

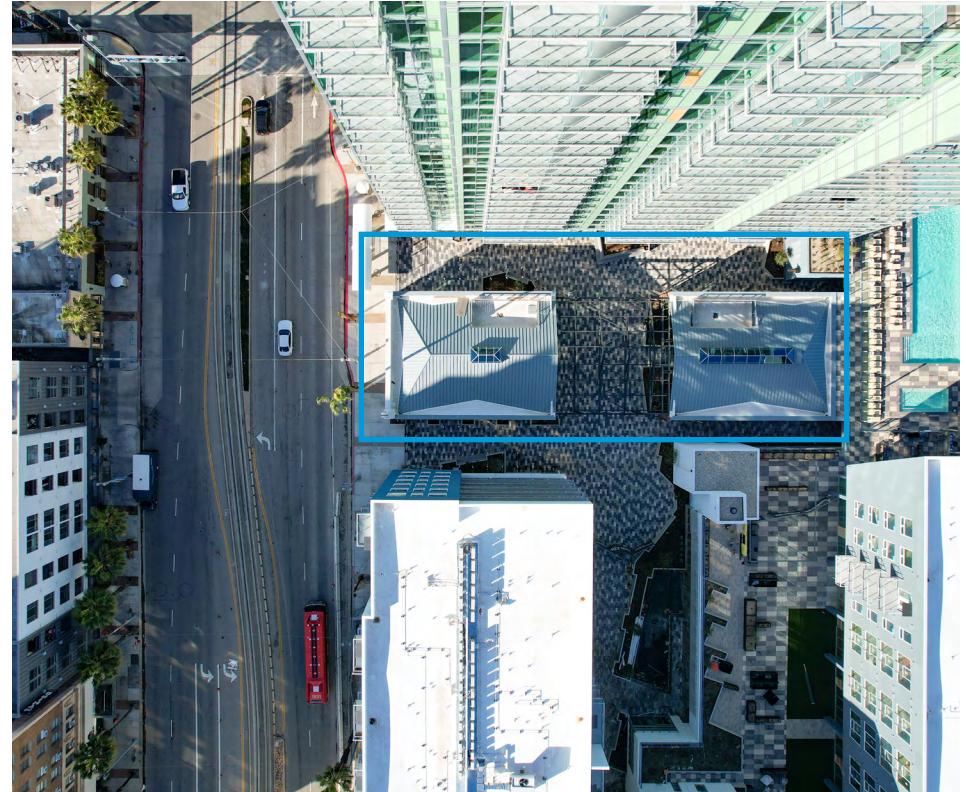


# ACRES OF BOOKS

RETAIL FOR LEASE AT 240 LONG BEACH BLVD, LONG BEACH, CA 90802







Acres of Books was a famous bookstore that operated from this building from 1960 until 2008. It was a treasure trove for book lovers, housing thousands of books covering various genres and subjects. Many people in Long Beach and beyond remember Acres of Books fondly and were saddened when it closed its doors in 2008.

The building remained vacant for several years until 2019, Urbana Development, a local, boutique developer, began to repurpose the space into a new retail/entertainment hub. After completion in 2023, the building now comprises two structures, the front building approximately 3,000 square feet and the rear building approximately 6,000 square feet. The renovation preserved the historical Streamline Modern facade while adding new glass features to allow for more natural light, 25-foot high ceilings, and a 45-foot Glass line facing Long Beach Blvd.

The project also includes an open-air promenade that separates the two buildings,

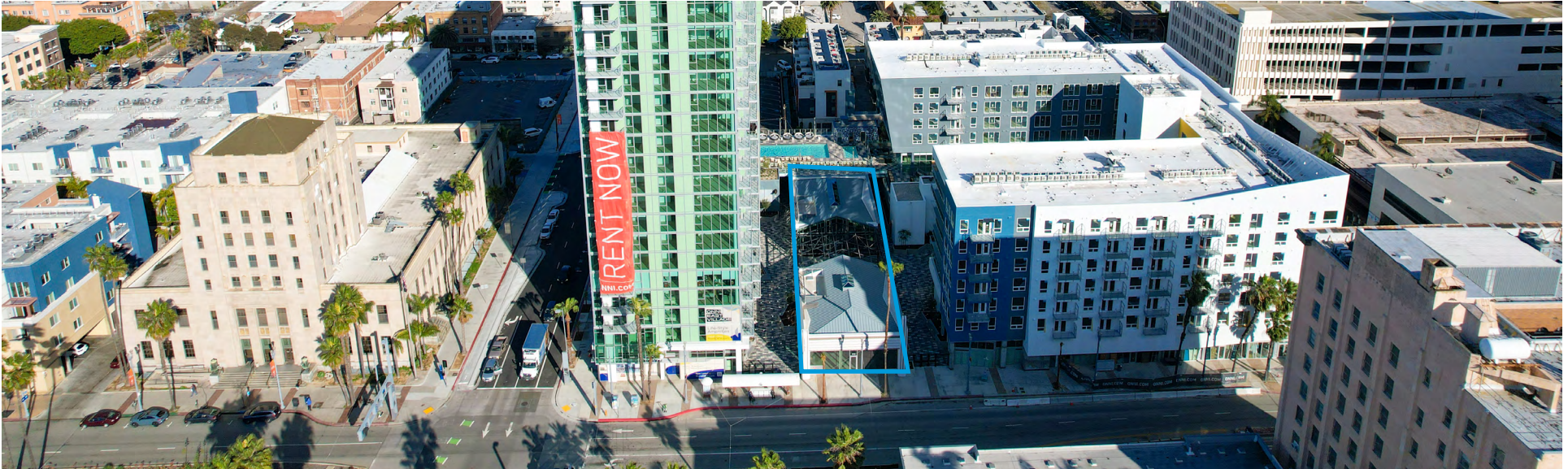
with exterior patios for people to gather, relax and enjoy. This feature adds an inviting element to the buildings, making them ideal for creative retail, restaurant, brewery, or distillery use. The location is nestled between the new Onni East Village Community, which boasts 432 luxury apartments with various amenities and ample convenient parking.

