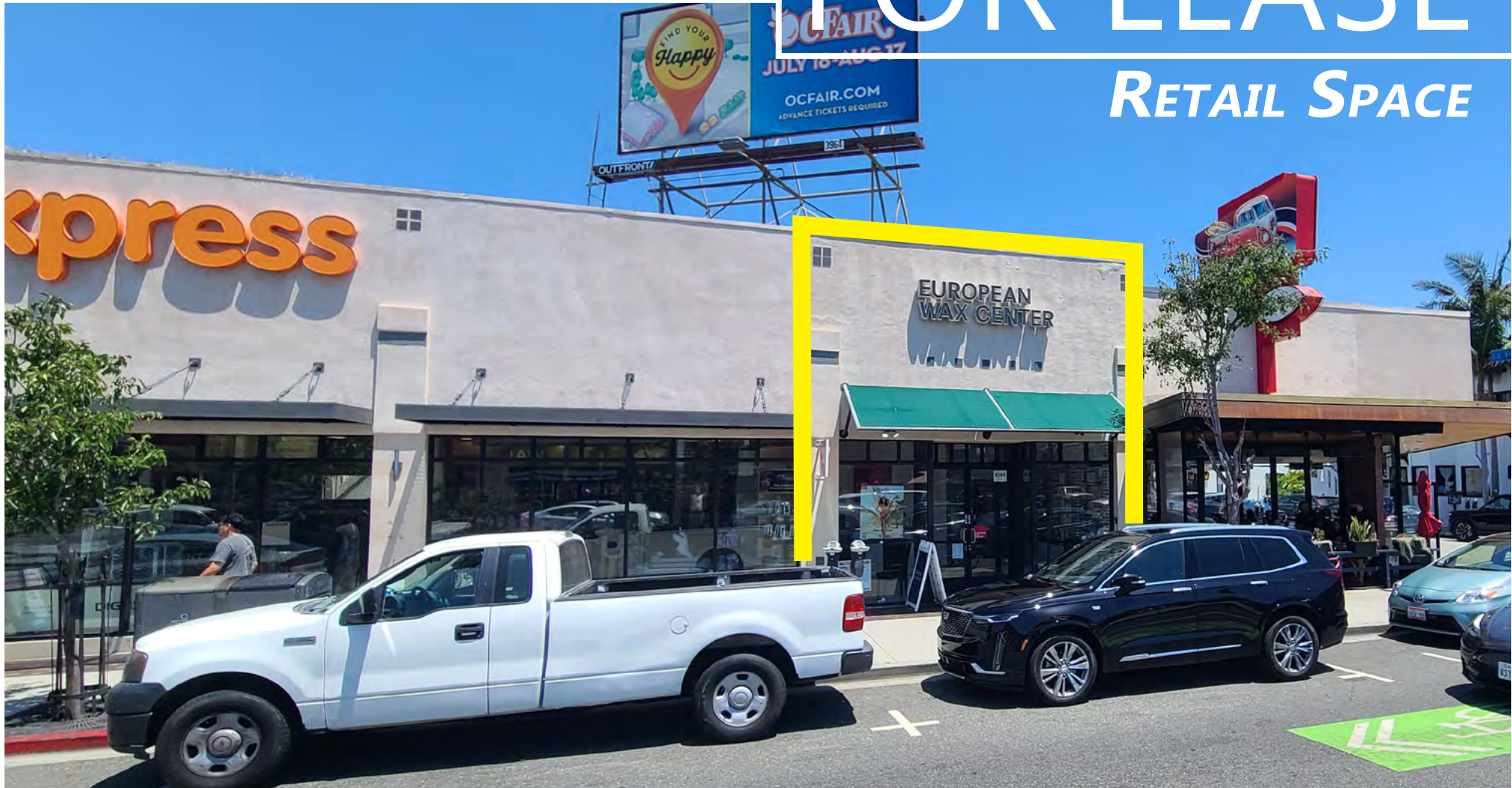


Approximately 1,400 Square Feet

FOR LEASE

RETAIL SPACE



5269 E. 2ND STREET, BELMONT SHORE, LONG BEACH, CA 90803

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**5269 E. 2ND STREET, BELMONT SHORE
LONG BEACH, CA 90803**

**LOCATED ON THE SIGNALIZED CORNER OF
E. 2ND STREET & LA VERNE AVENUE**

SIZE: Approximately 1,400 square feet

RATE: \$5.25 per square foot, per month, NNN
(NNN estimated to be \$1.75 per square foot)

PARKING: One (1) reserved parking spaces with
additional parking available on the street
and public parking lots in the area as well

AVAILABLE: 1/1/2026 - possibly sooner

EXPLORE THE SHORE, in the charming beachside community of Belmont Shore. This business corridor lies in the heart of this exclusive seaside community, affectionately referred to by locals as "The Shore."

