

LONG BEACH



±2,032 SF RETAIL SPACE AVAILABLE FOR LEASE PLUS 2ND-LEVEL BONUS SPACE

5280 E. 2ND STREET
LONG BEACH, CA

 **COASTAL COMMERCIAL**

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5280 E. 2ND STREET

LONG BEACH



SECTIONS

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2. AERIAL MAP

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INVESTMENT ADVISORS

Nathan Holthouser
President

📞 949.229.2273
🏠 Lic. 01838616
📧 nathan@coastalcommercial.com

Rebecca Canalez
Chief Operating Officer

📞 562.522.4885
🏠 Lic. 01384744
📧 rebecca@coastalcommercial.com

Maggie Attashian
Associate

📞 949.478.2450
🏠 Lic. 02095633
📧 maggie@coastalcommercial.com

Tram Church
Senior Vice President

📞 949.791.9089
🏠 Lic. 01478857
📧 tram@coastalcommercial.com

1. PROPERTY DETAILS

Address

5280 E. 2nd St, Long Beach

Total Space Available

±2,032 SF Ground Floor plus
±1,585 SF 2nd-Floor Bonus Space
Total SF equals **±3,617 SF**

Availability

Available Now

Base Rent

\$3.85/SF

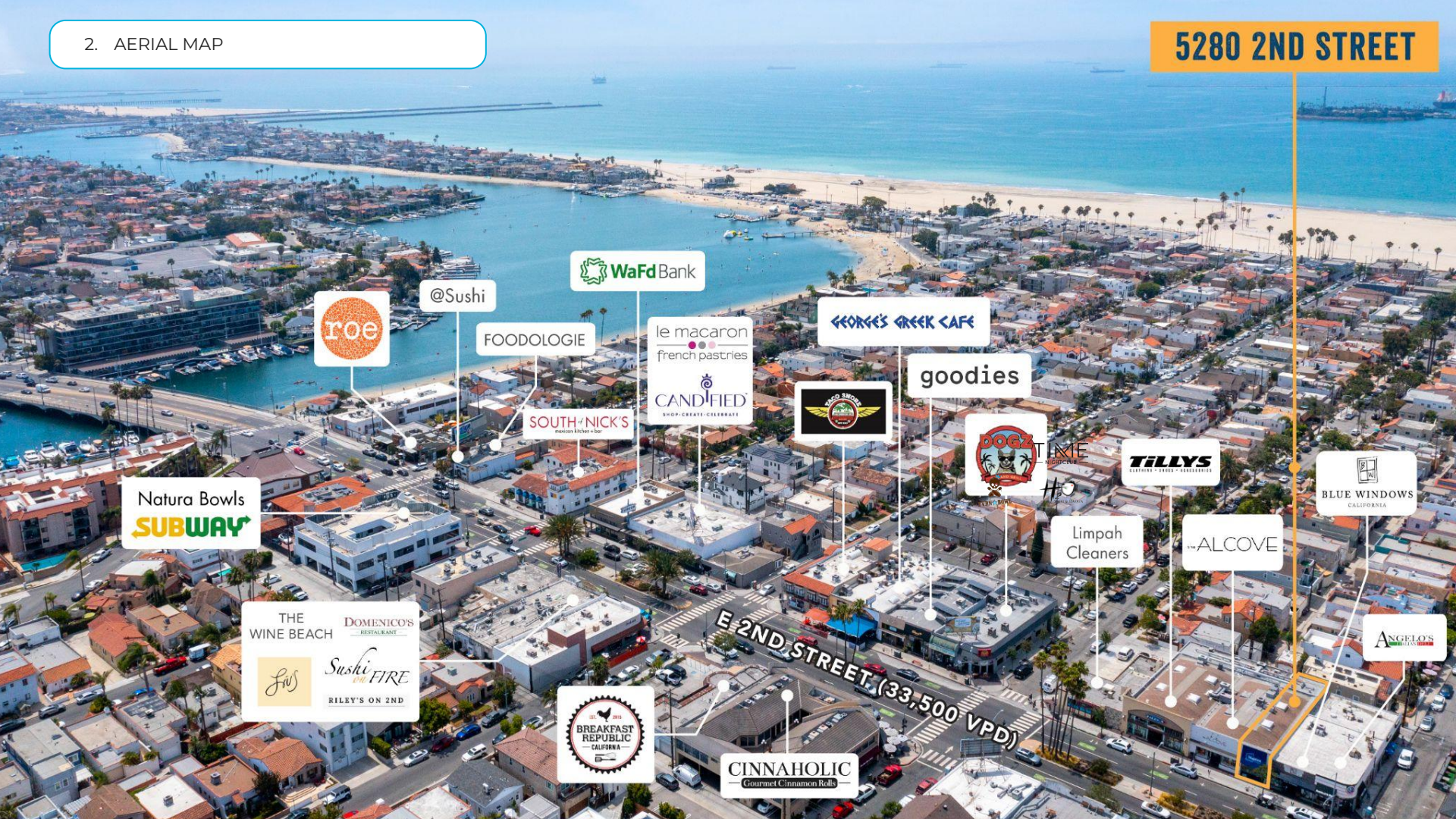
Estimated NNN Cost

\$ 1.26/ SF



2. AERIAL MAP

5280 2ND STREET



roe

@Sushi

WaFd Bank

FOODOLOGIE

le macaron
french pastries

GEORGE'S GREEK CAFE

CANDIFIED
SHOP • CREATE • CELEBRATE

SOUTH NICK'S
Pizzeria & Bar

CO-SHOW

goodies

DOGZ

TIME

TILLYS