The building's rich history and unique features make it an important part of Long Beach's cultural heritage. Its renovation by Urbana Development has given the building new life while maintaining its original character, making it an excellent addition to the vibrant and dynamic Downtown Long Beach community.

**For more informatoin, please visit: <https://www.rtlcollab.com/aob>**

*Grobaty, Tim. <https://lbpost.com/news/local-history/a-new-page-for-acres-of-books>*





*“In its dusty roundabout winding corridors, turn here and you collide with Shaw, turn there and you knock elbows with Gibbon, go farther on and you wind up in the company of a wild bunch of Victorian children, nameless until now, surrounding you elephant-high on all sides, calling their titles and daring you to remember. What I describe is the Acres of Books bookstore in Long Beach.” — Ray Bradbury*

- 1927** The first incarnation of Acres of Books is founded by Bertand Smith, a prominent book dealer, in Cincinnati, Ohio.
- 1934** Bertrand Smith and his wife move to Long Beach, California and buy the Wyley Bookstore on Broadway near American Avenue (now Long Beach Boulevard) and the Fred Pettit store on the 700 block of Pine Avenue and consolidate them to establish Acres of Books at 140 Pacific Ave.
- 1960** Smith relocates Acres of Books to 240 Long Beach Boulevard.
- 1990** Acres of Books is designated a cultural heritage landmark by the City of Long Beach.
- 2007** The Jane Austen Book Club uses Acres of Books as one of its filming locations.
- 2008** Acres of Books is sold to the City of Long Beach Redevelopment Agency. It officially closes on October 18, 2008.
- 2016** Urbana LLC is handpicked by the City of Long Beach to redevelop the Acres of Books property.
- 2023** A new chapter continues...





