

THE WALKER BUILDING

Pine at Fourth in Long Beach



The Designated City Historic Landmark Walker Building was designed by Meyer & Holler Inc. of Los Angeles, a firm that also designed the Grauman's Chinese Theatre, now known as the Mann theaters. The Walker Building was constructed in 1929 and housed Walker's Department Store for more than 30 years.

Borg Long Beach Development Corporation is completely restoring the building to its period Art Deco style, to include interior and exterior design elements, a newly refurbished 18,000 square foot first floor retail component with 20-foot ceilings and oversized storefronts facing Pine Avenue, and the development of 39 luxury Manhattan-style loft apartments with seven spectacular penthouse units on the rooftop.

The Walker building is located directly across from the Long Beach Plaza, a 400,000 square foot retail center currently being re-developed by Developers Diversified Realty. As part of the Plaza project, Fourth Street will be re-connected and will be a main access road linking Downtown Long Beach to the upscale neighborhoods of Belmont Shore and Belmont Heights. The Walker Building is perfectly positioned at the new strategic intersection of Fourth Street and Pine Avenue to take advantage of the urban revitalization of downtown Long Beach.



Aquarium of the Pacific



Pine Avenue At Night

The street comes alive with an exciting array of restaurants, clubs and theatres. Musicians fill the air with festive sounds and dining at street side patios creates a vibrant atmosphere.



More Location, More Convenience, More Value!



Long Beach Convention Center

"Long Beach... So Much More Than Before"

This community of 500,000 people has exemplary leadership, a fully fueled economy and a strategic plan for the future. Long Beach is the quintessential Southern California beach community, plus a premier center for tourism, and the nation's primary gateway for international trade. Situated squarely within one of the best metropolitan marketplaces in America, with more than 15,000 businesses and more than five million visitors, Long Beach offers abundant opportunities for retailers of all types and sizes.

Demographics

Radius	Population	Avg. Age	Median Income
3 mile	207,000	29	\$40,500
5 mile	358,861	30	\$47,900
10 mile	1.3 million	32	\$57,400



- 1 The Walker Building
- 2 Long Beach Plaza
- 3 Convention Center
- 4 Queen Mary
- 5 Hotel D'Orsay
- 6 Queensway Bay
- 7 Aquarium of the Pacific

Long Beach Market Profile

- ➔ **Middle Class**
- ➔ **Well-educated**
- ➔ **Young professional**
- ➔ **Families with children**
- ➔ **Median HH income of visitor: \$75,400 - Median Age: 47**
- ➔ **Per capita daily expenditures of visitors approximately \$130 per visitor**

Long Beach Attractions

- ☐ **Convention Center**
- 1.75 million attendees annually
- ☐ **Aquarium of the Pacific**
- 1.9 million visitors first year
- ☐ **Queen Mary** - 1 million visitors annually
- ☐ **Downtown Long Beach's waterfront location** is a destination for the tourism market, totaling 5 million visitors annually
- ☐ **A pedestrian-friendly environment** offering the visitor a wide selection of restaurants, cafes and retail stores along the Pine Avenue corridor
- ☐ **345 average days of sun annually**

Coming Attractions

- ☐ **Long Beach Plaza** - 400,000 s.f. retail center located on the corner of Pine Avenue and Fourth Street. Lincoln Properties will be developing 350 upscale residential apartments directly above The Plaza retail development.
- ☐ **Hotel D'Orsay** - 162-room European style boutique hotel with ground floor retail located on Broadway and The Promenade.
- ☐ **Marriott Hotel** - 430-room hotel located on the corner of Pine Avenue and Ocean Boulevard.
- ☐ **Queensway Bay Development** - 500,000 s.f. entertainment center located on the corner of Pine Avenue and Shoreline Drive.
- ☐ **Camden Properties** - 500 apartments, 246 condominiums and 500-room four-star hotel on the corner of Pine Avenue and Ocean Boulevard.
- ☐ **Carnival Cruise Lines** - terminal to be located at The Queen Mary site; approx. 500,000 passengers annually.

For more information regarding this exciting property, please contact Bill Lindborg at:

BORG LONG BEACH DEVELOPMENT CORPORATION

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