LUXURY • FOOD • ACCESSORIES

BLUE WINDOWS
CALIFORNIA

Natura Bowls
SUBWAY

Limpah
Cleaners

ALCOVE

THE WINE BEACH
DOMENICO'S RESTAURANT
Sushi FIRE
RILEY'S ON 2ND

BREAKFAST
REPUBLIC
CALIFORNIA

CINNAHOLIC
Gourmet Cinnamon Rolls

ANGELO'S
ITALY

5280 2ND STREET



Poke Pala
ACE
ONIX

BLUE WINDOWS
CALIFORNIA

Natraj
Cuisine of India
Sushi Ai
RANCE'S
CHICAGO
PIZZA

BAKKAN @ BAKEN
VIA J.E.
VANS
Legends

PANAMA JOES
RELAYSON
SHORE
RITE
AID

THE BELMONT
ATHLETIC CLUB
Optique

ALCOVE

ANGELOS

PIE

Pollo Loco

CHASE

TILLYS
THE LINE STORES - BELMONT

Limpah
Cleaners

Bank of America

goodies

le macaron
french pastries
CANDIFIED
SHOP - CREATE - CELEBRATE

DOG'S

OncoSavore

verizon
Galata
Turkish Ice Cream
& Desserts

WaFd Bank

WINGS
OF
AMERICA

CATALYST
discovery shop

@Sushi

FOODOLOGIE

SOUTH of NICK'S
mexican kitchen + bar

E 2ND STREET (33,500 VPD)

CINNAHOLIC
Cinnamon Roll Shop
BREAkFAST
REPUBLIC
CALIFORNIA

Belmont Shore Spa
therapeutic massage
BESTSWIMWEAR
CITY LIGHTS
STREETWEAR

roe

Starbucks
pet food express
Simmyz's

THE WINE BEACH
DOMENICO'S
RIPOLI BAKERY
Lily's
Sushi
ON FIRE
RILEY'S ON 2ND

LOUIE'S
ON 2ND

RIBBRO
BARBECUE PIT

CHAPTER II

3. FEATURES



APPROXIMATELY 2,032 SF GROUND LEVEL PLUS \pm 1,585 SF SECOND FLOOR BONUS SPACE AVAILABLE IN THE POPULAR BELMONT SHORES OF LONG BEACH