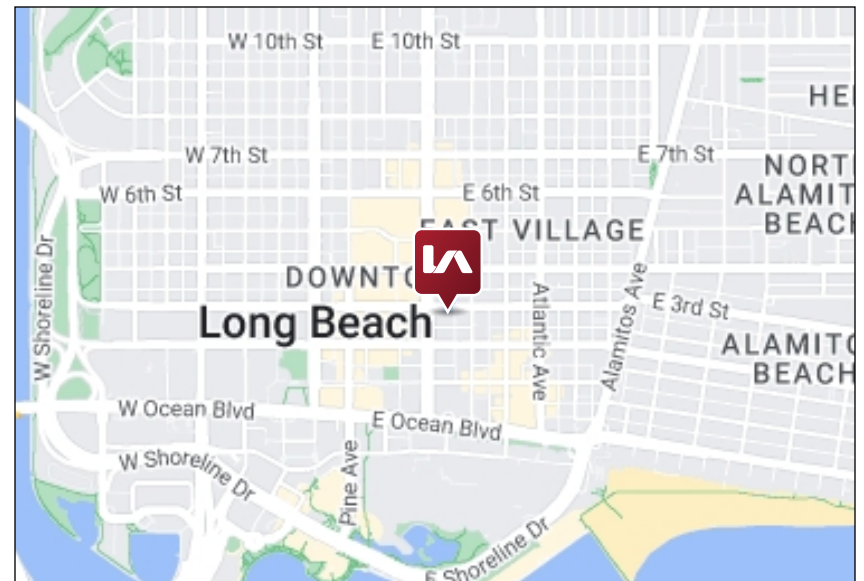
## Property Features

**Available:** ±9,513 SF of Creative Retail/Resturant/Brewery/  
Distillery Space (May be Leased Together or Separately)

**Rate:** \$4.00 / SF NNN

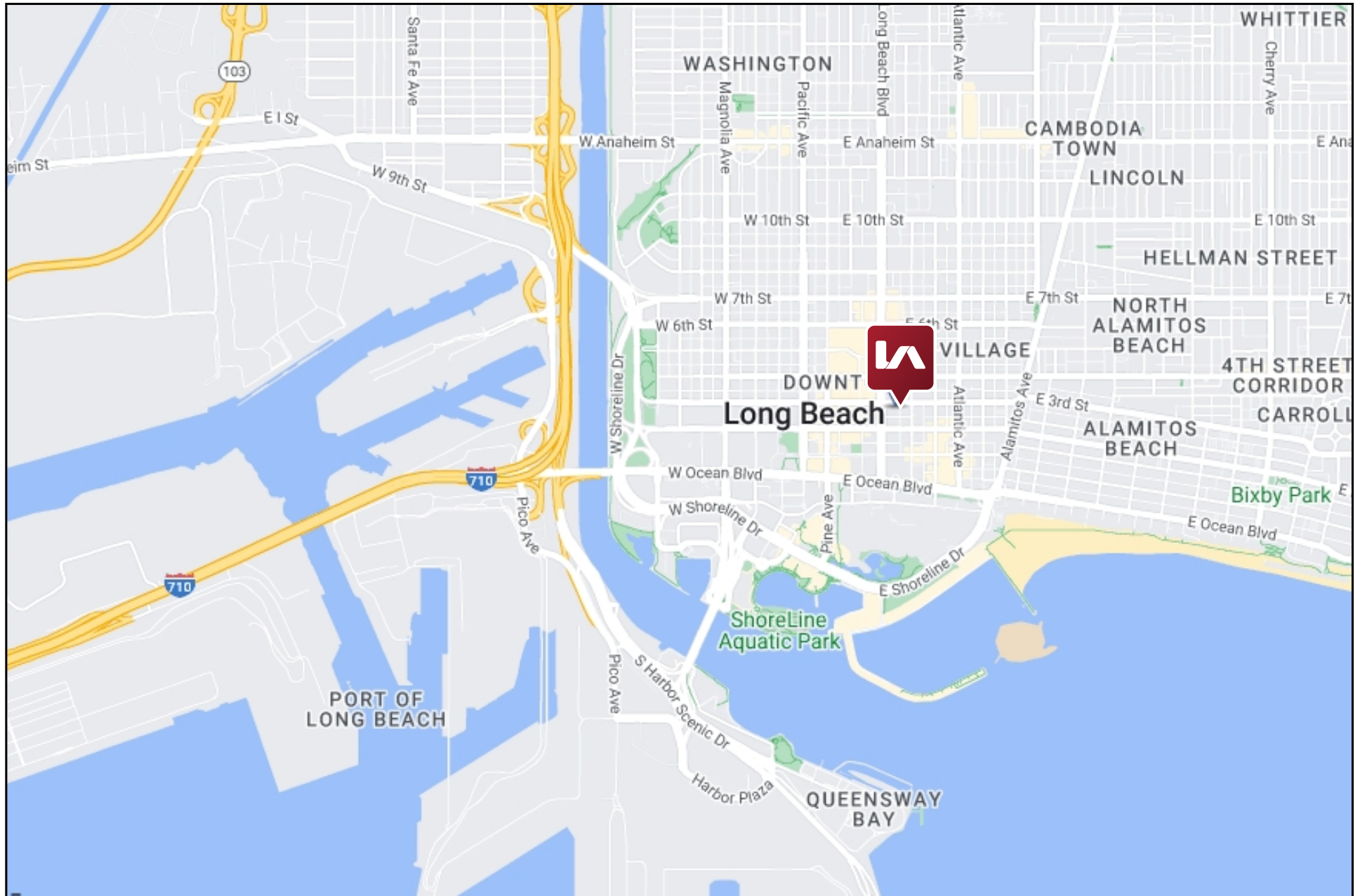
**Zoning:** PD-30

- East Village Arts District, Downtown Long Beach Location
- Front Building: ±3,160 SF, Rear Building: ±6,353 SF
- Outdoor Patio and Promenade Space
- Former Home of Acres of Books
- ±25' Ceilings and ± 45' of Glass line Facing Long Beach Blvd.
- Heavy Power: Front: 200 Amps, 480/277 Volts, 3-Phase and Rear: 400 Amps, 480/277 Volts, 3-Phase (Tenant to Verify)

