

FOR LEASE



**COLDWELL BANKER
COMMERCIAL** BLAIR

5207-5209 E. 2ND STREET

LONG BEACH, CA 90803

OFFERING MEMORANDUM

FOR MORE INFORMATION CONTACT:

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LEASE RATE:	\$2.61 PSF
NNN FEE:	\$1.13 PSF
RENTABLE SF:	± 3,520SF (2,890 SF Retail + 630 SF Mezzanine)
ZONED:	Neighborhood Commercial Zoning Districts (CNP)

HIGHLIGHTS

- Turn – Key retail space along the high traffic corridor of 2nd Street
- High end finishes throughout the unit
- Great Signage Opportunity
- Located Adjacent to the popular Open Sesame Mediterranean Restaurant
- Proximity to two major national financial institutions—Chase Bank and Bank of America
- 2nd Street is a hub for shopping, dining, entertainment, unique restaurants, shops, and boutiques



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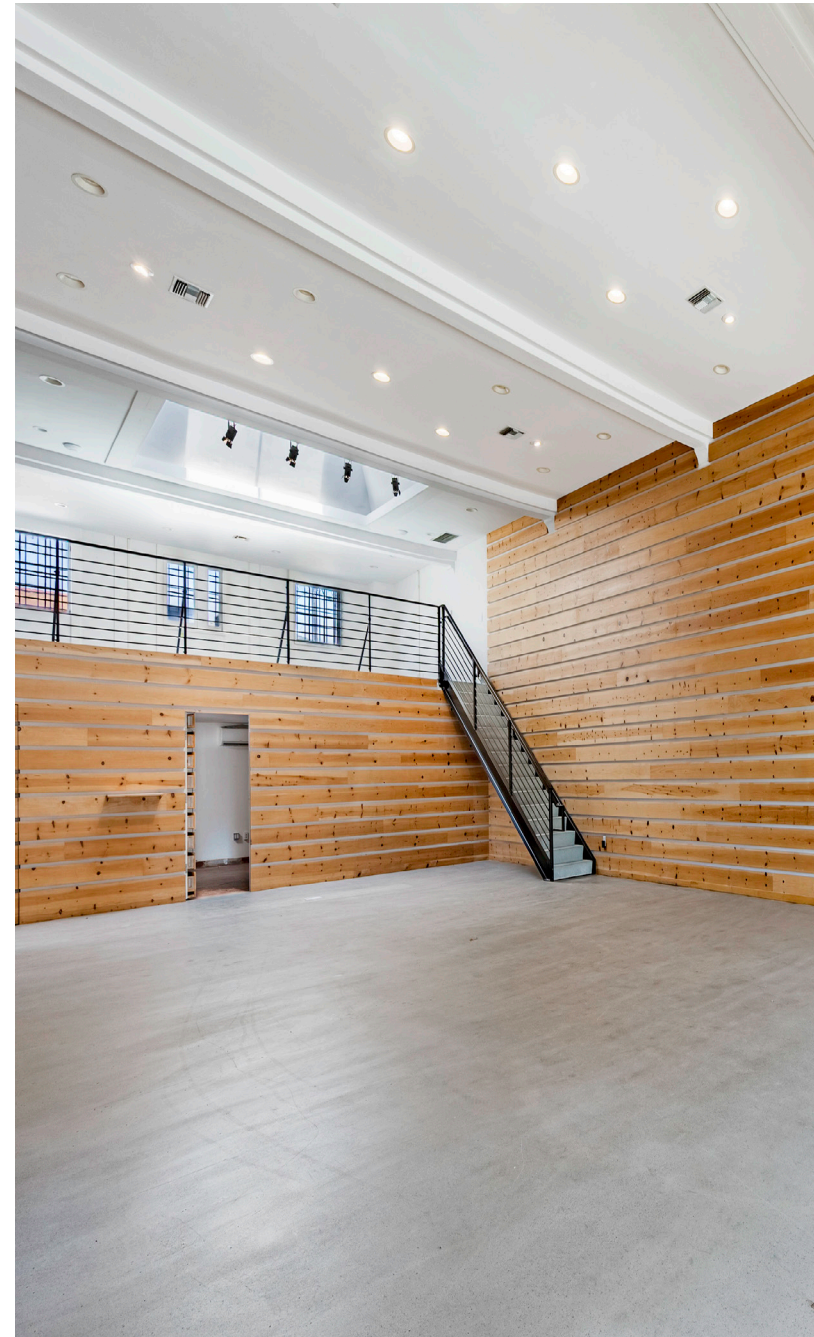
DESCRIPTION

