

LBX

LONG BEACH EXCHANGE

LBX

THE HANGAR

DJM

WELCOME TO LONG BEACH

Historically known for its status as the preeminent harbor city on the West Coast, Long Beach continues to gain notoriety as an exciting and vibrant waterfront live, work, play destination.

Located at the confluence of two of Southern California's largest counties, Los Angeles County and Orange County, Long Beach is a strategically located hub for businesses and residents alike, providing world-class entertainment and a plethora of amenities that make the region a destination for both locals and tourists.

With a continued renaissance taking place within Downtown Long Beach, the surrounding area has witnessed extensive development, as well as the planned addition of thousands of multifamily units over the upcoming years. Long Beach is the second largest city, by population, in Los Angeles County and the seventh largest in the state of California, with over 465,000 people living across 165,000 households.

Sitting between the two massive employment centers of Los Angeles and Orange County, Long Beach is a commuters' haven and offers multiple modes of transportation, including the Metro Blue Line connecting Long Beach to Downtown Los Angeles, as well as Southern California's vast freeway network with direct access to four interstate freeways: I-405, I-710, I-110, and I-605.

Long Beach's globally significant trade ports, prestigious university, unique business market, centralized location, and unmatched local attractions combine to make it one of Southern California's most desirable and versatile markets.

LBX



PROPERTY STATS

LBX is a dominant, newly built, Class A open-air shopping center anchored by Whole Foods, Nordstrom Rack, TJMaxx, PetSmart, Ulta Beauty, Old Navy and an outstanding collection of over 20 popular restaurant and dining options.

LBX encompasses 246,500 square feet of prime retail situated on 24 acres adjacent to Long Beach Airport and the desirable community of Lakewood.

PROPERTY HIGHLIGHTS



69K Daily vehicles along
Lakewood Blvd. and Carson St.



5.4M
Annual Visits
Source: Placer.ai



1.2 MILLION
Residents within 7 mile radius



Grocery Anchored Center with
40+ TENANTS



560K
Workforce within 7 mile radius



\$155K
Average Household Income

LBX



CUSTOMER JOURNEY

12 MONTH TRAILING VISITOR TRAFFIC

59 MINUTES

Average length of stay

70% OF 1.3k

Annual visitors are loyal locals

CONSISTENT

Foot traffic every month of the year & day of the week

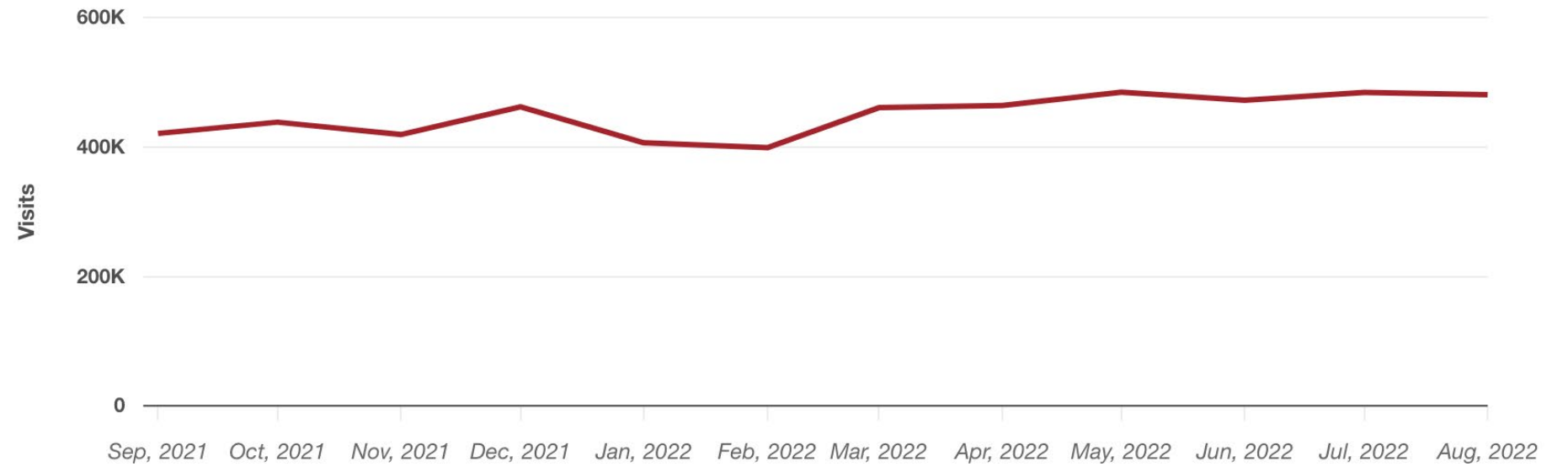
ALL DAY

Steady foot traffic all day, with significant peaks for lunch and dinner hours

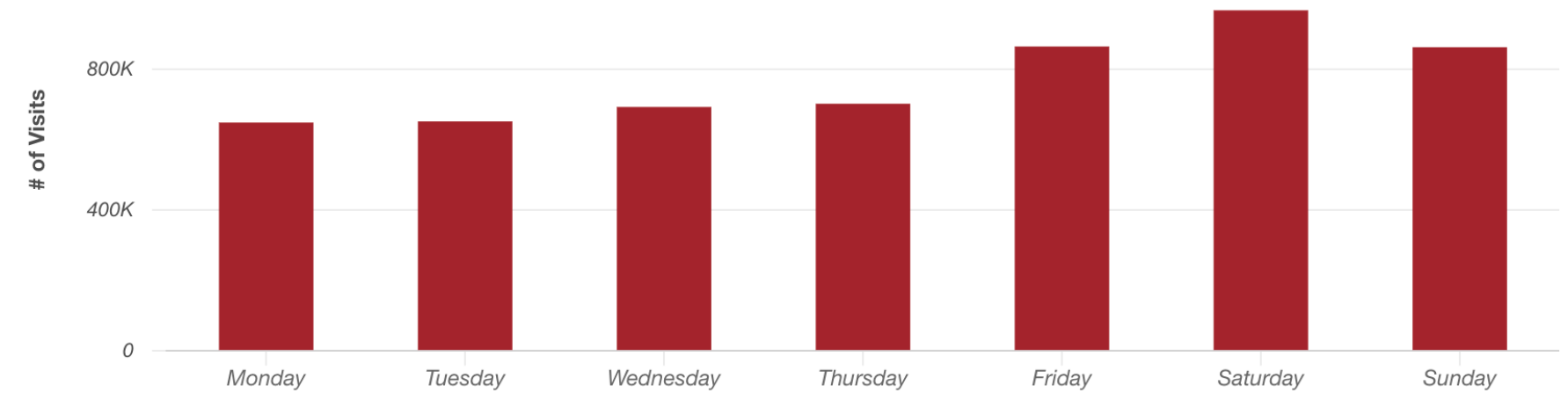


69K Daily Car Traffic
Along Lakewood Blvd and
Carson St.