Belmont Shore is hugged by water with the Pacific Ocean to the south, Alamitos Bay to the east, and Marine Stadium to the north. Kite surfers love the great ocean breezes found here. The calm water of the bay makes for family gatherings with swimming, kayaking, stand-up boarding, sailing and boating.

2ND STREET and its 15 intersecting side streets make up the charming business district of Belmont Shore, home to more than 250 businesses. Strollers, bikes and dog walking are a familiar scene as people meet up with old friends and make new ones in this lively Beach Community.

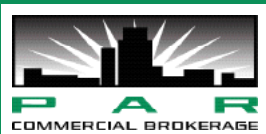
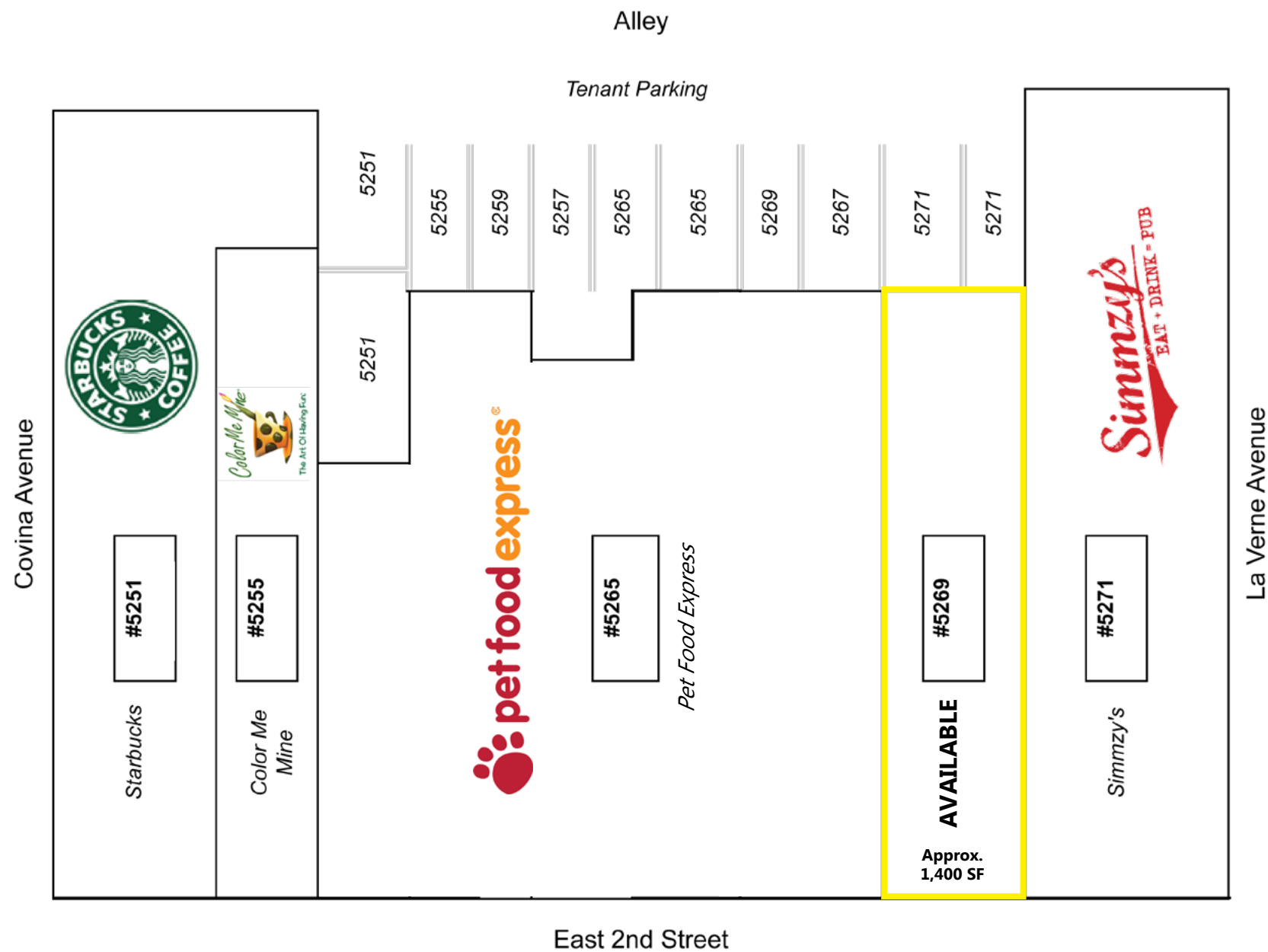
Belmont Shore Bicycle Sharrows with a "green lane." The 0.6 mile lane runs along both sides of 2nd Street in Belmont Shore. Sharrows are chevrons combined with bicycle stencils placed in the center of a travel lane. They indicate that bicycles and motor vehicles share the lane.



