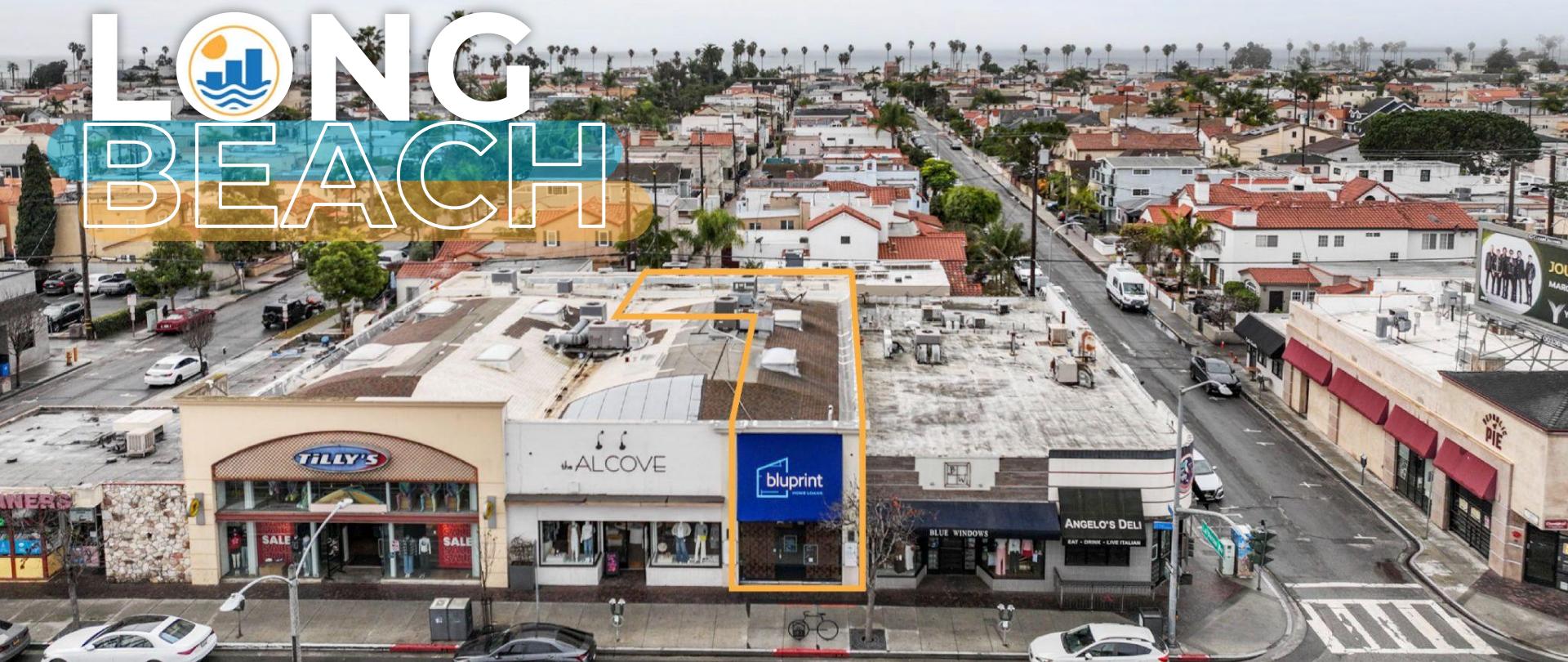


LONG BEACH



±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

1. PROPERTY DETAILS

2. AERIAL MAP

3. FEATURES

4. PROPERTY PHOTOS

