



# MOSAIC

LONG BEACH - CA

4TH STREET & PROMENADE

## RETAIL & RESTAURANT SPACES AVAILABLE



FOR LEASING, PLEASE CONTACT:

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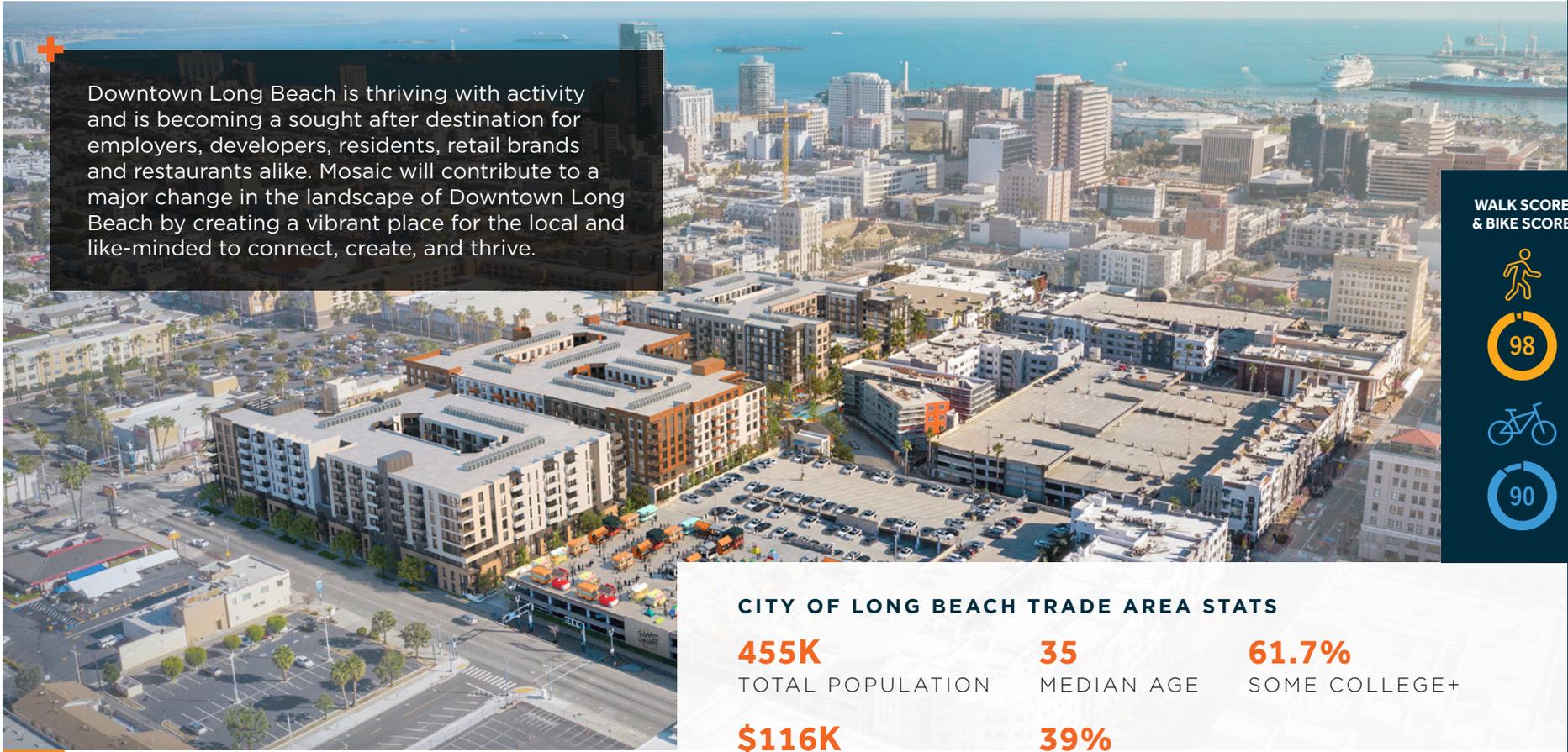
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## CONNECT. CREATE. THRIVE.

[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**

98

90

**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**



Aerospace/defense sector added **-11,000 jobs** between 2022-2024

**\$117.5K**  
AVG SALARY

02 DEVELOPMENT & ECONOMIC ACTIVITY

In Downtown Long Beach, **271** residential units were completed in 2025

Downtown Long Beach retail occupancy rose to **86.1%** in 2025, a **2.4%** gain year over year and **16.1%** higher than 2022.