EXPLORE THE SHORE



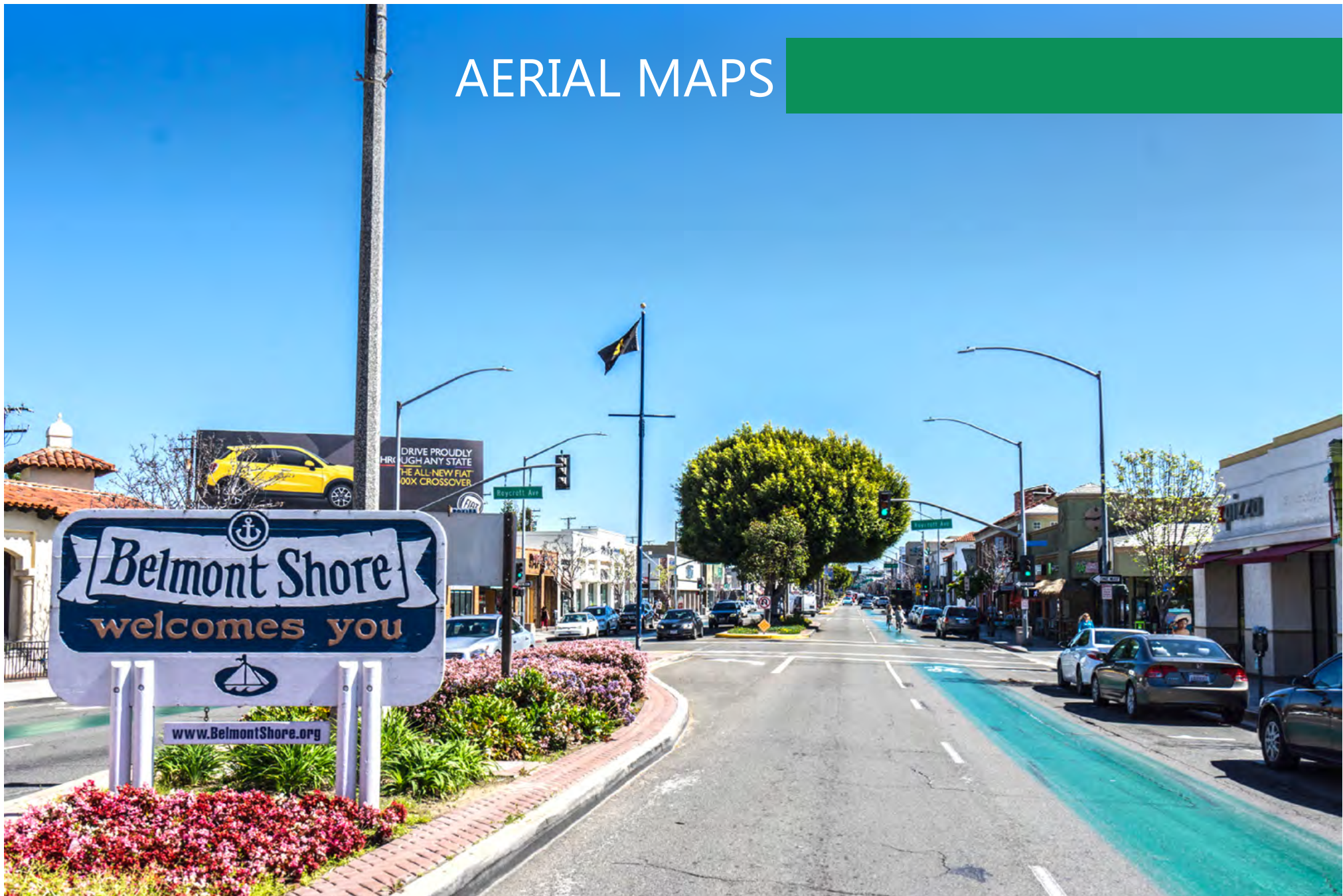
SITE PLAN



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AERIAL MAPS



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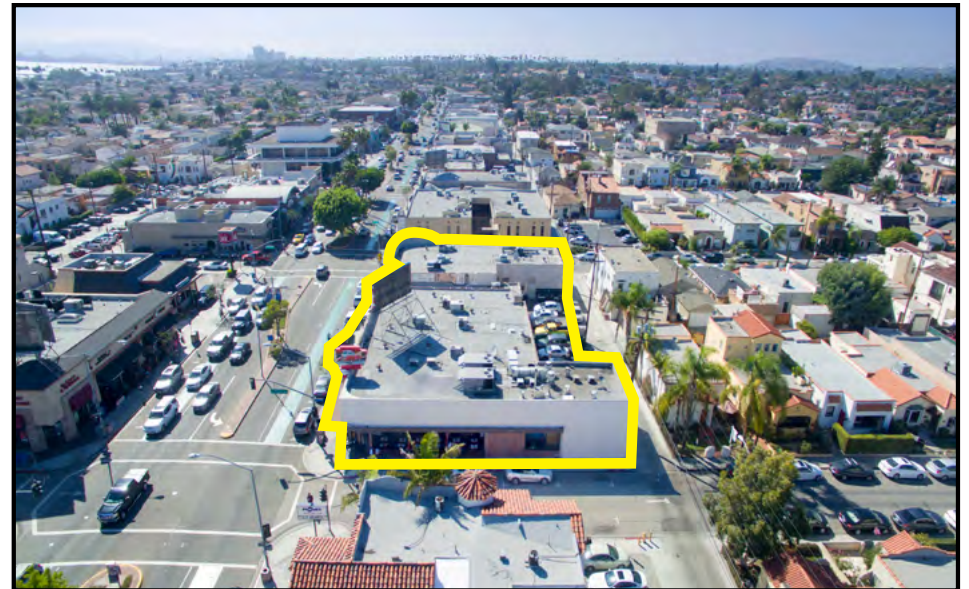
