



# 5670 2ND STREET — SUITE C

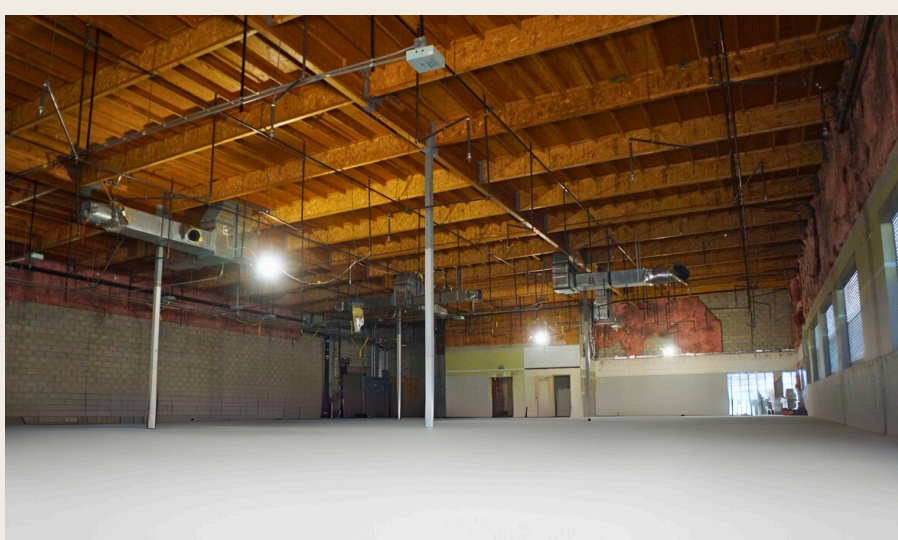
Belmont Shore, Long Beach, CA · Corner of 2nd St & Ravenna Dr

AVAILABLE NOW

<b>3,121</b> SQ FT	<b>NNN</b> LEASE TYPE	<b>veg</b> ER for Pets NEXT DOOR	<b>2nd St</b> FRONTAGE	<b>P+</b> ON-SITE PARKING
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A rare ground-floor retail opportunity in the heart of Belmont Shore — positioned directly adjacent to a National Veterinary Associates clinic, steps from the marina, and surrounded by the most sought-after dining, fitness, and lifestyle brands on the Southern California coast.

## PROPERTY PHOTOS



5670 2nd Street, Belmont Shore · Long Beach, CA · Corner of 2nd St & Ravenna Dr

## PROPERTY HIGHLIGHTS

### Available immediately

Space is vacant and ready for tenant build-out — no waiting on prior occupants.

### Build-to-suit opportunity

Open shell delivered — design and build the space exactly to your business needs.

### Prime corner visibility

Corner position at 2nd & Ravenna with strong street presence and pedestrian exposure.

### On-site parking

Dedicated on-site parking for customers and staff — a premium asset in Belmont Shore.

## WHY THIS SPACE IS IDEAL FOR PET SERVICES

- Built-in referral traffic — VEG — ER for Pets next door brings a daily stream of pet owners through the area.
- Natural synergy — Vet visits and grooming are complementary. Customers seek groomers near their vet.
- Affluent neighborhood — Belmont Shore has dense walkable residential density and high disposable income.
- Second location opportunity — Ideal for an operator expanding into a high-visibility coastal market.

## FLOOR PLAN — SUITE C · 3,121 SF



Suite C: 3,121 SF · Suite B: 3,237 SF · Suite A: 3,199 SF · Total Retail: 9,557 SF · Suites can be combined

## SPACE SPECIFICATIONS

SUITE SIZE <b>3,121 SF</b>	TOTAL BUILDING <b>9,557 SF</b>	AVAILABILITY <b>Immediate</b>
LEASE TYPE <b>NNN</b>	PARKING <b>On-site</b>	NEIGHBOR 

### GROUND REVIEW

SITE AERIAL · 5670 2ND ST · BELMONT SHORE · LONG BEACH, CA

AVAILABLE NOW

**SUBJECT PROPERTY**  
5670 2nd St — Suite C · 3,121 SF

**VEG — ER FOR PETS**  
Adjacent — Built-in Referral Traffic

RAVENNA DR · 2ND STREET

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### GROUND REVIEW

AREA CONTEXT · BELMONT SHORE · LONG BEACH, CA

RETAIL & AMENITY MAP

**PORT OF LONG BEACH**

**Bayshore Beach**

**NAPLES ISLAND**  
KP Body Sculpt · Nicol's · Rim Talay Thai

**Belmont Shore**  
Premier dining and retail

**SUBJECT PROPERTY**  
5670 2nd St — Suite C · 3,121 SF

**ALAMITOS BAY MARINA**  
±1,624 Boat Slips

**2ND & PCH**  
Whole Foods · Sephora · Nike · Lululemon

**Alamos Bay**

**MARINA PACIFICA**  
AMC · Barnes & Noble · Ralphs · Ulta

**Mother's Beach**

**MARKETPLACE LB**  
Trader Joe's · In-N-Out · BevMo · Orangetheory

**GELSON'S**  
Neighborhood Market · 2nd & PCH

<b>2ND &amp; PCH</b> Whole Foods Sephora Nike Lululemon Shake Shack Vuori	<b>MARINA PACIFICA</b> AMC Theatres Barnes & Noble Ralphs Ulta Nordstrom Rack Starbucks	<b>MARKETPLACE LB</b> Trader Joe's In-N-Out BevMo Orangetheory CA Pizza Kitchen Nekter	<b>NAPLES ISLAND</b> Gelson's CVS Pharmacy Nicol's Restaurant Rim Talay Thai LB Farmer's Market ±1,624 Boat Slips
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