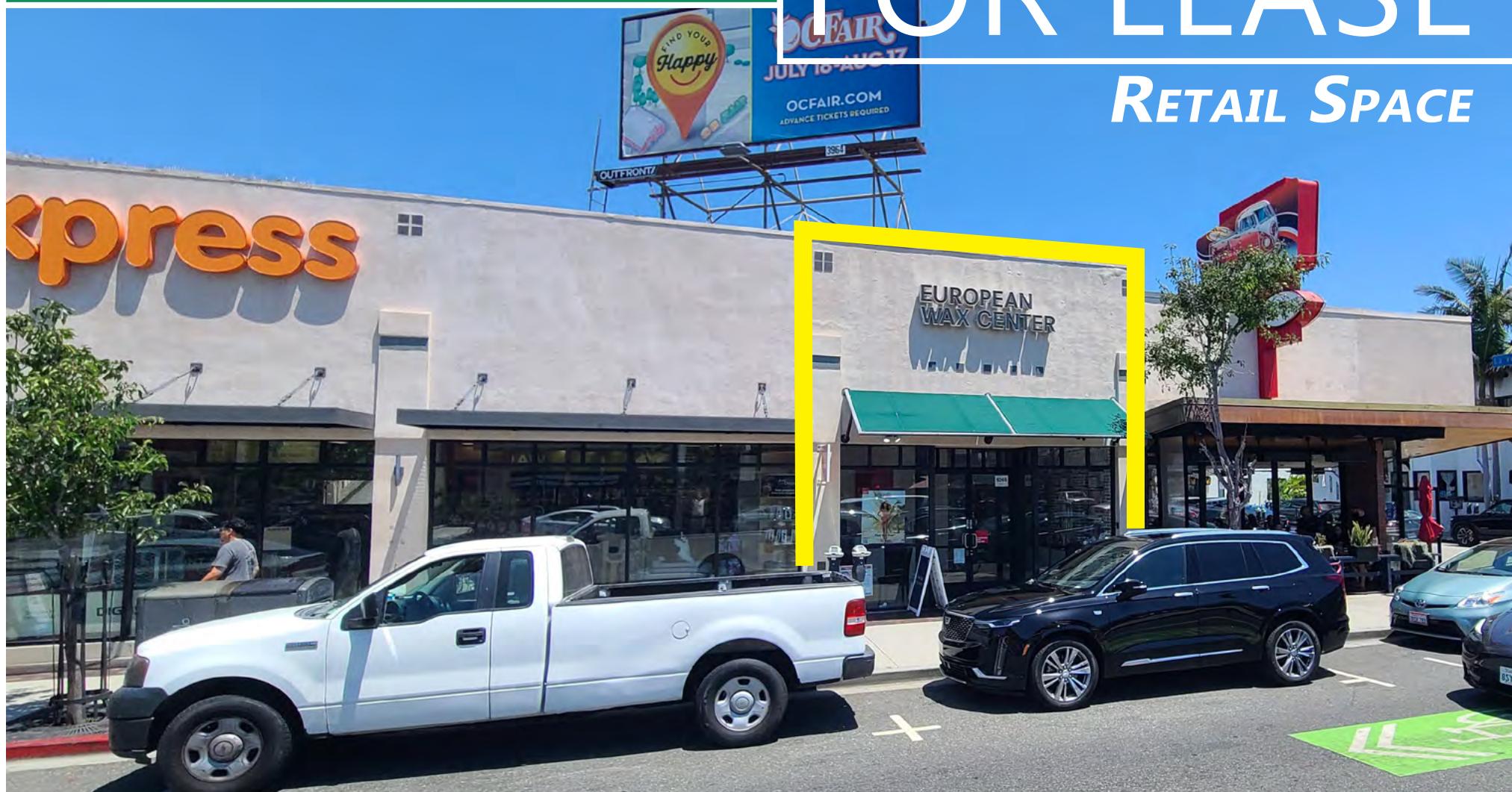


Approximately 1,400 Square Feet

FOR LEASE

RETAIL SPACE



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

RAFAEL PADILLA

310.395.2663 x102

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Lic# 00960188



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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.