5. DEMOGRAPHICS

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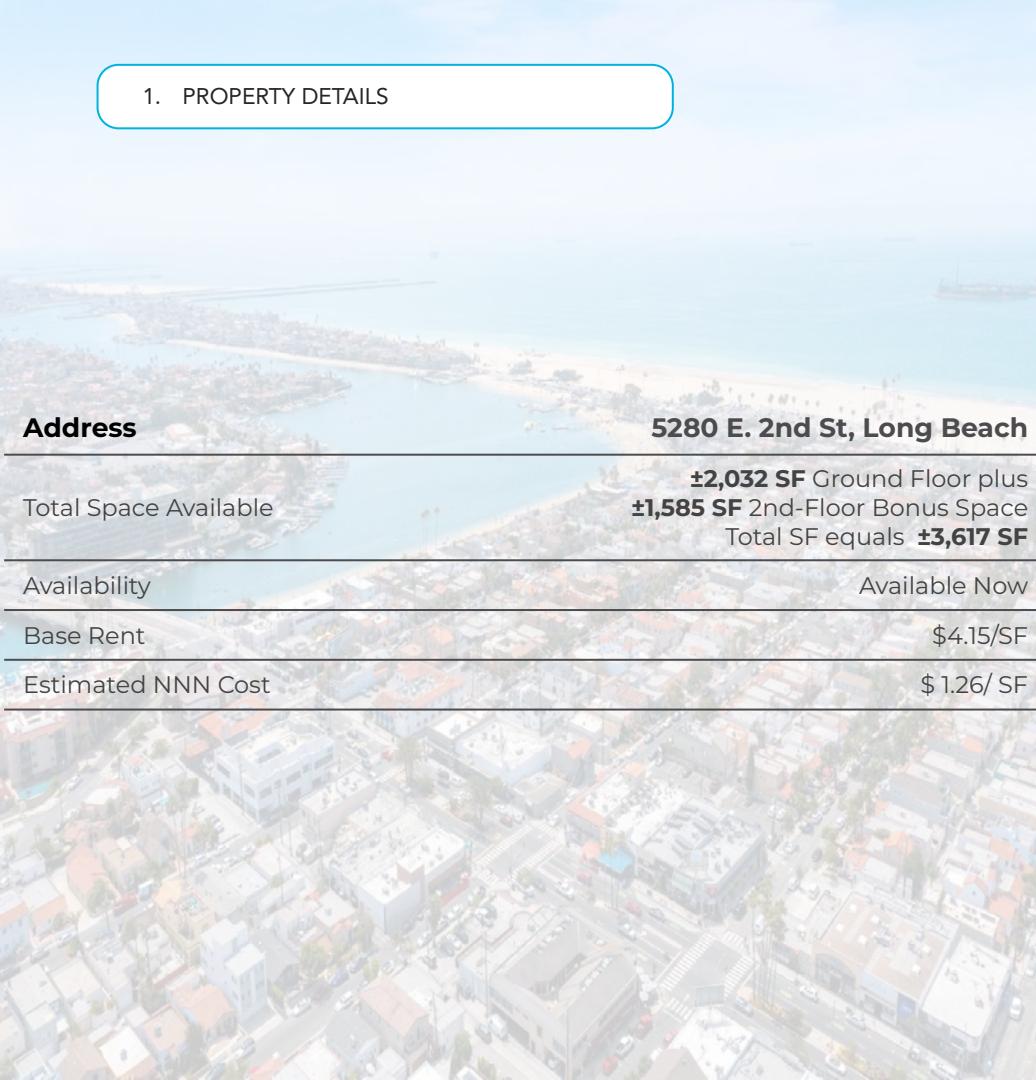
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1. PROPERTY DETAILS