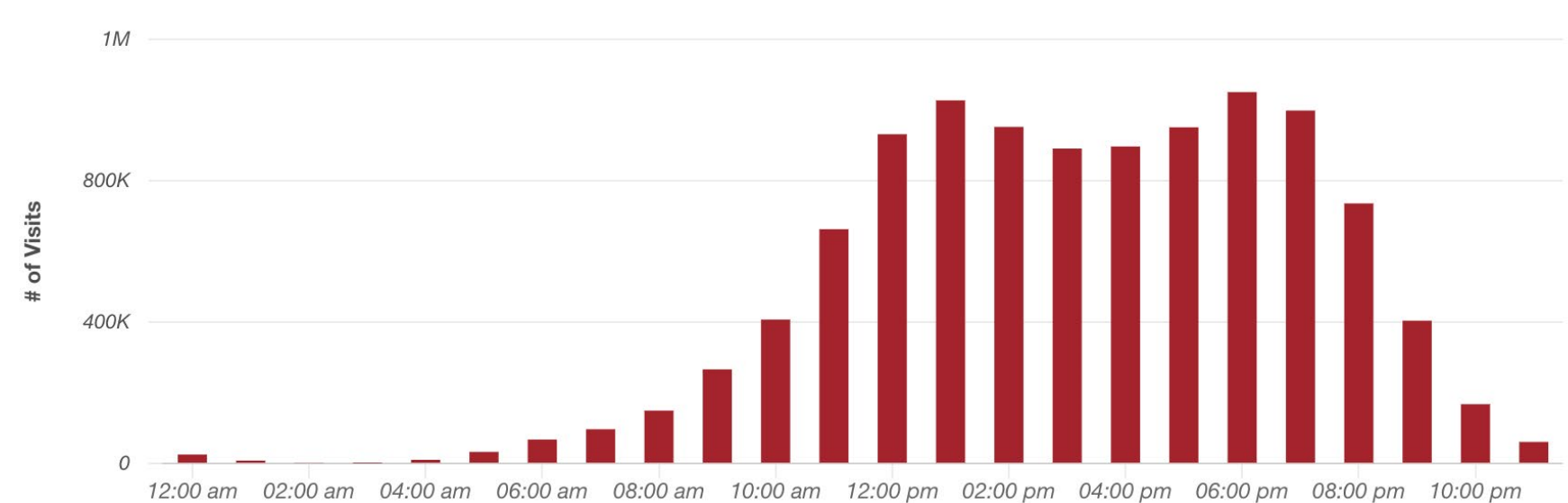
Monthly Visitor Traffic



Daily Visitor Traffic



Hourly Visitor Traffic



Source: Placer.AI

SITE MAP



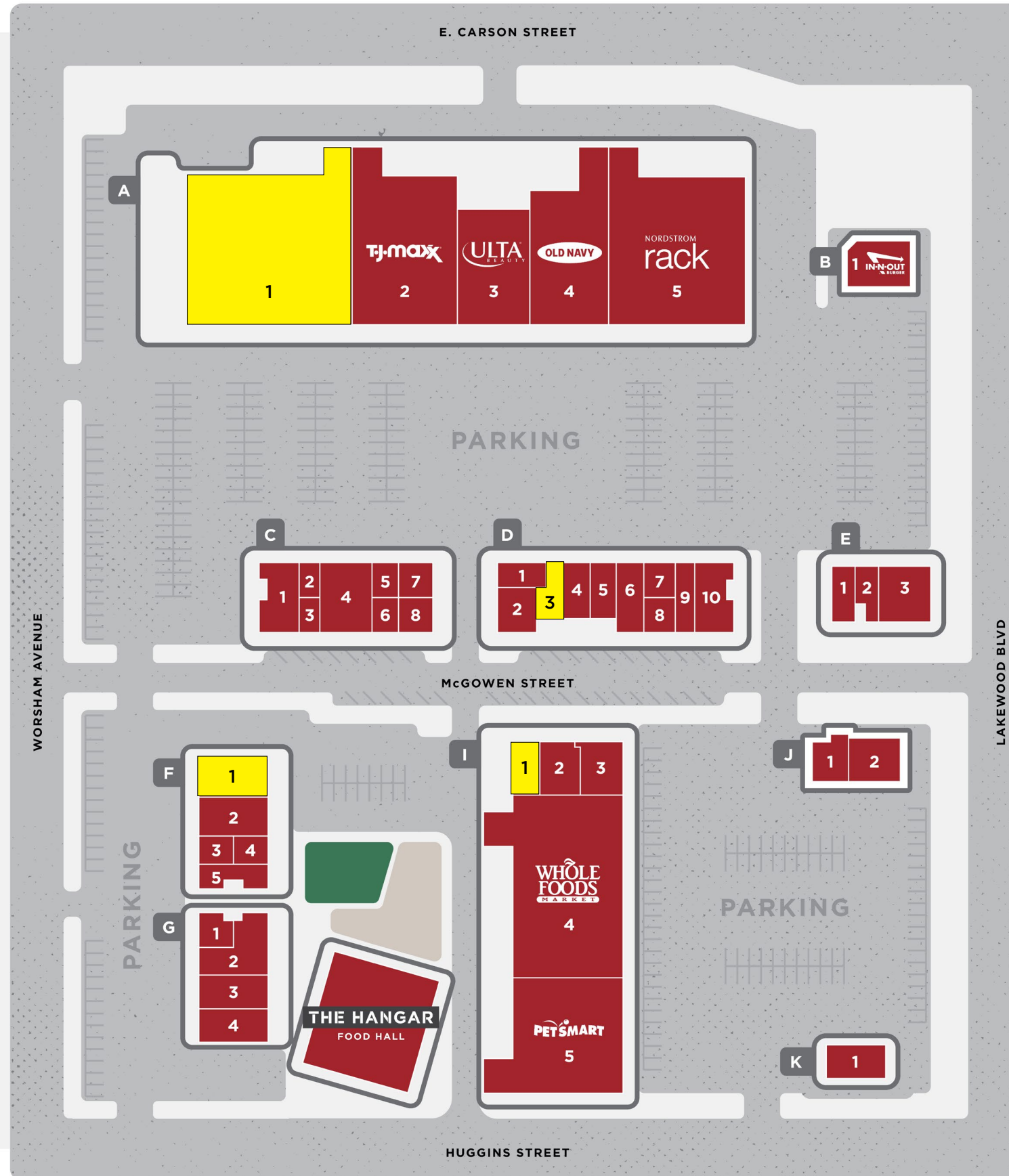
Grocery Anchored Center
40+ TENANTS

AVAILABLE SPACES

Suite Number:	Map Location:	Square Footage:
A1	A-1	40,075
210	D-3	1,628
300	F-1	3,553
500	I-1	2,045

LBX

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THELONGBEACHEXCHANGE.COM



SHOPPING + SERVICES

AT&T	E-1
Financial Partners Credit Union	D-5
For Eyes	E-2
J. Crew Factory	C-4+5
Navy Federal Credit Union	D-10
Nordstrom Rack	A-5
Old Navy	A-4
PetSmart	I-5
PIPPY + LOLA	I-1
Runners High	C-6
SchoolsFirst Credit Union	E-3
Sleep Number	K-1
T-Mobile	I-3
TJ Maxx	A-2
Ulta	A-3
UPS	C-2
Whole Foods Market	I-4

DINING

Chocolate Bash	C-3
Dunkin' Donuts	J-1
Georgia's	C-8
Handel's Ice Cream	D-1
In-n-Out	B-1
Mod Pizza	J-2
Panini Kabob Grill	C-1
REMIX Kitchen Bar	F-5
Silverlake Ramen	C-7
SusieCakes	D-4
Tastea	F-4
The 908	G-2
Wahoo's Fish Taco	D-2

HEALTH + WELLNESS

Be Fit Modern Pilates	G-1
Deka Lash	D-7
European Wax Center	D-8
Images Luxury Nail Lounge	D-9
Grit Cycle	G-4
Orangetheory Fitness	G-3
RA Yoga	F-2
Salon Drew	I-2
Spavia	D-6
StretchLab	F-3

THE HANGAR

Amorcito	Jay Bird's Chicken
Blue Bowl	The Kroft
Bottlecraft	Marinate Korean BBQ
Cassidy's Corner Café	Morning Nights
DonerG	Plaid Sheep
Fior DiLatte	Poké2 Grill
Ike's Love and Sandwiches	Stay Anchored