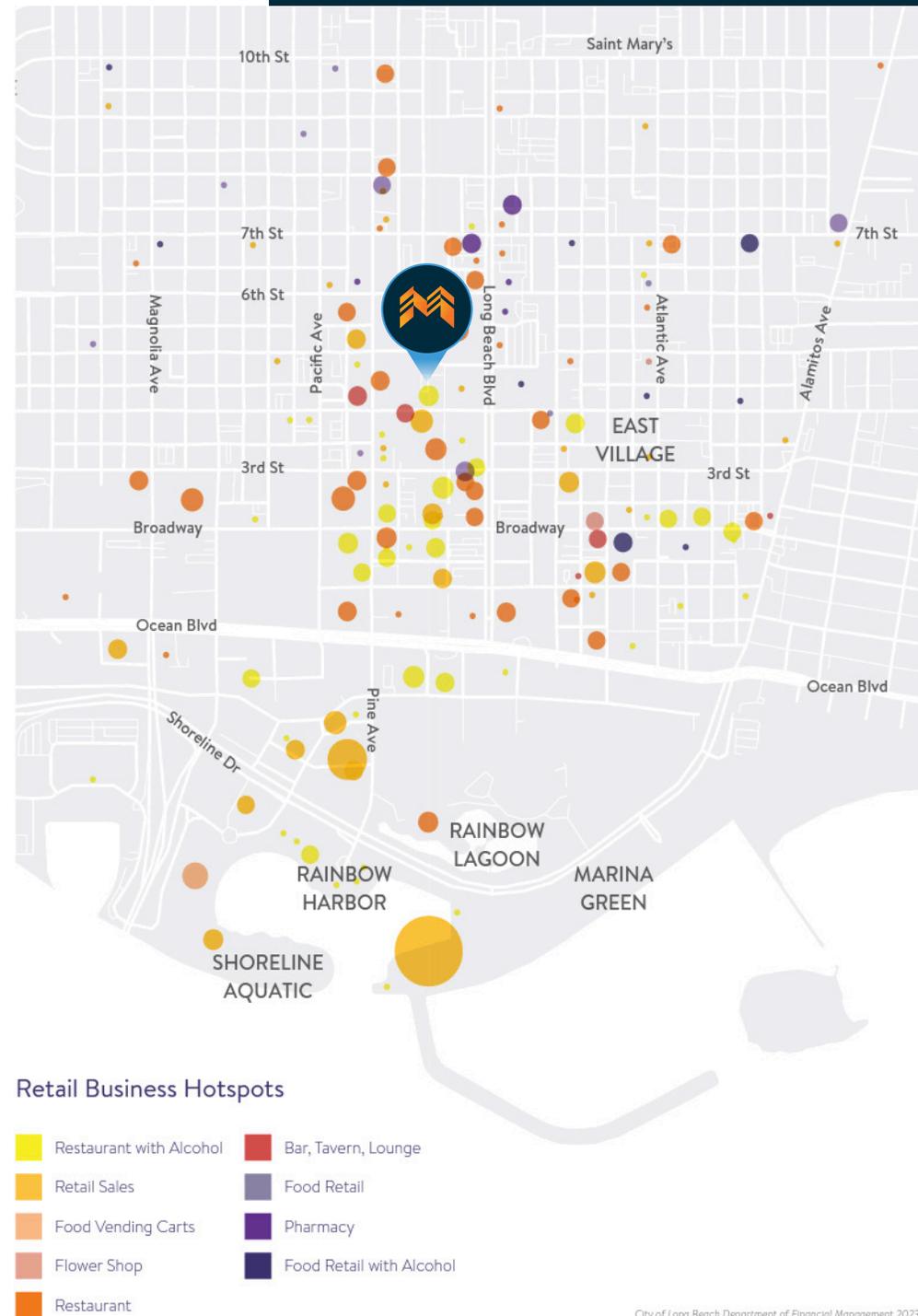
Development pipeline totaling over **10,826** square feet planned or under construction

In 2025, Downtown Long Beach welcomed **786K** visitors with over **26.2M** total visits compared to **25.4M** total visits in 2024.

Anduril Industries is planning a **-1.18M** SF campus just north of Long Beach Airport (target mid-2027 delivery), expected to support **-5,500** jobs

DTLB OFFICE MARKET OVERVIEW	2024	2025
Annual Visits	25,400,000	26,200,000
AVG Monthly Visits	2,116,000	2,183,000
AVG Daily Visits	69,398	71,780

Source: DLBA - 2025 Economic Market Report



Retail Business Hotspots

- Restaurant with Alcohol
- Retail Sales
- Food Vending Carts
- Flower Shop
- Restaurant
- Bar, Tavern, Lounge
- Food Retail
- Pharmacy
- Food Retail with Alcohol

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
14	Inkwell	189

#	Planned	Units
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
15	3rd & Pine	271

#	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

1.7M

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



BEACH STREETS



TACO & TEQUILA FESTIVAL



TASTE OF LONG BEACH



BLACK MAKERS MART



DTLB FARMER'S MARKET



THURSDAY NIGHT MARKET



HOLIDAY STROLL



OKTOBERFEST



COMMERCIAL GLA  
**150,000 RSF**

RETAIL STORES  
**40+**

RESIDENTIAL UNITS  
**900+**

PARKING  
**1,900+ STALLS**





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