

FOR LEASE

BELMONT SHORE | 3,000 - 9,600 SF

SWC 2nd St & Nieto Ave | Long Beach



BELMONT SHORE

For leasing, please contact:

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PROPERTY HIGHLIGHTS

- **Dense Seaside Neighborhood** – 80,000+ residents within 2-miles
- **Prime Location** – 2nd St. is a 14 block corridor with active shops and restaurants
- **Supply Constrained Area** – Very few comparable boxes in immediate vicinity and barriers to new development
- **Dedicated Surface Parking** – 20 dedicated parking spaces at grade & metered parking on 2nd St
- **Signalized intersection** – With over 27,000 cars per day
- **Rooftop Pylon** – Prime location facing 2nd St
- **Zoning** – CNP ([Link](#))
- **Electrical** – There are 1,000 Amps total



POPULATION

| 1 mile | 2 mile | 3 mile |
|---------------|---------------|----------------|
| 25,195 | 81,520 | 190,075 |



AVG. HOUSEHOLD INCOME

| 1 mile | 2 mile | 3 mile |
|------------------|------------------|------------------|
| \$172,423 | \$147,065 | \$129,139 |



AREA EMPLOYMENT

| 1 mile | 2 mile | 3 mile |
|---------------|---------------|----------------|
| 22,146 | 71,135 | 162,071 |





GRANADA AVE ±5,600 CPD



2ND ST ±27,000 CPD



N.A.P



AVAILABLE
3,000 - 9,600 SF

EXCLUSIVE
PARKING

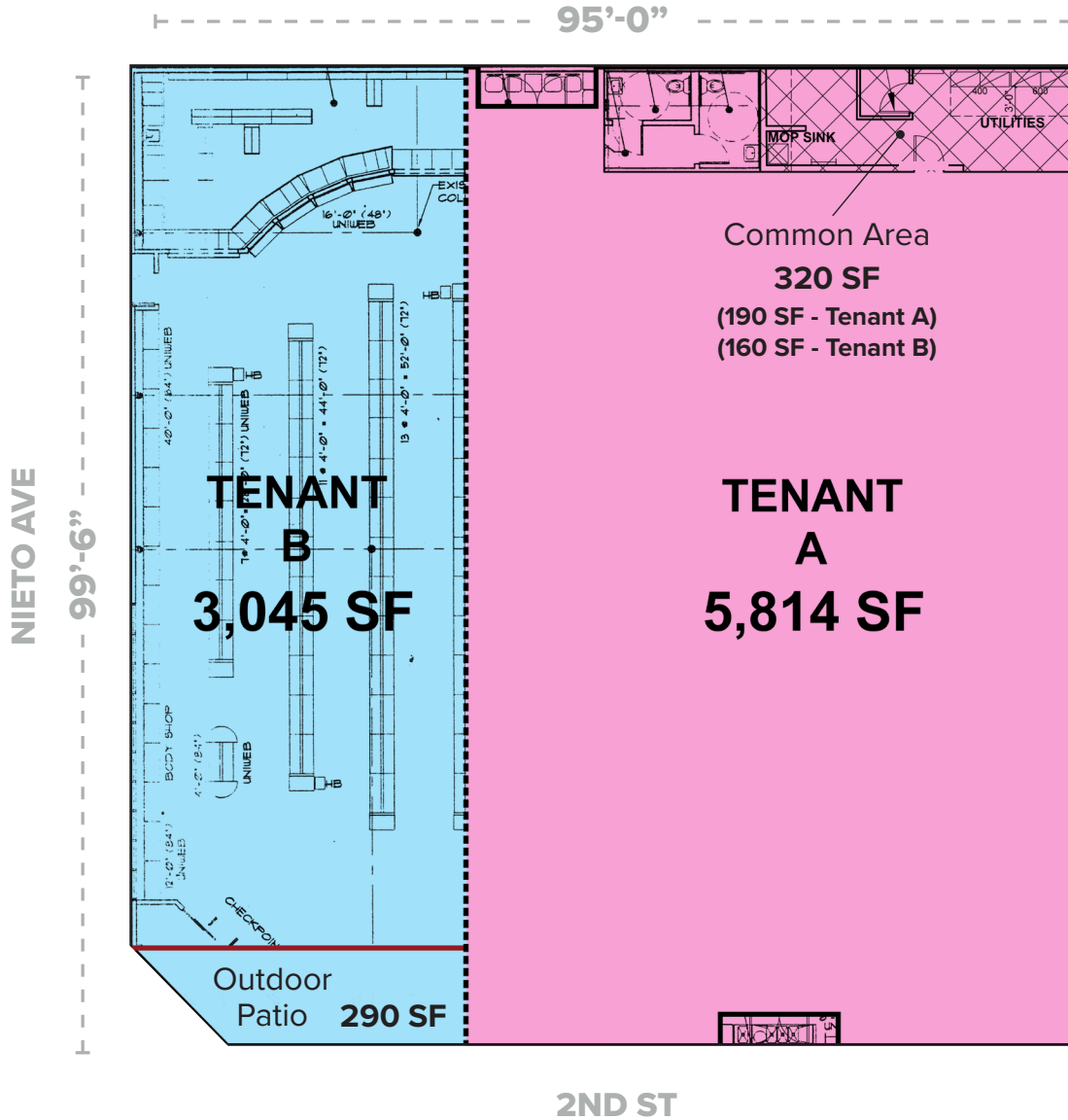
360° virtual tour

Storage Room

CLICK HERE

NIETO AVE ±1,266 CPD





Explore virtual tour of premises

[CLICK HERE](#)



Conceptual Rendering

| Demographics | 1 mile | 2 mile | 3 mile |
|---------------------------|-----------|------------|-----------|
| Population | 56,111 | 168,816 | 241,950 |
| Average Household Income | \$172,423 | \$147,0645 | \$129,139 |
| Median Household Income | \$124,915 | \$106,316 | \$96,770 |
| White | 65.4% | 54.3% | 45.0% |
| Black or African American | 4.4% | 8.2% | 9.9% |
| Asian | 9.1% | 11.0% | 13.6% |
| Hispanic or Latino | 34.9% | 42.4% | 49.1% |
| Median Age | 44 | 41 | 39 |
| Median Home Value | \$1.26M | \$1.09M | \$911,991 |



[Click here for full demographic report](#)



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