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THE HANGAR

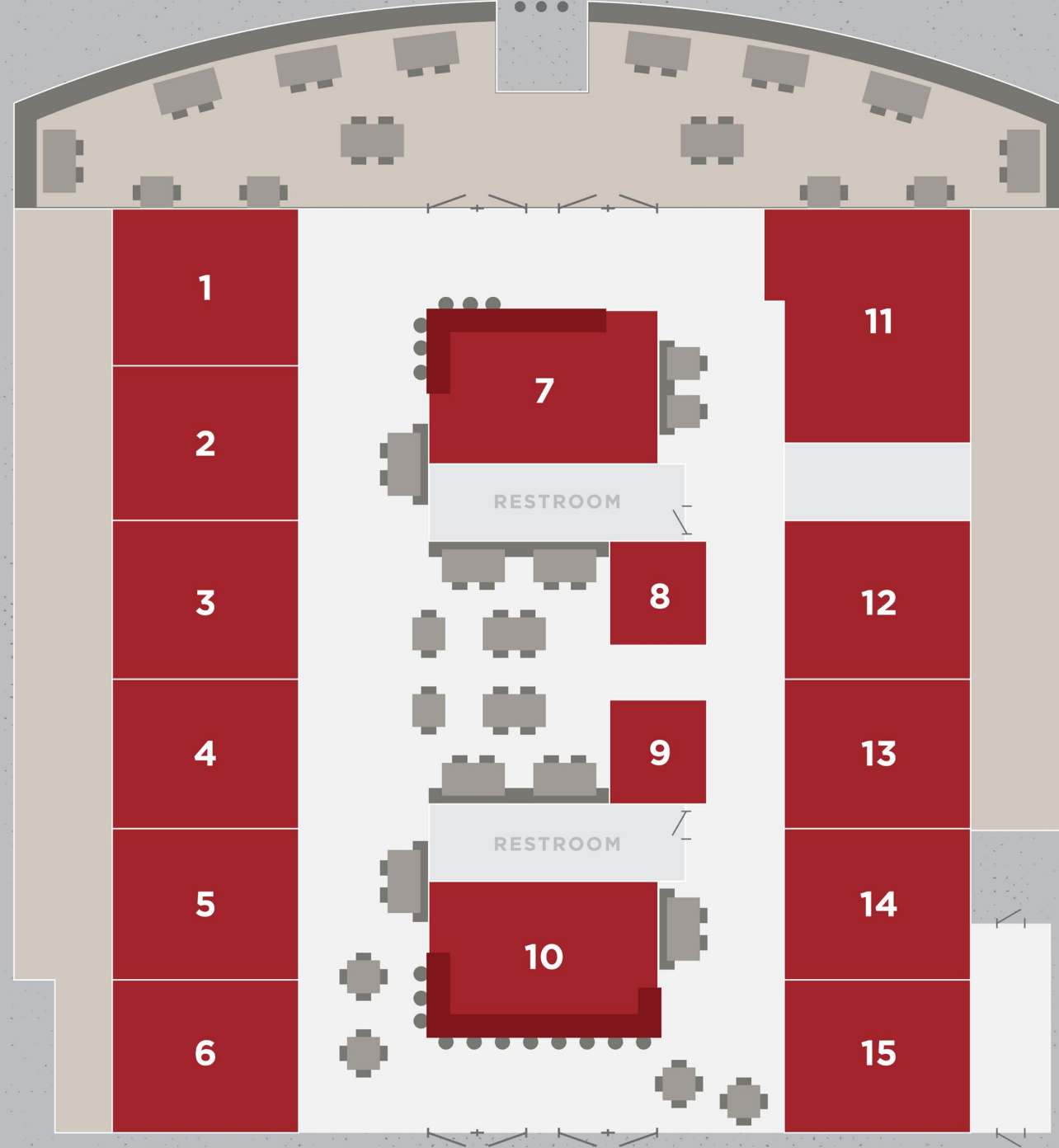
SITE MAP



Food Hall
15 TENANTS

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THE HANGAR

Blue Bowl	1
Ike's Love & Sandwiches	2
Jay Birds Hot Chicken	3
Doner G	4