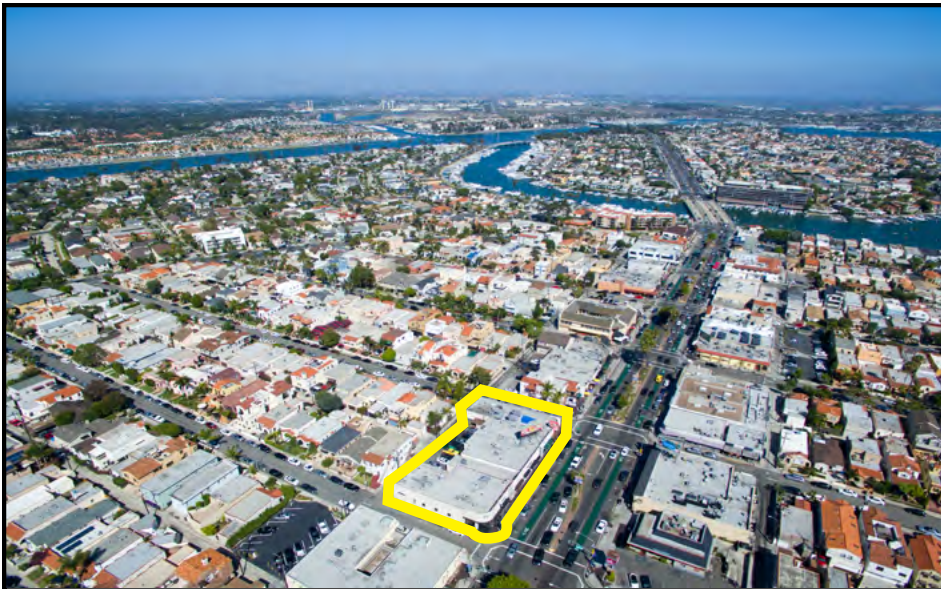
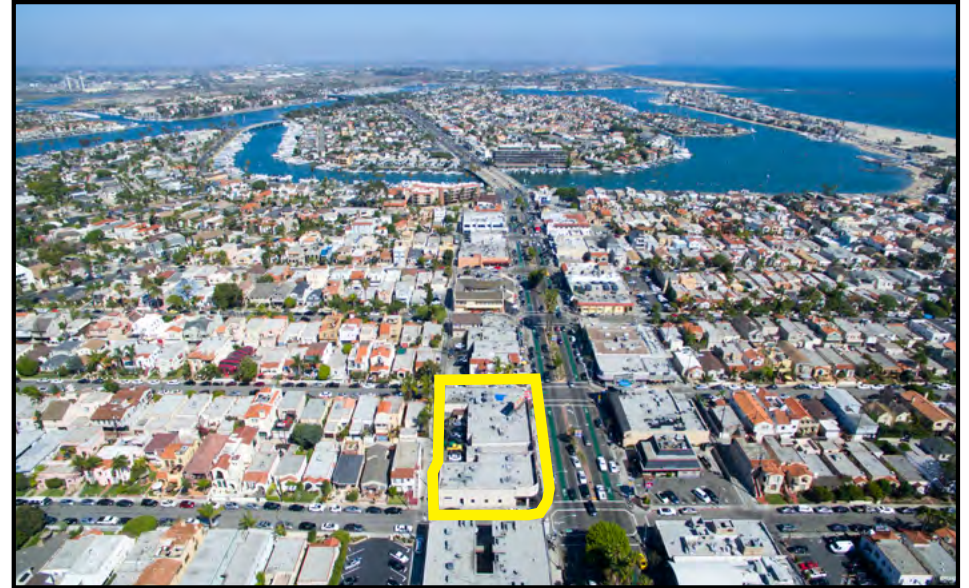
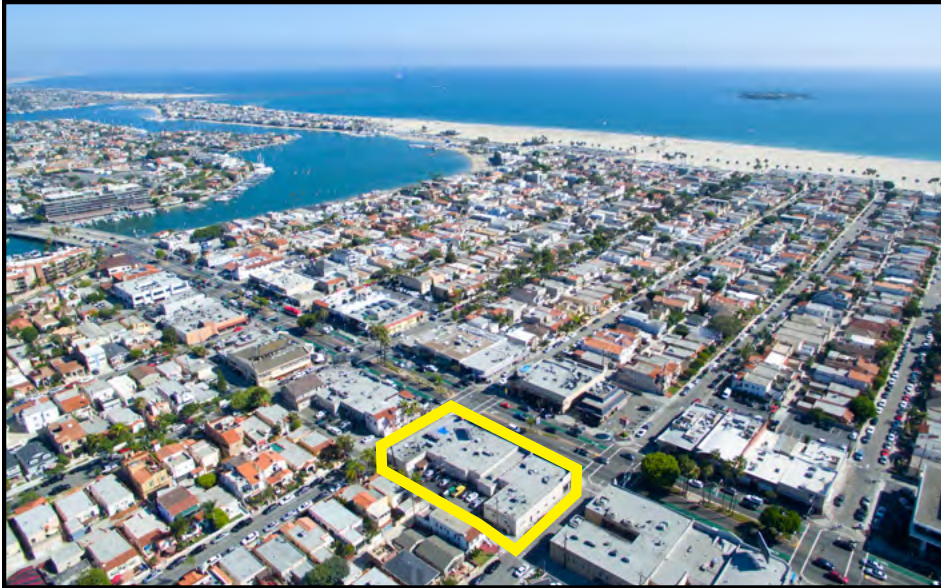
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AERIAL MAP