5280 E. 2nd St, Long Beach

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

Total Space Available

Availability

Available Now

Base Rent

\$4.15/SF

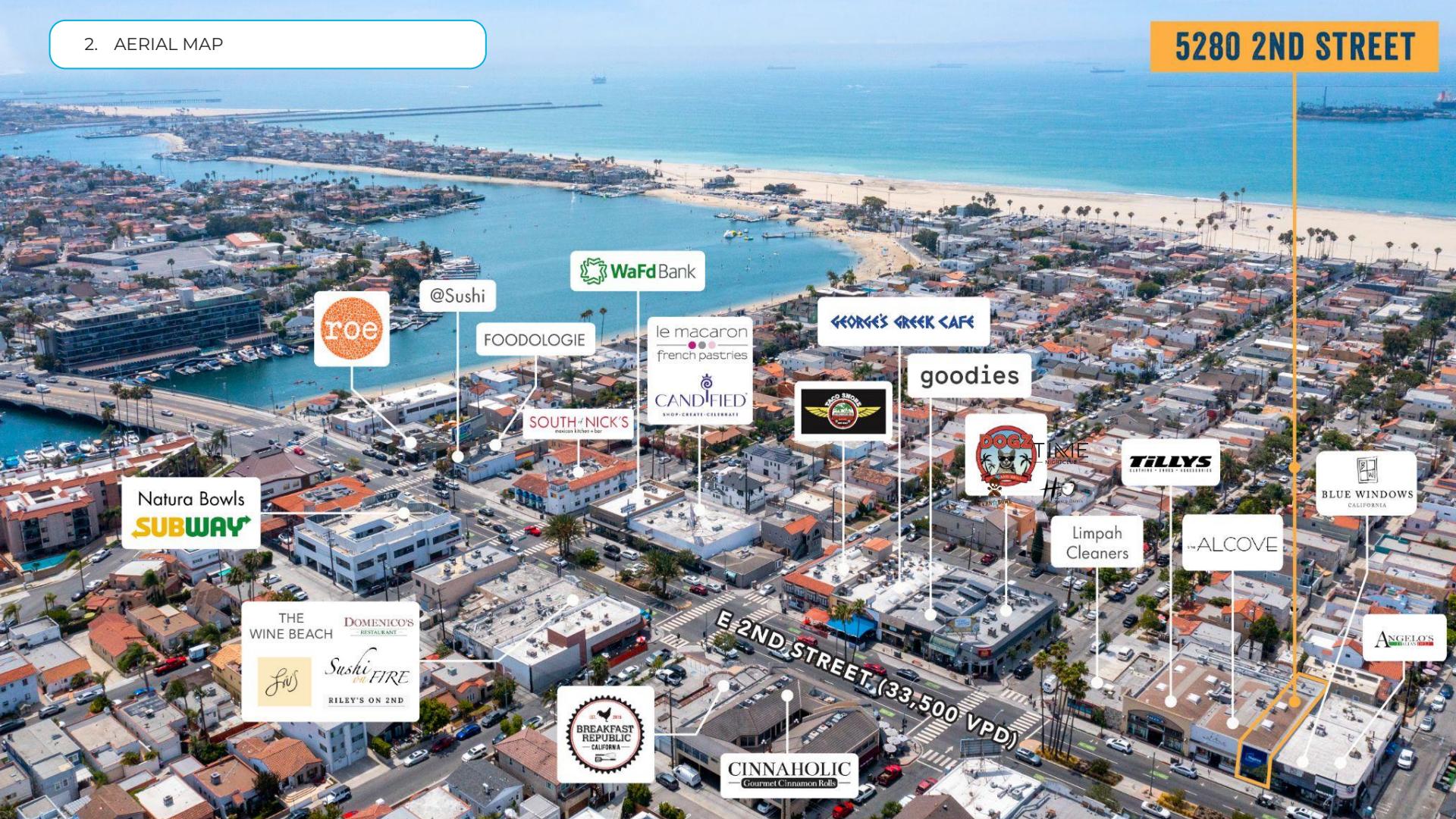
Estimated NNN Cost

\$1.26/ SF



2. AERIAL MAP

5280 2ND STREET



5280 2ND STREET



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

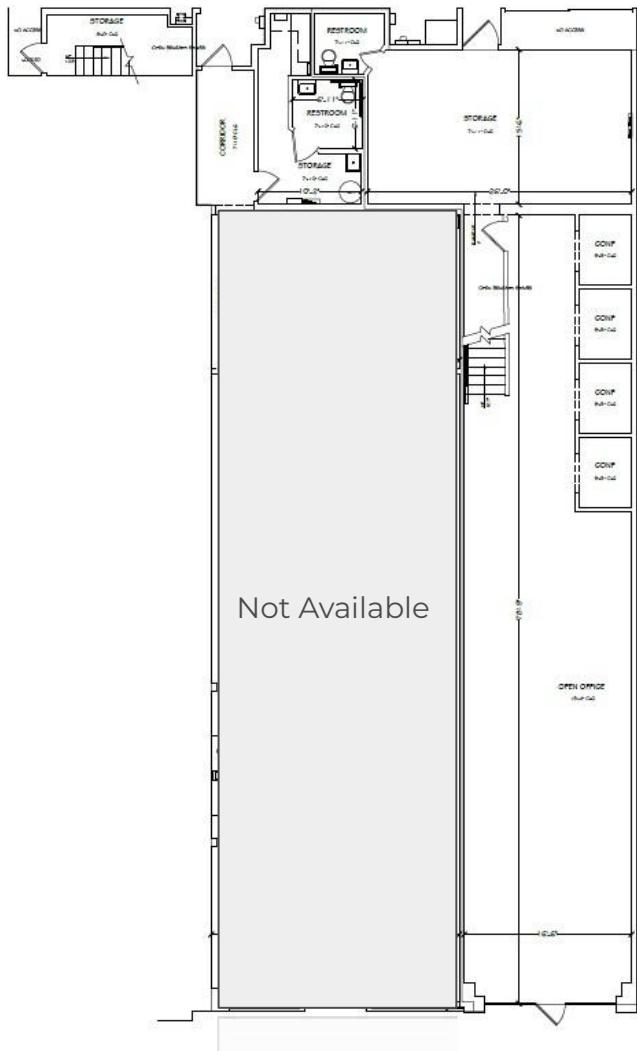


ALL-DAY PEDESTRIAN TRAFFIC & HIGH FOOT TRAFFIC
FROM NEIGHBORING RETAIL SHOPS



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





± 2,032 SF Ground-Floor



± 1,585 SF Second-Floor Bonus Space

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%)



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