Plaid Sheep	5
Morning Nights	6
Cassidy's Corner Cafe	7
Fior Di Latte	8
Stay Anchored	9
Bottlecraft	10
The Kroft	11
Marinate Korean Grill	12
Amorcito	13
Wagyu Street	14
Poké2 Grill	15

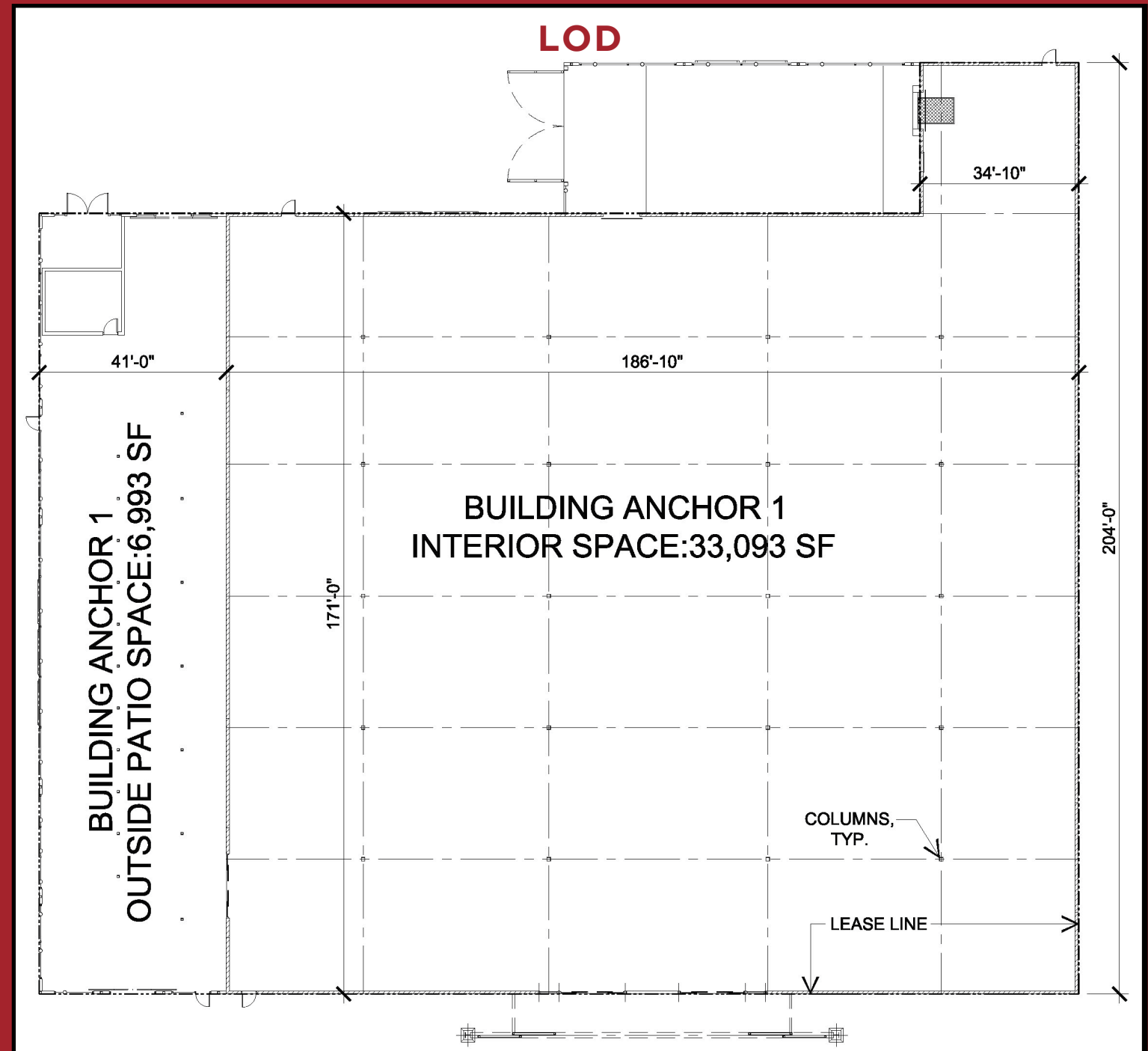
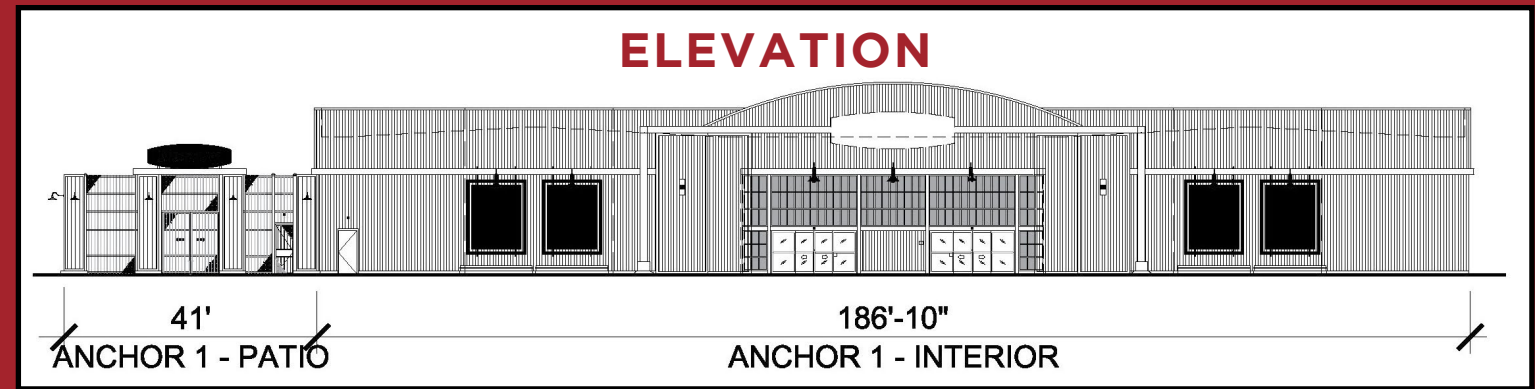
AVAILABLE

