



MOSAIC

LONG BEACH - CA

4TH STREET & PROMENADE

RETAIL & RESTAURANT SPACES AVAILABLE



FOR LEASING, PLEASE CONTACT:

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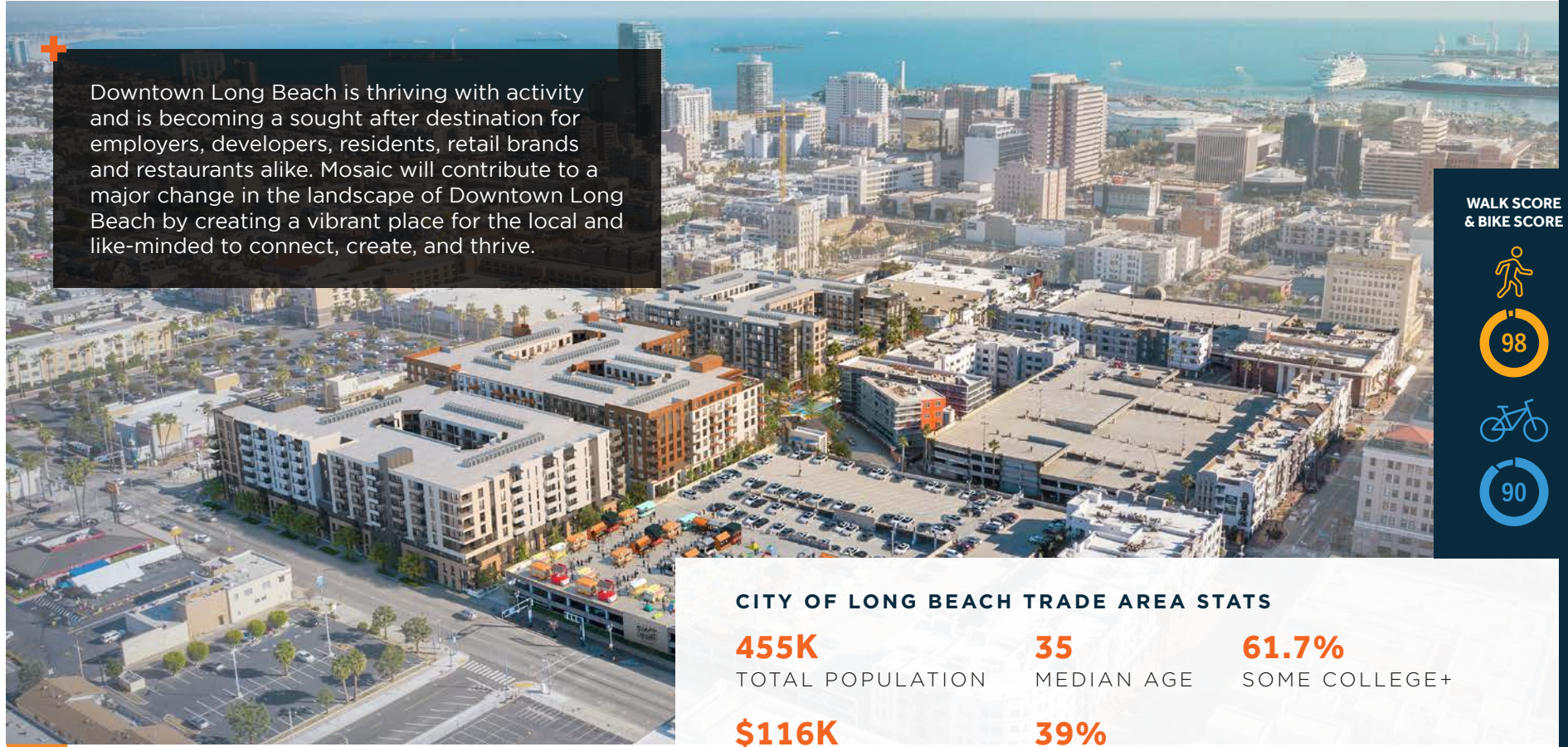
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01 CITY OF LONG BEACH



CITY OF LONG BEACH TRADE AREA STATS

455K	35	61.7%
TOTAL POPULATION	MEDIAN AGE	SOME COLLEGE+
\$116K	39%	
AVERAGE HOUSEHOLD INCOME	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.