 **5269 E. 2nd Street**



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DEMOGRAPHICS

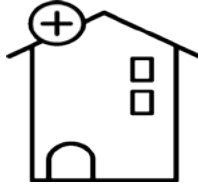
WITHIN 1 MILE



Apparel, Food/Entertainment & Services

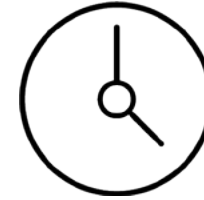
\$214,773

2024 yearly consumer spending



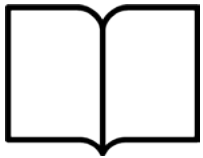
Median Home Value

\$1,080,357



Estimated Population

24,565



Educational Attainment

49%

with college or higher degree



Average Household Income

\$131,363



Housing Units

14,181

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2029 Projected Population	23,867	175,492	335,257
2024 Estimated Population	24,565	180,462	344,5027
2020 Census Population	25,088	185,057	352,976
Growth 2024-2029	-2.84%	-2.75%	-2.68%
Growth 2020-2024	-2.08%	-2.48%	-2.40%

2024 HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999	1,389	12,227	22,100
\$75,000-\$99,000	1,927	10,834 1	8,286
\$100,000 +	16,804	29,638	53,270
TOTAL	10,120	52,699	93,656
2024 Estimated Average HH Income	\$131,363	\$102,376 \$	104,208
2024 Estimated Households	12,654	78,926	139,748



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