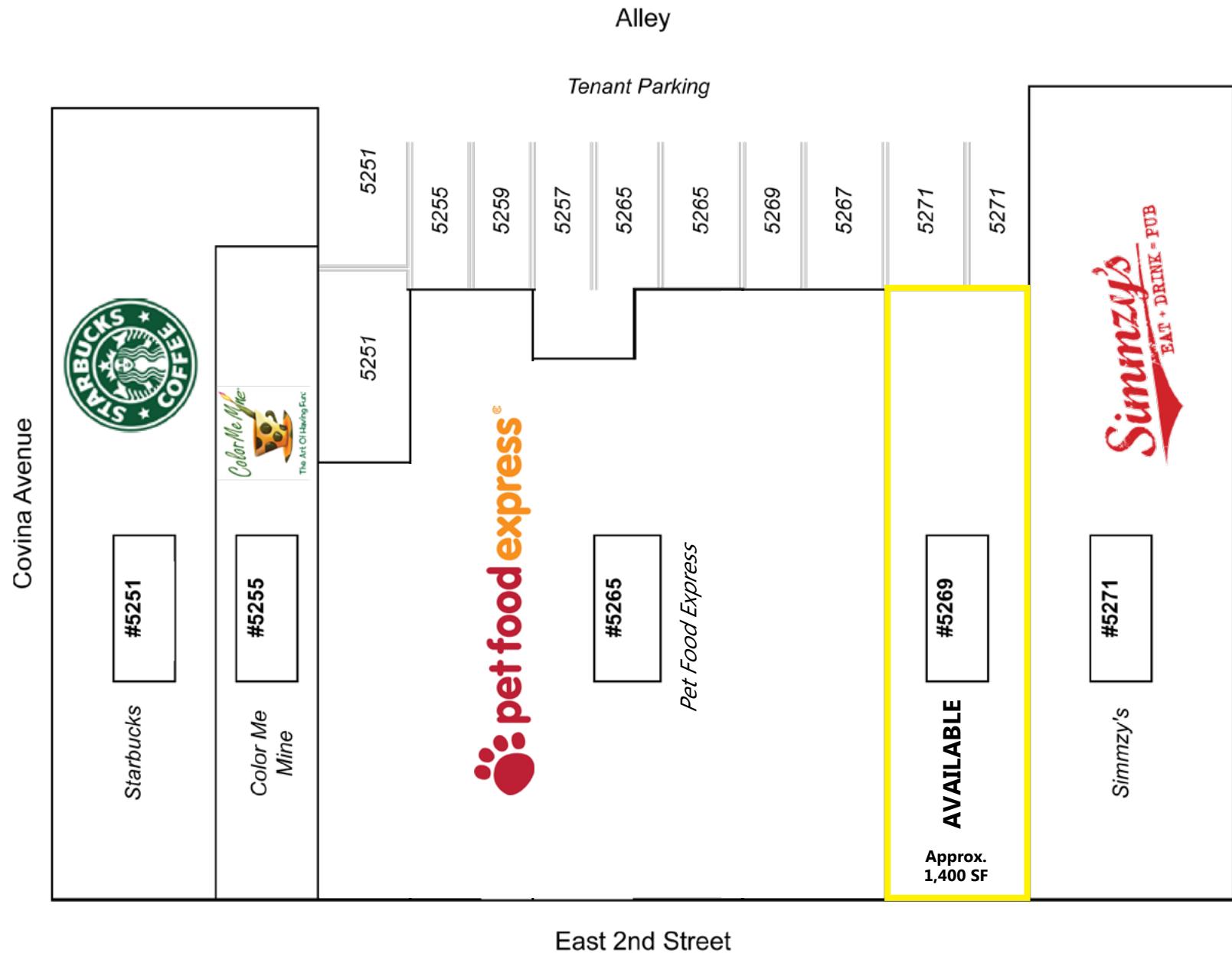
Belmont Shore Bicycle Sharrows with a "green lane." The 0.6 mile lane runs along both sides of 2nd Street in Belmont Shore. Sharrows are chevrons combined with bicycle stencils placed in the center of a travel lane. They indicate that bicycles and motor vehicles share the lane.



