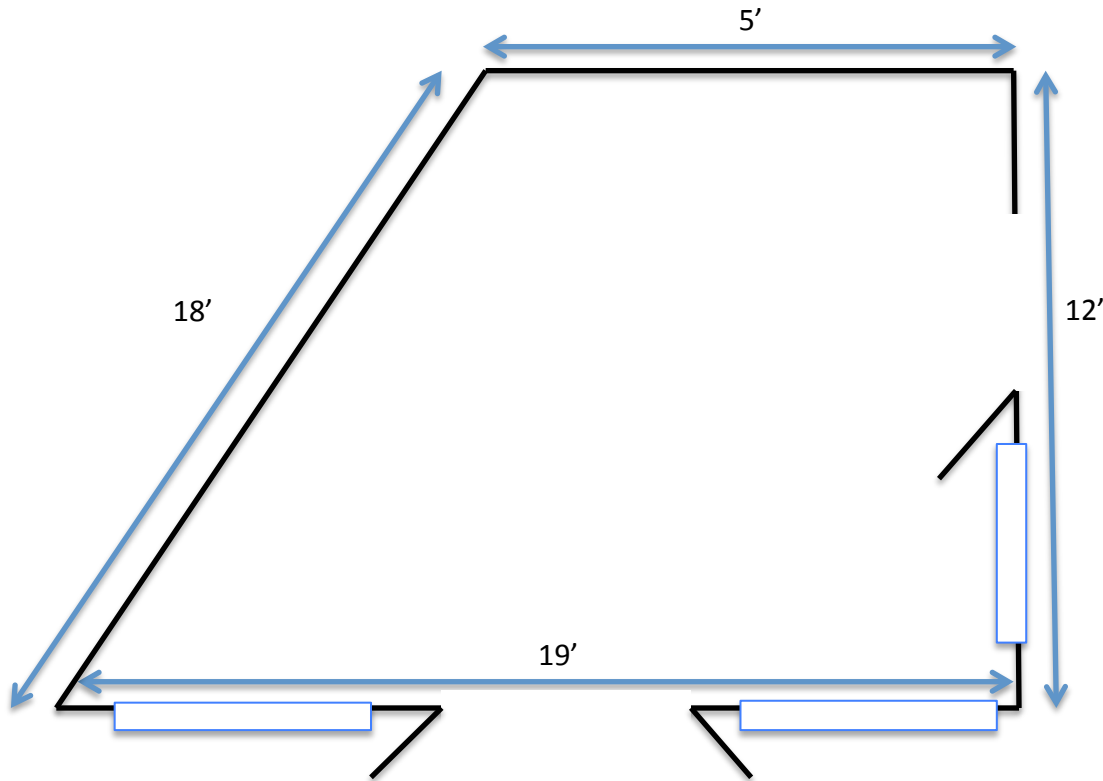
- Downtown Landmark
- Oceanfront Locale
- On-Site Parking
- Walker's paradise
- Vibrant Atmosphere
- 1 mil.+ Visitors / yr.
- Residents & Tourists
- Huge Boat Marina
- Waterfront Boardwalk



429-T Shoreline Drive Long Beach, CA 90802

- Currently an ocean-theme merchandise shop
- High identity first floor retail usage
- Water view, boardwalk positioning
- 150 square feet with ample glass-line
- \$8.00/sf/mo., NNN + \$1.75/sf nets

Suite T, 429 Shoreline Drive, Long Beach, CA 90802



- 150 square feet
- Excellent retail opportunity
- Unique trapezoid-style layout
- Two points of entry
- Beautiful picture windows
- Ocean view + boardwalk positioning

All measurements are approximate