5207 – 5209 East 2nd Street presents a fantastic leasing opportunity in a prime, high-traffic location within a sought-after multi-tenant retail property. The space offers approximately 2,890 SF of retail area plus a 630 SF mezzanine, perfectly situated along the vibrant 2nd Street corridor, a popular spot for retailers aiming to launch or grow their business.

Formerly occupied by Proper, a clothing and shoe retailer, this versatile space is ideal for a wine bar, brewery, restaurant, or most other retail ventures. The unit enjoys excellent foot traffic and visibility, thanks to its proximity to two major national financial institutions—Chase Bank and Bank of America. Additionally, it is located next to Open Sesame, one of 2nd Street's busiest restaurants. The surrounding neighborhood features a dynamic mix of retail, office, residential, and service-oriented businesses, providing a reliable and diverse customer base.

Belmont Shore and Naples, the neighborhoods surrounding 2nd Street, are quintessential Southern California seaside communities. Known for their sandy beaches, picturesque canals, and vibrant boardwalks, these areas draw locals and visitors alike. The 15-block Second Street district is a hub for shopping, dining, and entertainment, featuring unique restaurants, specialty shops, and boutiques.

Located just minutes east of downtown Long Beach, Belmont Shore and Naples are thriving day and nighttime destinations. From outdoor activities like swimming and paddleboarding to a bustling nightlife scene with dining and bar options, the area offers an unmatched lifestyle appeal. Second Street's blend of retail and leisure ensures a consistent flow of traffic, making 5207 – 5209 East 2nd a premier location for any business.