ANCHOR BUILDING A1

OPTION A:

INTERIOR SPACE: 33,093 SF

OUTSIDE PATIO: 6,993 SF



THE SQUARE FOOTAGE TOTALS INDICATED ON THIS PLAN ARE APPROXIMATE, MAY VARY DUE TO CONSTRUCTION AND ARE BASED ON PERIMETER MEASUREMENTS.

THE DRAWINGS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONS, DELETIONS AND MODIFICATIONS TO THE DRAWINGS AS THE DEVELOPER MAY DEEM APPROPRIATE OR DESIRABLE. DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION.

NOTE: MEP POINTS OF CONNECTIONS ARE YET TO BE DETERMINED.

AVAILABLE

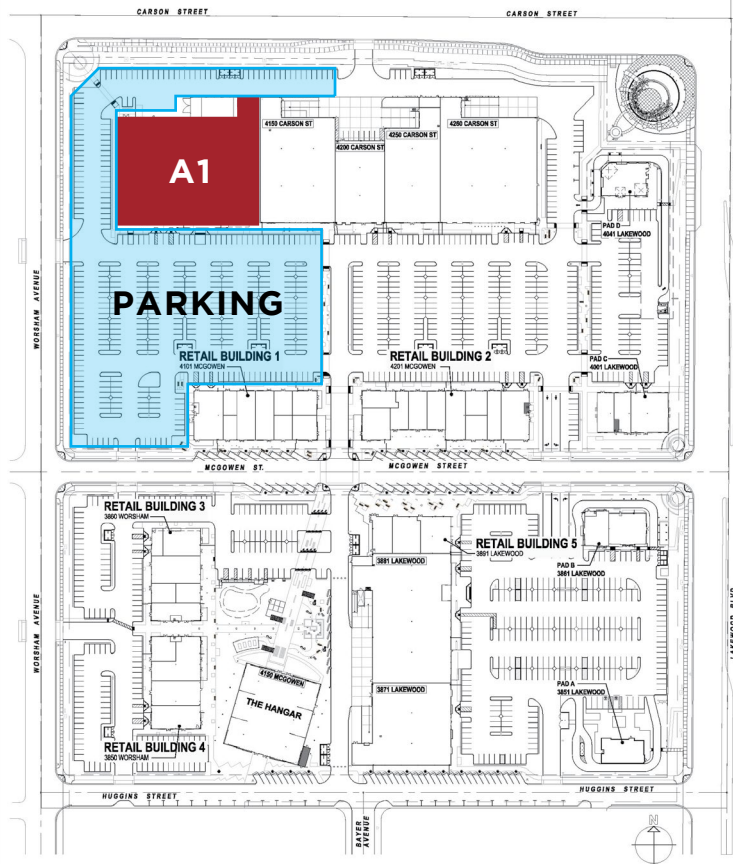
ANCHOR BUILDING A1

OPTION B:

SPACE 100: 15,569 SF

SPACE 200: 24,507 SF

LOCATION AND PARKING

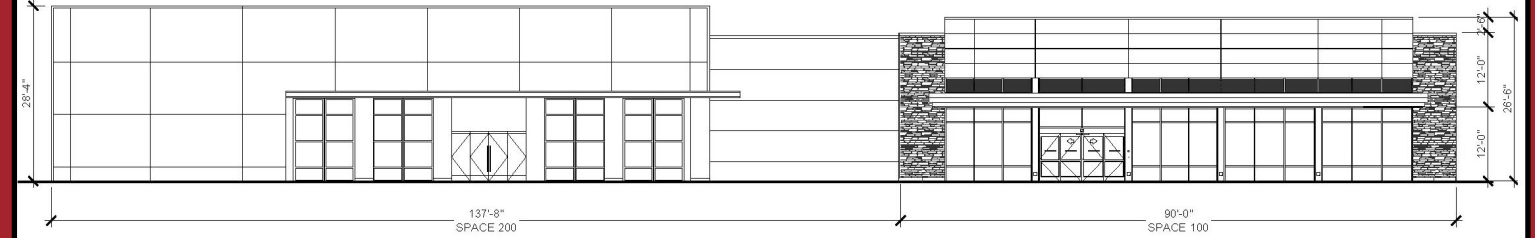


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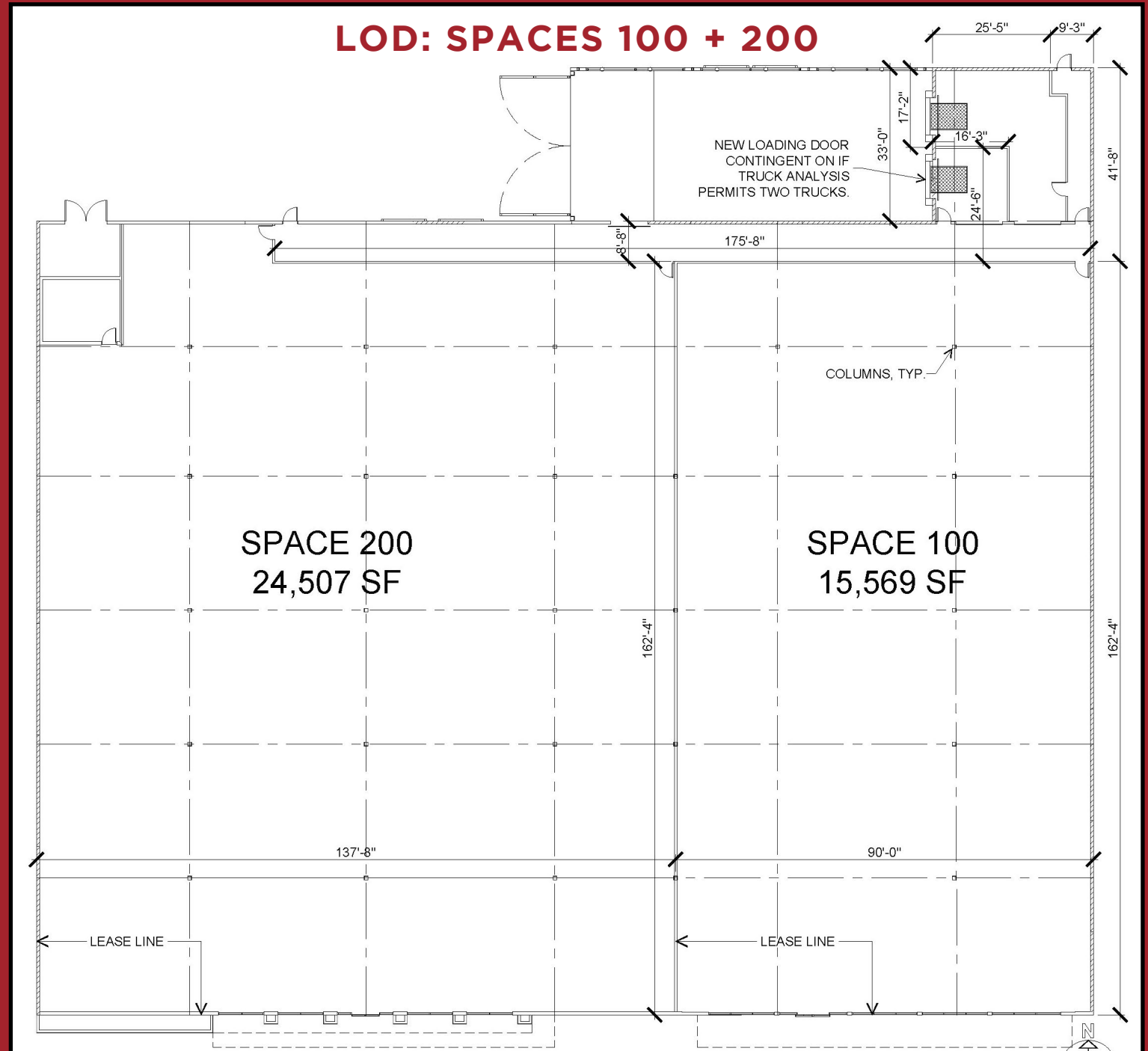
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ELEVATION: SPACES 100 + 200



LOD: SPACES 100 + 200



AVAILABLE

ANCHOR BUILDING A1

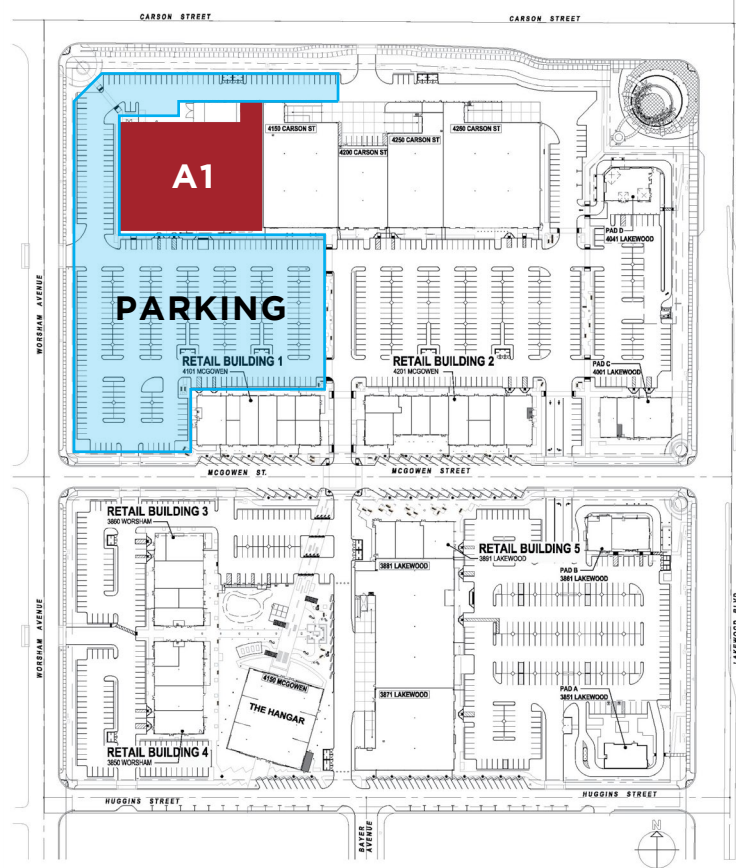
OPTION C:

SPACE 100: 15,569 SF

SPACE 150: 10,587 SF

SPACE 200: 13,920 SF

LOCATION AND PARKING

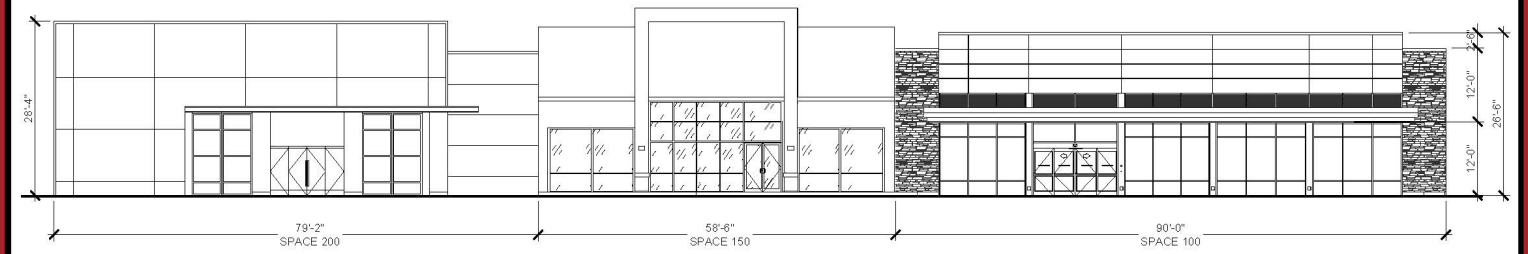


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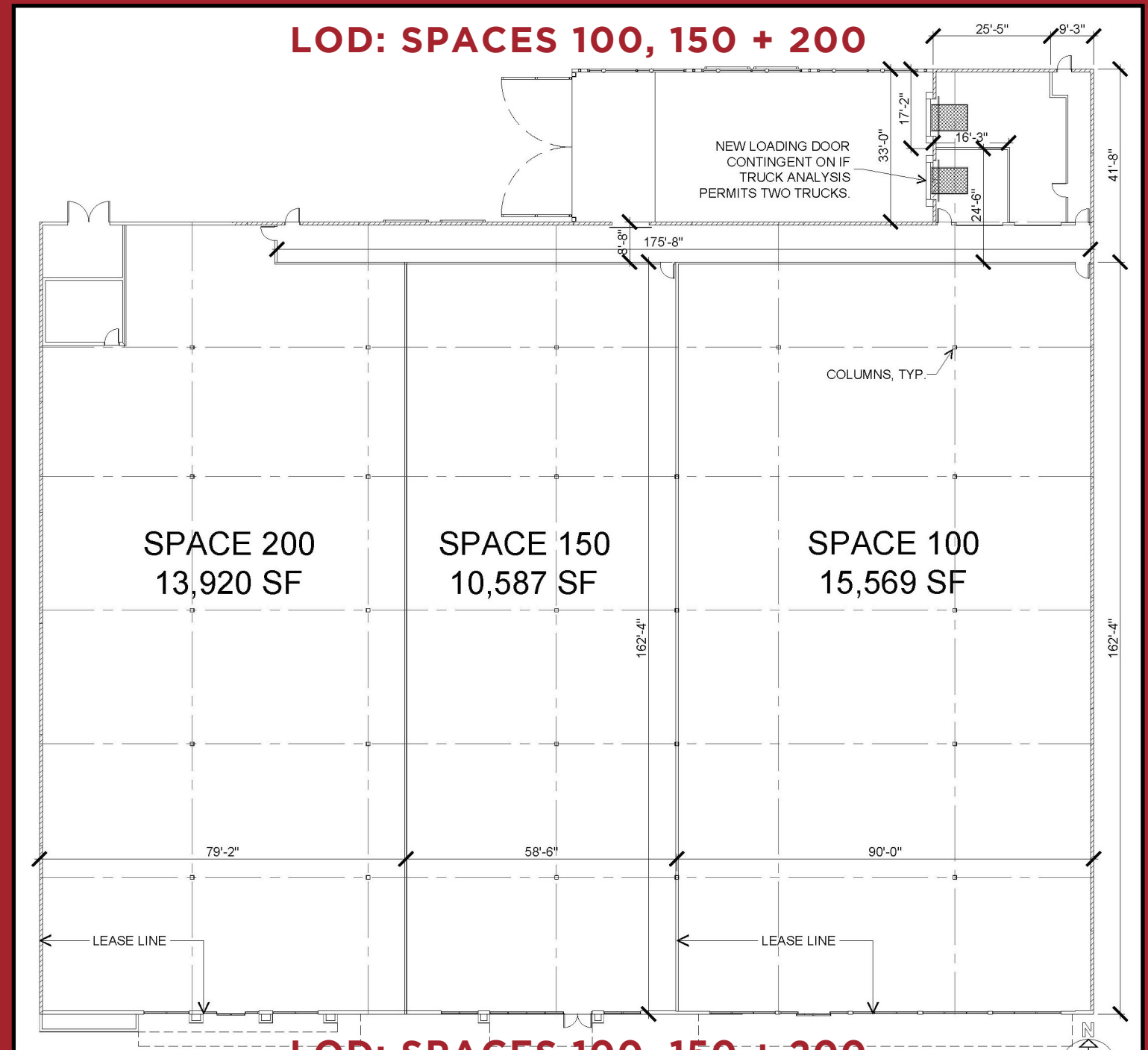
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ELEVATION: SPACES 100, 150 + 200