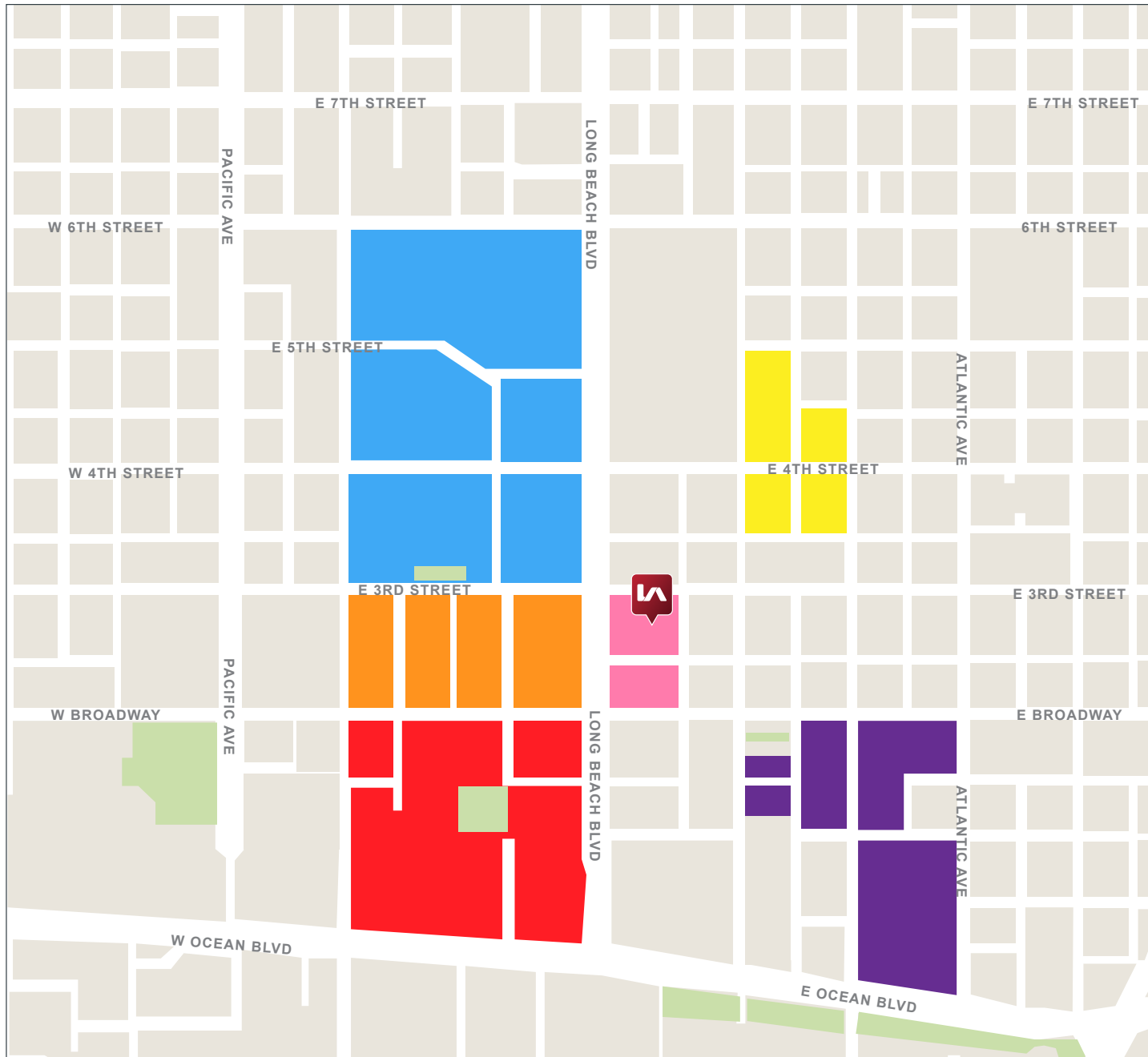


[CLICK HERE TO VIEW 3D MATTERPORT TOUR](#)









- Next Door by Agaves
  - Michael's Downtown
  - Beachwood BBQ
  - Under the Sun
  - Congregation Ale House
  - Rainbow Juices
  - Beachwood Blendery
  - Yoga 108
  - Recreational Coffee
  - Dog Haus
  - 123 Pho
  - Dolly's Delectables
- Portugese Bend Distillery
  - Lupe's Del Mar
  - Romeo Chocolates
  - Zen Maru
  - The Pie Bar
  - Fresh Kabobs
  - Wingstop
  - AMMATOLI Mediterranean Bites
  - Loose Leaf Boba Company
  - Poki Cat
- BO-Beau
  - Cafe Sevilla
  - Foundation Sandwich Shop
  - The Stave Bar
  - Pinkberry
  - Big Catch Seafood House
  - Broadway Pizza & Grill
  - Starbucks
- Naree Thai
  - 555 Steakhouse
  - District Wine
  - Blind Donkey
  - Crème De La Crepe
  - House of Hayden
- City Hall East
- Berlin Bistro
  - Fingerprints Music
  - Atlantic Studio
  - Ahimsa Vegan Cafe