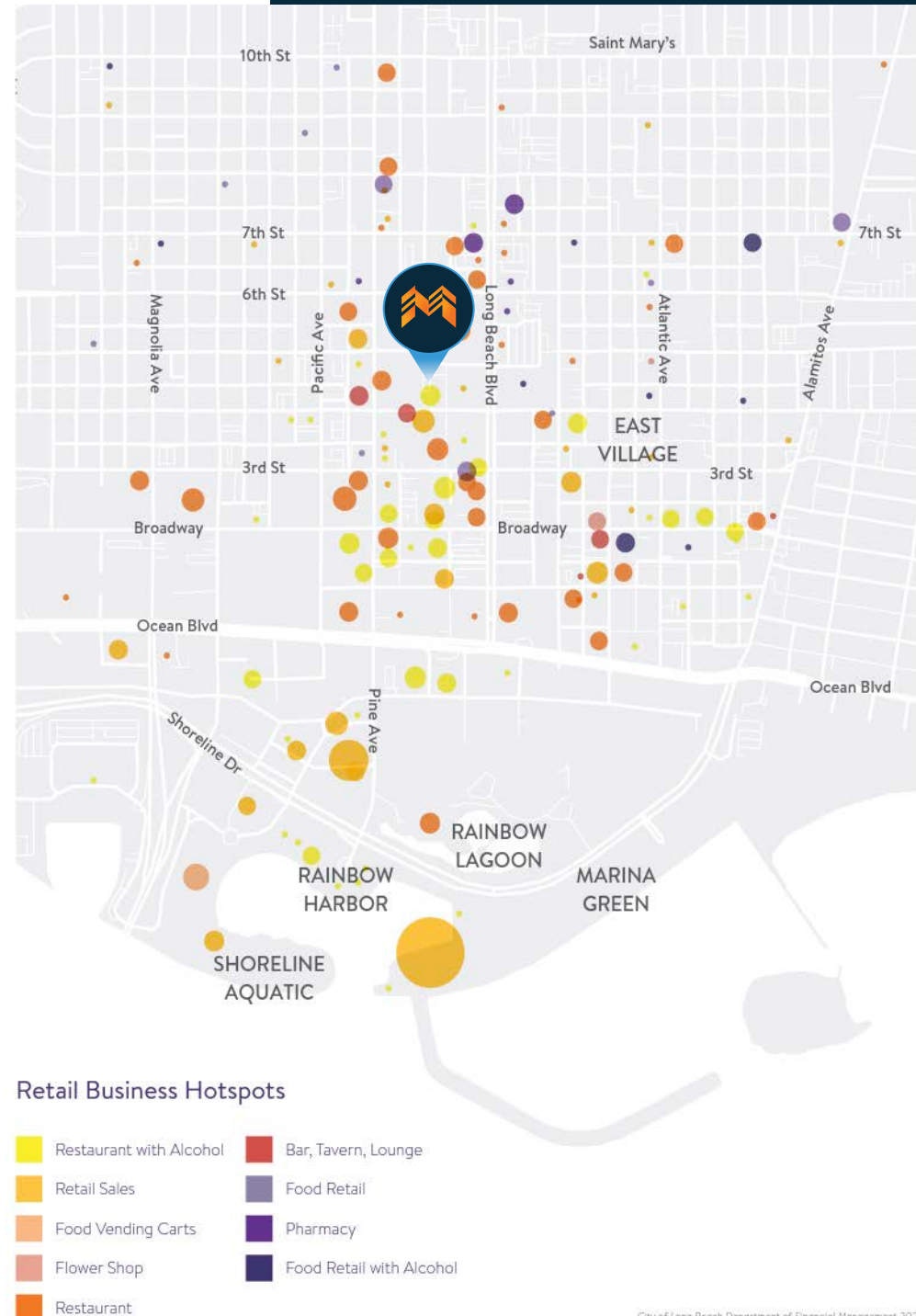
Development pipeline totaling over **10,826** square feet planned or under construction

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



03 AREA DEVELOPMENTS



#	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

05 MOSAIC SITE PLAN

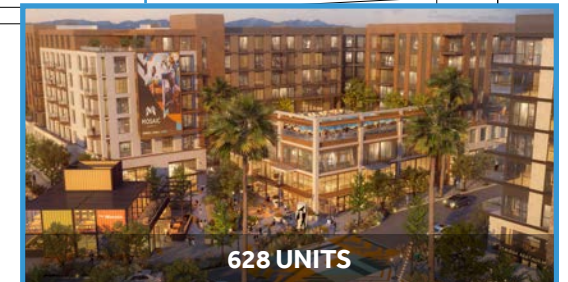


COMMERCIAL GLA
150,000 RSF

RETAIL STORES
40+

RESIDENTIAL UNITS
900+

PARKING
1,900+ STALLS





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