EXPLORE THE SHORE



SITE PLAN



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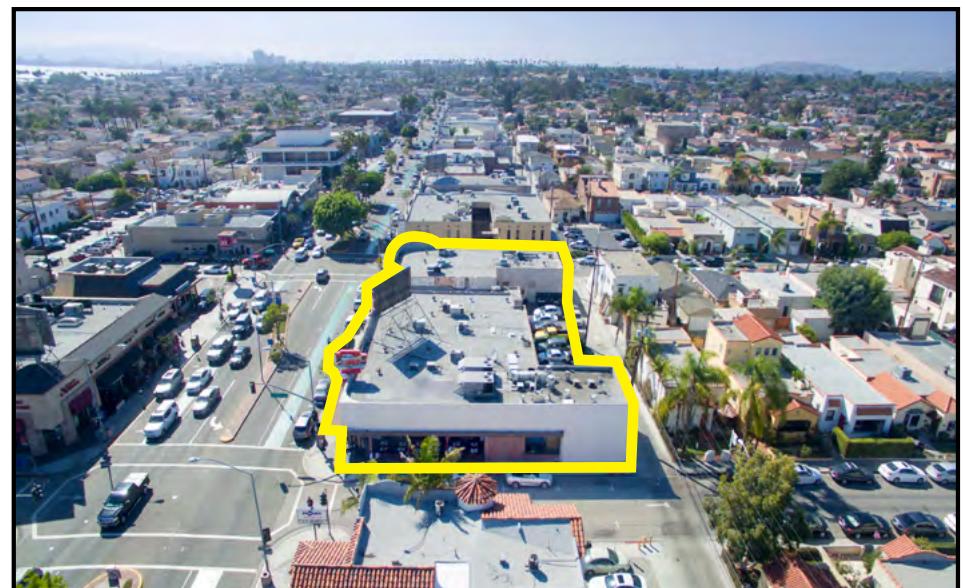
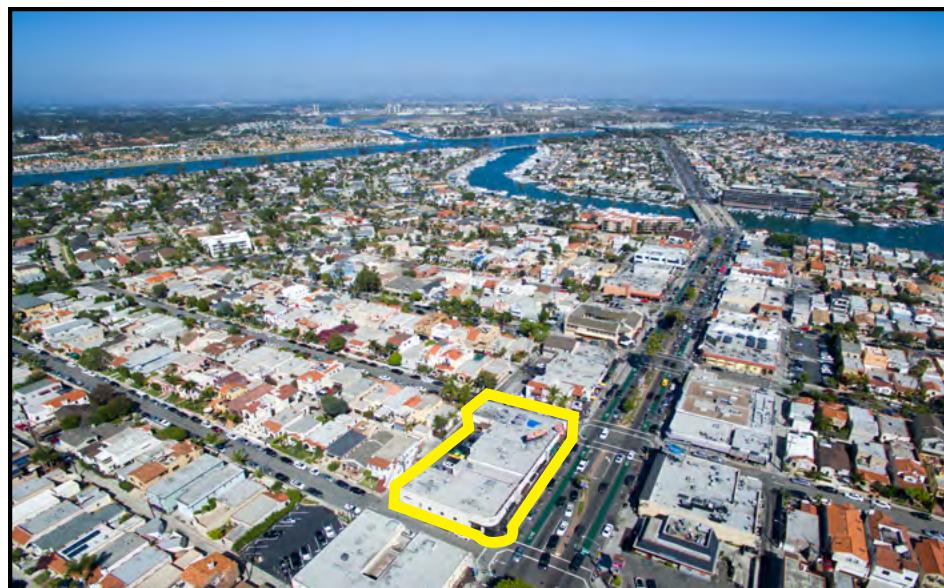
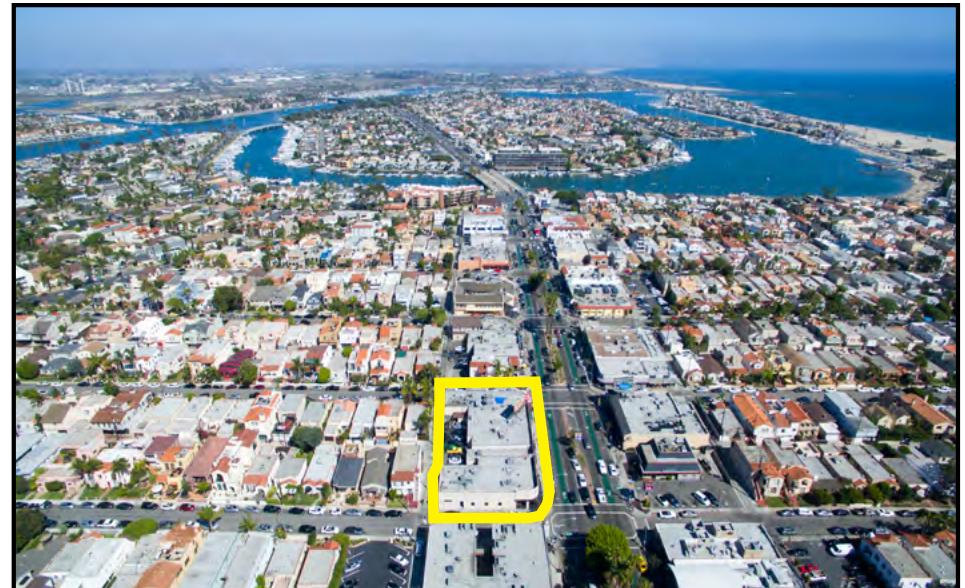
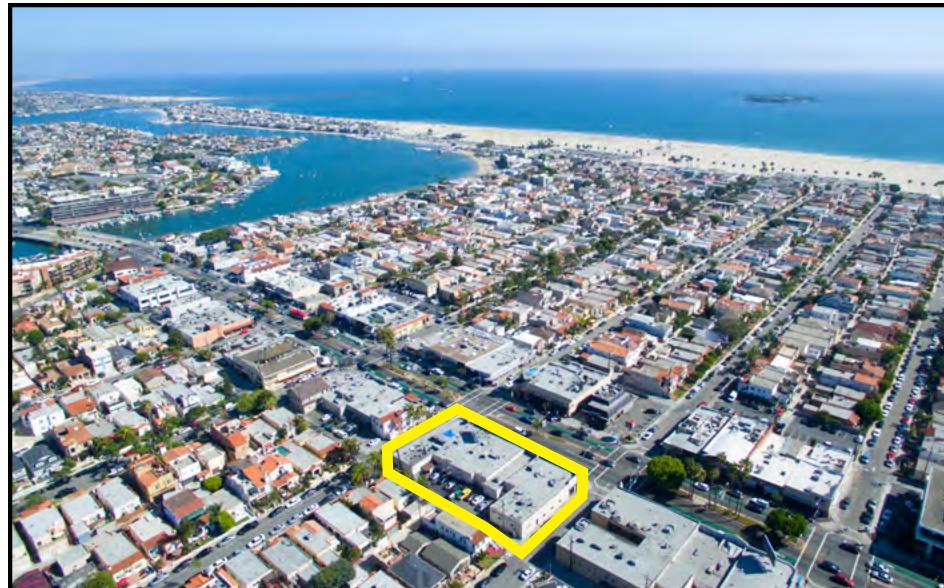
AERIAL MAPS



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AERIAL MAP



 **5269 E. 2nd Street**

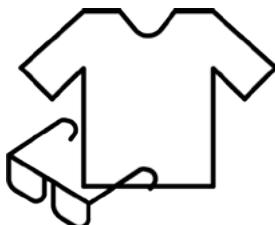


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DEMOGRAPHICS

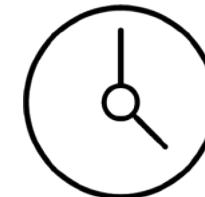
WITHIN 1 MILE



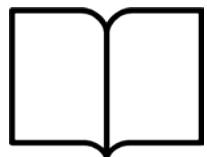
Apparel, Food/Entertainment & Services
\$214,773
2024 yearly consumer spending



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

2029 Projected Population

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

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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