**RAINBOW JUICES**



**RECREATIONAL COFFEE**



**BEER BELLY**



**BEACHWOOD BBQ**

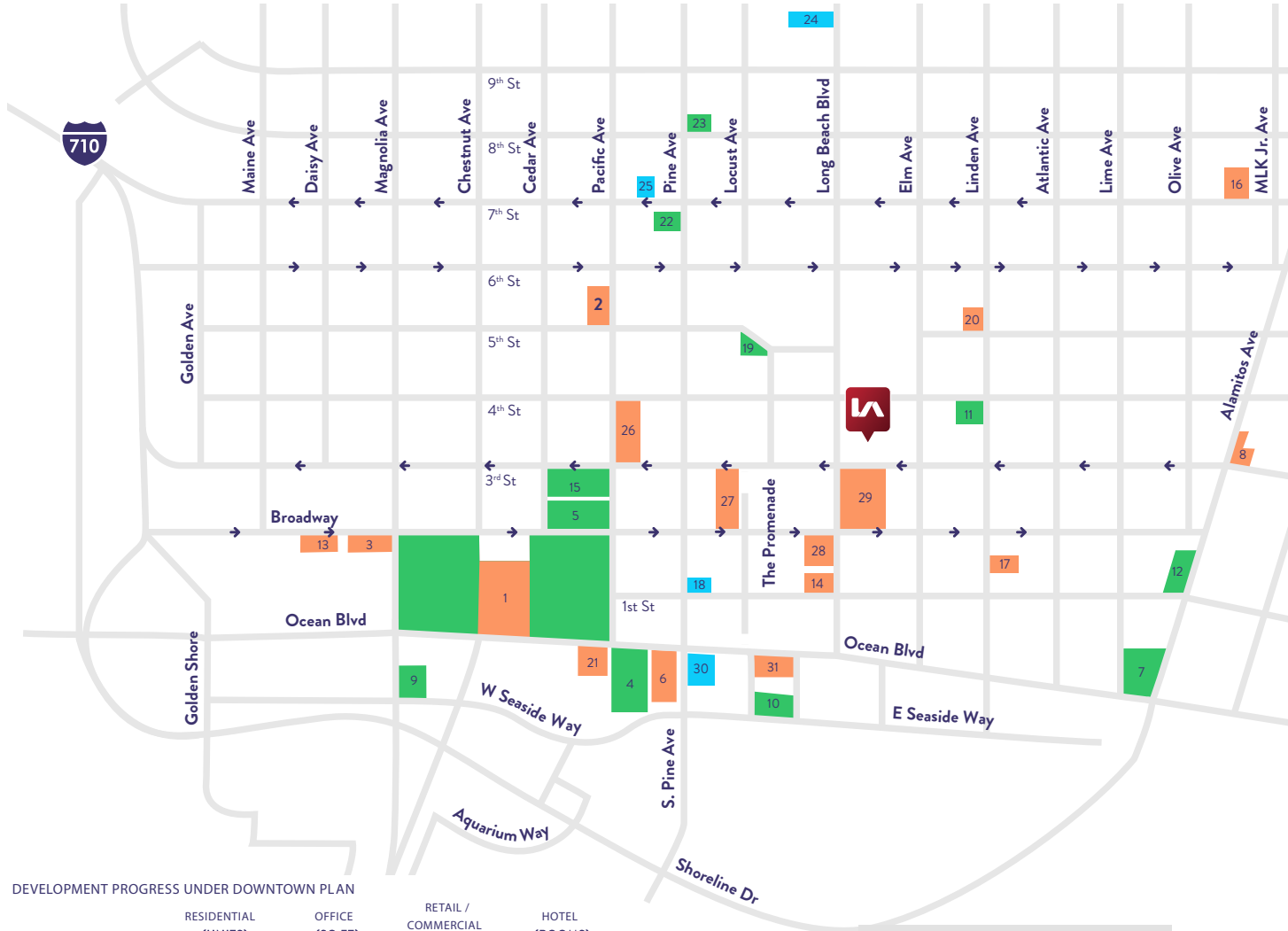


**YOGA 108**



**THE ORDINARIE**





1. Jefferson Ocean (580 units)
2. 507 Pacific Ave (134 Units)
3. Broadway/Magnolia (141 Units)
4. OceanAire (216 Units)
5. AMLI Park Broadway (222 Units)
6. Ocean Center Building (74 Units)
7. Shoreline Gateway (315 Units)
8. 320 Alamitos (77 Units)
9. Serenade Modern Flats (95 Units)
10. The Crest (112 Units)
11. The Linden (49 Units)
12. The Alamitos (136 Units)
13. Westside Gateway (756 Units)
14. Long Beach Blvd Boutique Hotel
15. The Pacific (163 Units)
16. 825 E 7th Street (19 Units)
17. Residences at Linden (82 Units)
18. Security Pacific National Bank Building (118 Rooms)
19. The Mosaic DTLB (20 Units)
20. 437 E 5th St (18 Units)
21. Ocean View Tower (106 Units)
22. Pacific-Pine Project (271 Units) - Completed
23. 810 Pine Ave (78 Units)
24. 923 / 927 Long Beach Blvd (100 Units)
25. Pacific Lofts (36 Units)
26. 3rd & Pacific (345 units)
27. Inkwell (189 Units)
28. Aster (218 Units)
29. Broadway Block (375 Units)
30. Pine & Ocean Hotel (427 Rooms)
31. The Breakers Hotel (185 Rooms)