LOD: SPACES 100, 150 + 200

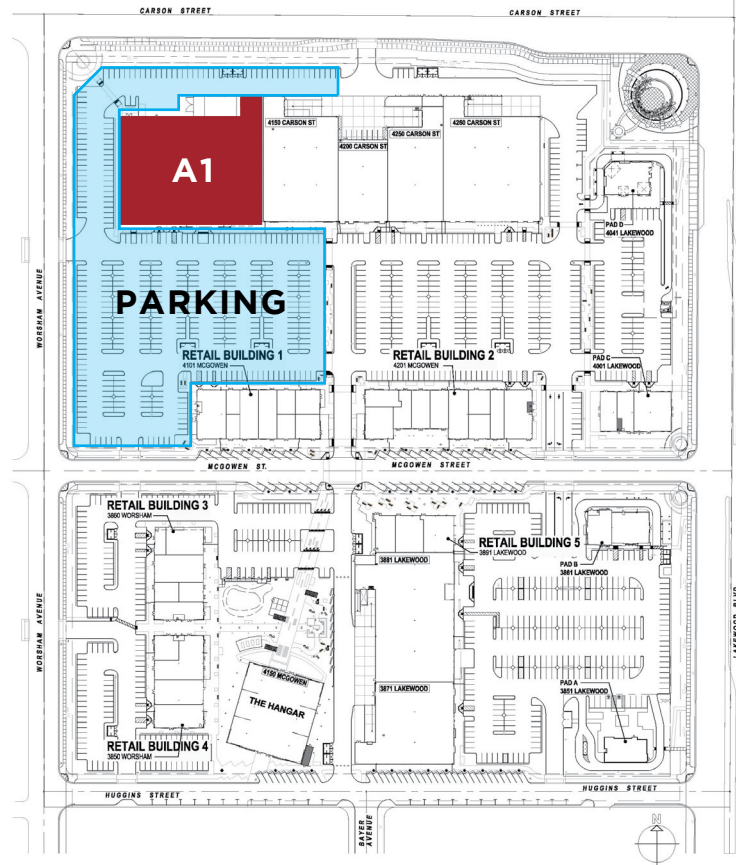


LOD: SPACES 100, 150 + 200

AVAILABLE

ANCHOR BUILDING A1

LOCATION AND PARKING



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FRONT



LEFT SIDE END CAP



BACK FROM CARSON ST.

COMPETITIVE LANDSCAPE

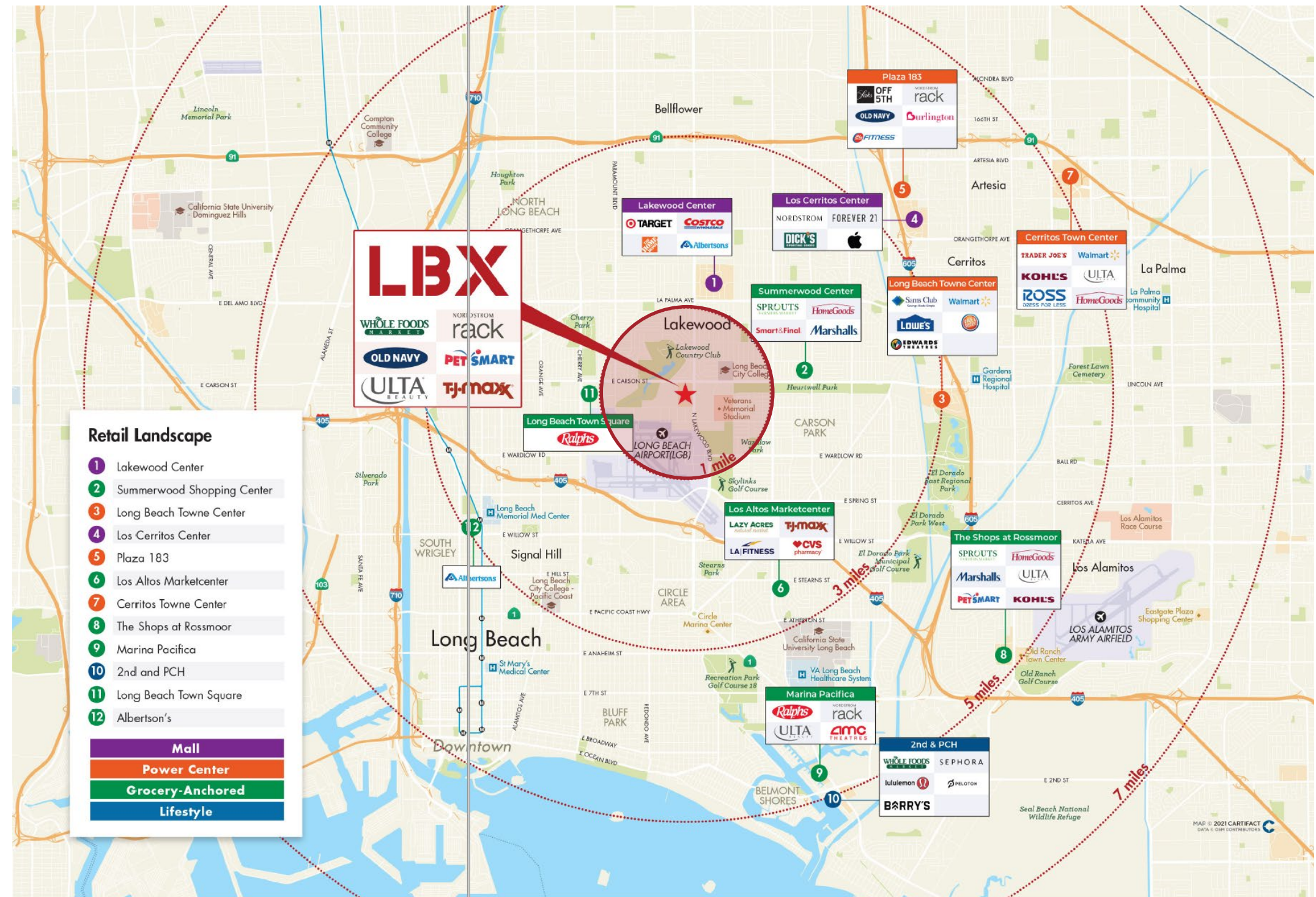
MINIMAL COMPETITION

Long Beach Exchange provides an unmatched consumer experience in the market.

Other centers within a 7-mile trade-area typically fall into one of three categories:

- Non Grocery-Anchored
- Enclosed malls
- Older vintage centers

The only other Whole Foods anchored center in the trade area is 2nd & PCH which is on the other side of the 405 Freeway and has a lifestyle oriented tenant lineup.





 **200**
Annual Events

 **5,400,000**
Annual Visits



 **69K** Daily Car Traffic
Along Lakewood Blvd and
Carson St.



LBX

FOR MORE INFORMATION CONTACT:

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