EXCEPTIONAL EXPOSURE AND VISIBILITY



DENSE AFFLUENT POPULATION WITH AN OVERLAPPING TOURIST CROWD



TURNKEY OPPORTUNITY



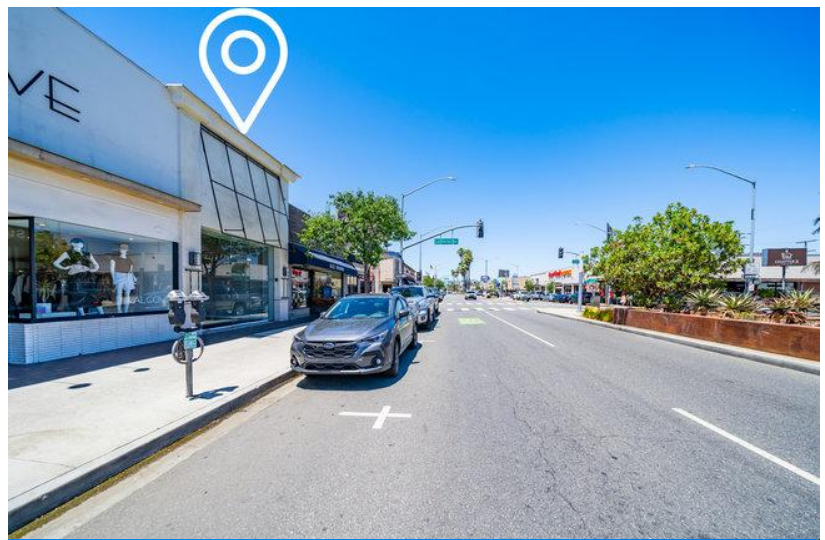
IMMEDIATELY AVAILABLE FOR LEASE



ALL-DAY PEDESTRIAN TRAFFIC & HIGH FOOT TRAFFIC FROM NEIGHBORING RETAIL SHOPS



APPROXIMATELY 33,500 VEHICLES PER DAY ON E. 2ND STREET



4. PROPERTY PHOTOS - FIRST FLOOR



4. PROPERTY PHOTOS - BONUS SECOND FLOOR





4. PROPERTY PHOTOS



5. LONG BEACH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2024 Businesses	1,066	6,349	15,617
2024 Employees	5,806	56,077	162,062
POPULATION			
2024 Population - Current Year Estimate	23,214	174,915	340,875
2024 Population - Five Year projection	22,570	169,416	332,885
GENERATIONS			
2024 Population	23,214	174,915	340,875
Generation Alpha (Born 2017 or Later)	1,141 (4.9%)	11,654 (6.7%)	25,605 (7.5%)
Generation Z (Born 1999-2016)	3,259 (14.0%)	34,042 (19.5%)	71,134 (20.9%)
Millennials (1981-1998)	6,940 (29.9%)	55,165 (31.5%)	99,819 (29.3%)
Generation X (Born 1965-1980)	5,018 (21.6%)	33,192 (19.0%)	67,433 (19.8%)
Baby Boomers (Born 1946-1964)	5,560 (24.0%)	32,355 (18.5%)	61,415 (18.0%)
Greatest Generations (Born 1945 or Earlier)	1,297 (5.6%)	8,507 (4.9%)	15,469 (4.5%)

5. LONG BEACH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
White	16,105 (69.4%)	79,571 (45.5%)	138,505 (40.6%)
Black or African American	674 (2.9%)	14,488 (8.3%)	31,343 (9.2%)
Asian	1,615 (7.0%)	20,958 (12.0%)	43,868 (12.9%)
Two or More Races	3,307 (14.2%)	24,914 (14.2%)	49,225 (14.4%)
American Indian or Alaska Native	133 (0.6%)	2,270 (1.3%)	4,519 (1.3%)
Other Race	1,305 (5.6%)	31,914 (18.2%)	71,577 (21.0%)
EDUCATION			
9-12th Grade - No Diploma	204 (1.1%)	5,341 (4.0%)	12,617 (5.1%)
High School Diploma	1,304 (6.8%)	16,851 (12.7%)	34,006 (13.6%)
GED or Alternative Credential	157 (0.8%)	2,193 (1.7%)	4,810 (1.9%)
Some College - No Degree	3,382 (17.7%)	24,527 (18.5%)	47,898 (19.2%)
Associate's Degree	1,516 (7.9%)	9,692 (7.3%)	17,877 (7.2%)
Bachelor's Degree	6,612 (34.6%)	39,736 (30.0%)	68,788 (27.5%)
Graduate or Professional Degree	5,541 (29.0%)	23,237 (17.6%)	41,555 (16.6%)

5. LONG BEACH DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

HOUSEHOLD INCOME

2024 Households	12,408	79,215	142,954
2024 Average Household Income	\$165,108	\$122,458	\$125,001
2024 Median Household Income	\$114,450	\$84,259	\$84,966
2024 Average Value of Owner Occ. Housing Units	\$1,371,439	\$1,031,549	\$994,793

DAYTIME POPULATION

2024 Daytime Population	17,652	148,440	175,387
Daytime Workers	8,162 (46.2%)	66,112 (44.5%)	183,229 (52.1%)
Daytime Residents	9,490 (53.8%)	82,328 (55.5%)	168,517 (47.9%)



INVEST IN WHAT YOU LOVE

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