**DEVELOPMENT PROGRESS UNDER DOWNTOWN PLAN**

	RESIDENTIAL (UNITS)	OFFICE (SQ FT)	RETAIL / COMMERCIAL (SQ FT)	HOTEL (ROOMS)
Expected Growth 2012-2035	5,000	1,500,000	480,000	800
Under Construction / Approved	1,787	578,927	52,852	34
Pending	1,276	0	31,680	0
Percent Under Construction	61%	39%	18%	4%

Source: City of Long Beach, "Downtown Plan Update 2018"

■ Completed  
■ Under Construction / Approved  
■ Proposed / Under Review





**VIEW FROM LONG BEACH BLVD**





**PATIO/PROMENADE AREA**





**FRONT INTERIOR BUILDING FACING LONG BEACH BLVD**

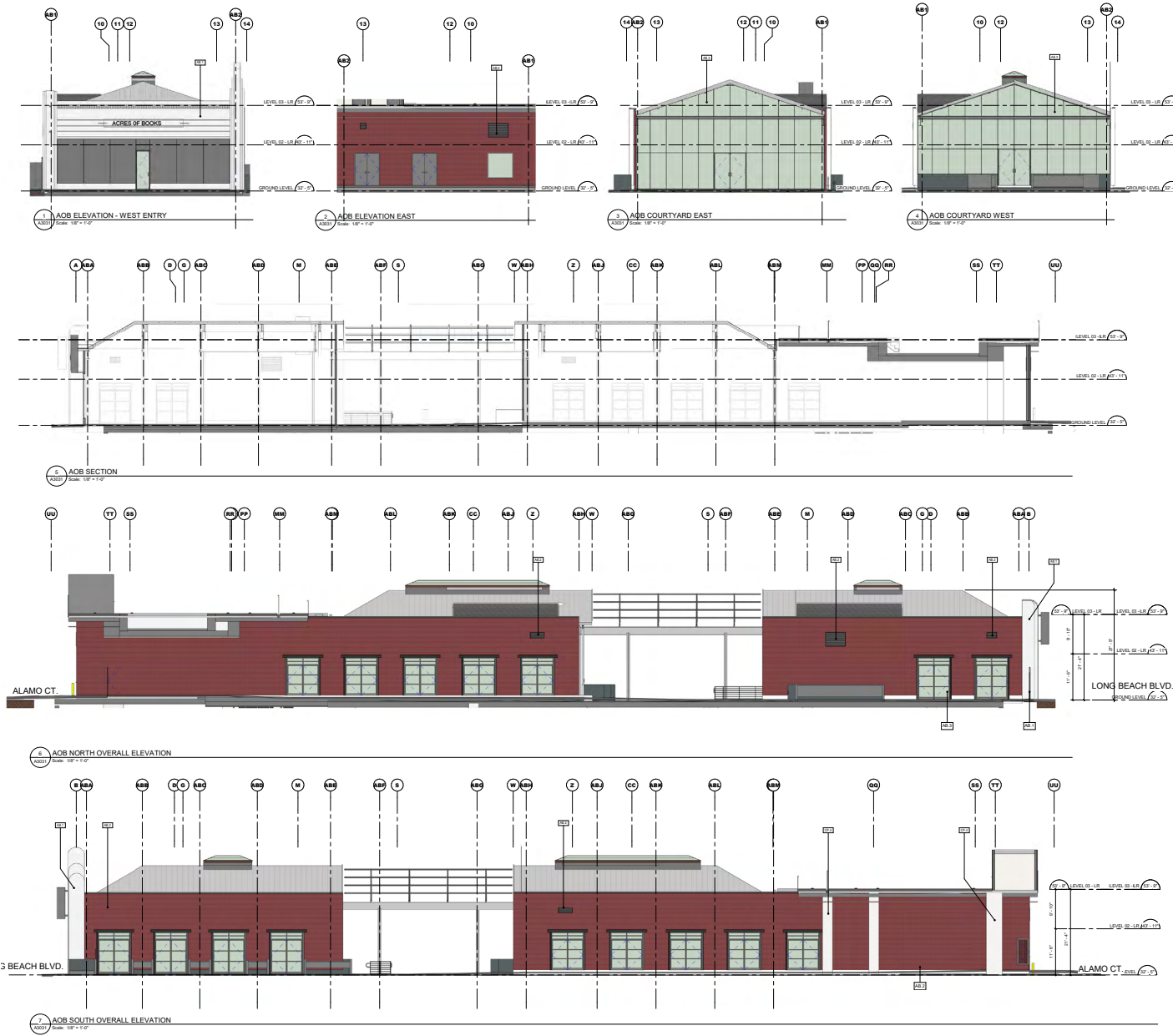




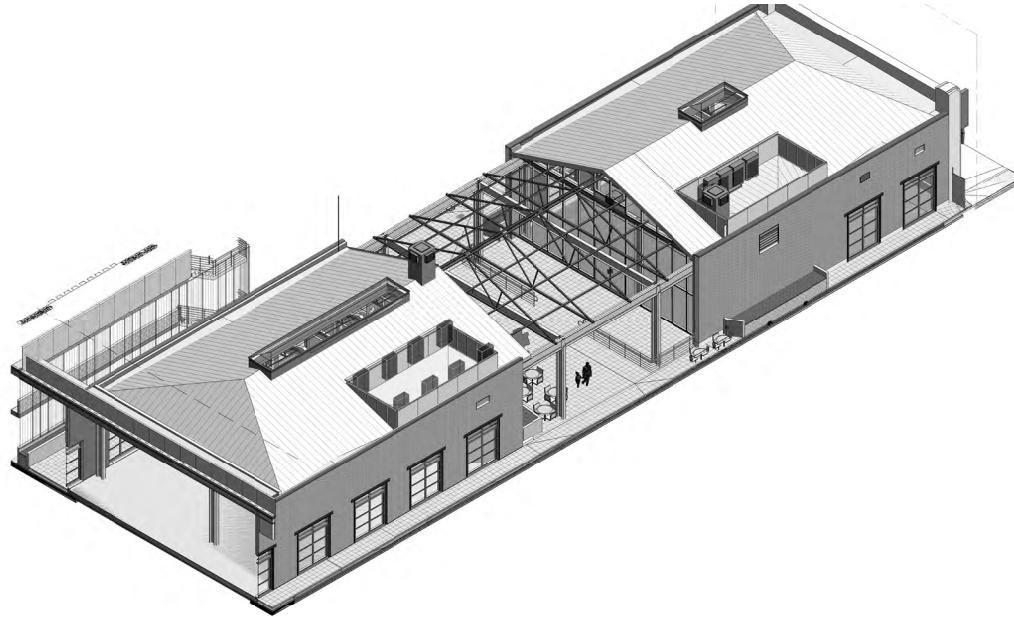




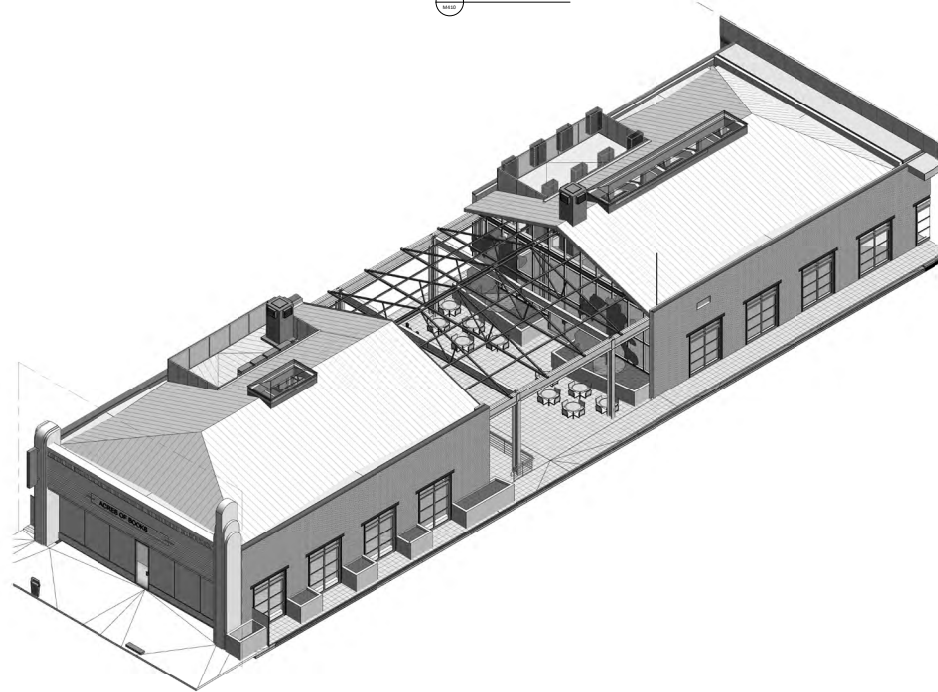




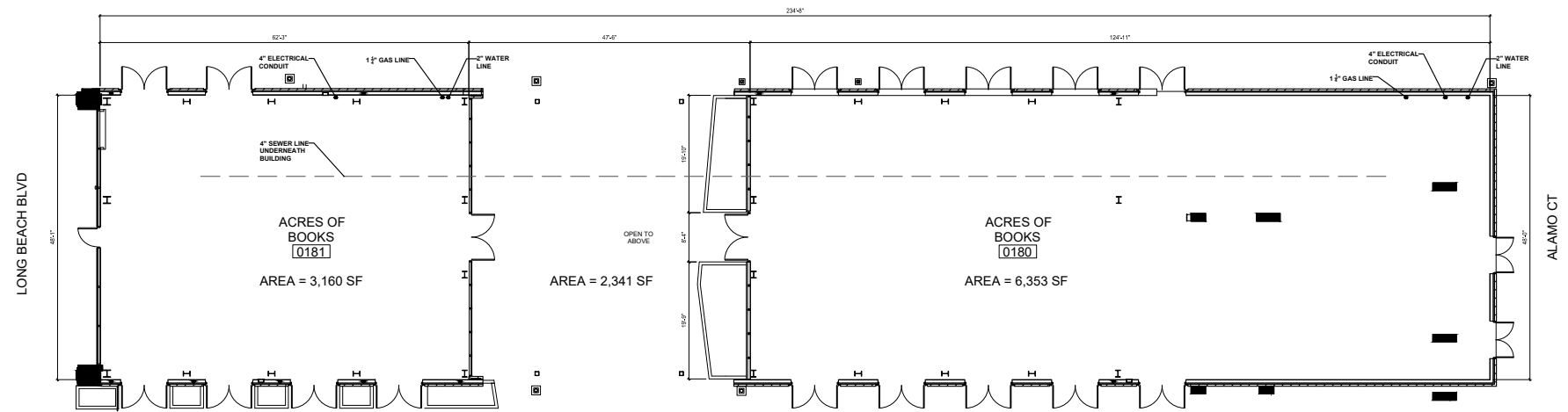
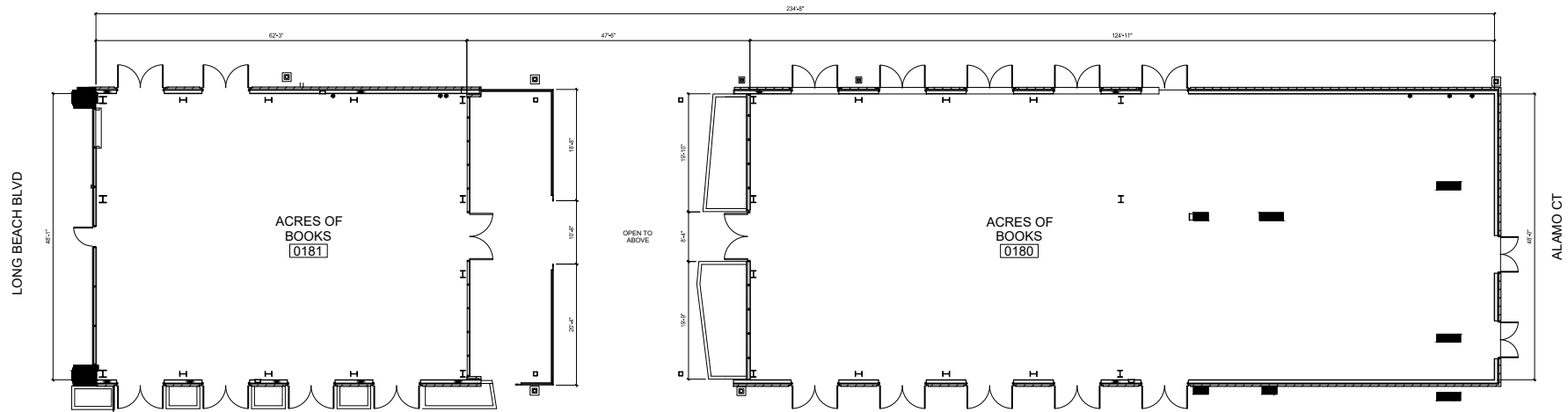




1 AOB 3D VIEW LOOKING WEST







- LEGEND
- CONCRETE COLUMN
  - STEEL H COLUMN
  - STEEL HSS COLUMN
  - LIGHT POLE



Long Beach is the 7th most populous city in California with over 470,000 residents. Spanning over 51 square miles with 11 miles of coastline, it is the second largest city in the Los Angeles metropolitan area and the third in Southern California behind Los Angeles and San Diego. Long Beach is strategically located within a 30 minute drive of Downtown Los Angeles and Orange County business centers.

The city, widely recognized as a very desirable and livable community, is known for its unique neighborhoods, quality schools, excellent hospitals and noted arts and cultural resources. Long Beach has been named by USA Today as the most diverse city in the United States - one of the City's strongest assets.

LBUSD now educates 81,000 students in 84 public schools in the cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island. The school district is the third largest in California and employs more than 8,000 people, making it the largest employer in Long Beach.

The Port of Long Beach is one of the world's busiest seaports, a hub for one-third of all the trade moving through West Coast ports. Port related trade supports more than 30,000 Long Beach jobs and more than 300,000 jobs throughout Southern California. Trade valued annually at more than \$140 billion moves through Long Beach, making it the second busiest seaport in the United States.



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Estimated Population



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2nd Busiest Seaport in  
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**240 LONG BEACH BLVD  
LONG BEACH. CA 90802**

**Your Local Market Expert**

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