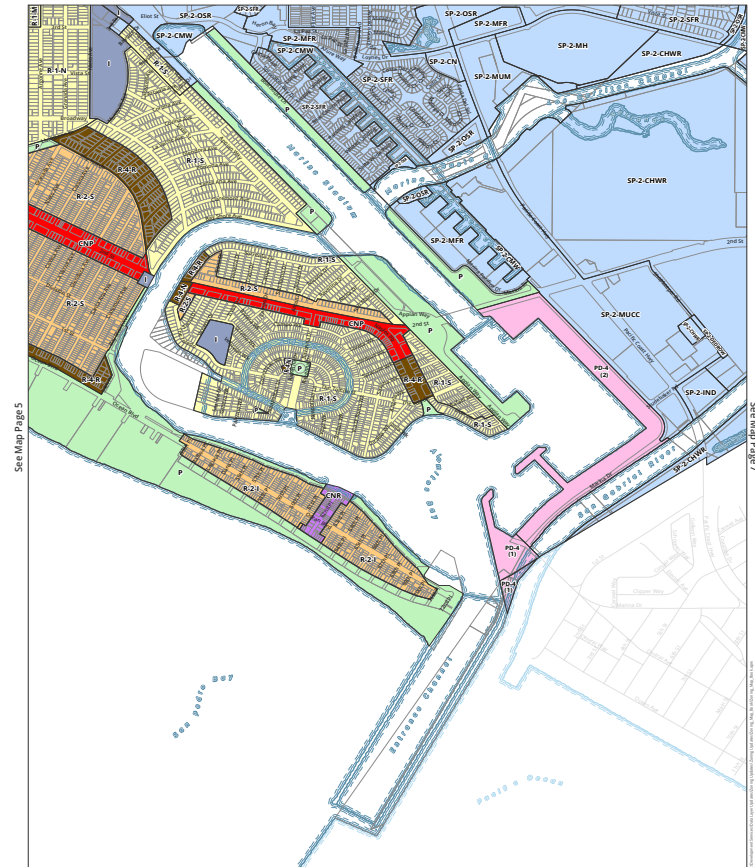




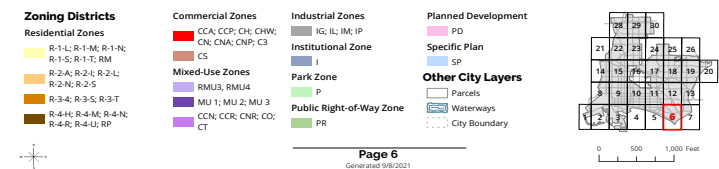
ZONING

Neighborhood Commercial Zoning Districts

The Neighborhood Commercial Zoning District includes neighborhood-serving centers and corridors that provide small scale, low-intensity uses to meet the daily retail and service needs of surrounding residents. Uses and the scale of development shall be compatible with surrounding residential neighborhoods and shall be designed to promote pedestrian and bicycle access. Scale is determined by the size of adjoining residential uses, the commercial lot size and the commercial street width. Special scale restrictions apply in these districts. The Neighborhood Pedestrian (CNP) District is oriented towards serving pedestrians and encouraging pedestrian activity by locating buildings along the primary street frontage and parking behind the buildings.

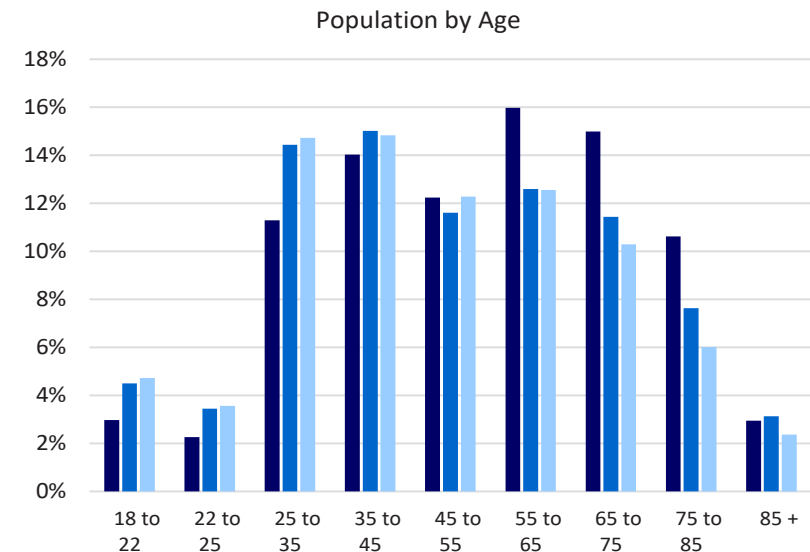
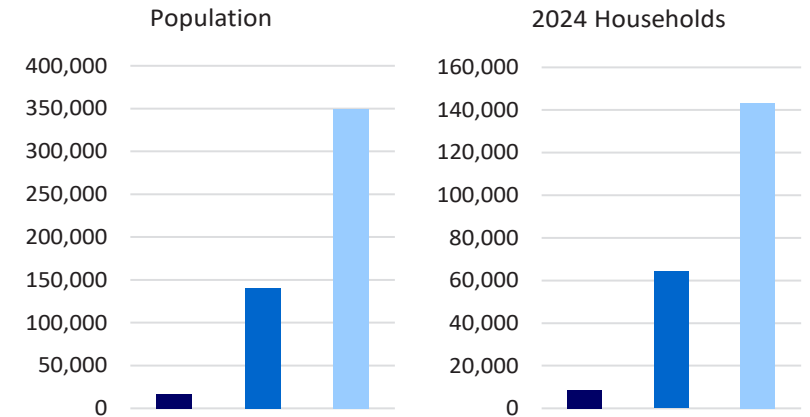


City of Long Beach Use District Map: Page 6



DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	16,679	---	140,173	---	349,451	---
2029 Projected Population	16,666	---	140,626	---	353,035	---
Pop Growth (%)	-0.1%	---	0.3%	---	1.0%	---
2024 Households	8,766	---	64,284	---	143,305	---
2029 Projected Households	8,753	---	64,443	---	144,737	---
HH Growth (%)	-0.1%	---	0.2%	---	1.0%	---
Census Year						
2000 Population	16,468	---	139,163	---	351,041	---
2010 Population	17,083	---	141,515	---	351,354	---
Pop Growth (%)	3.7%	---	1.7%	---	0.1%	---
2000 Households	8,999	---	65,170	---	138,754	---
2010 Households	9,001	---	65,012	---	144,040	---
HH Growth (%)	0.0%	---	-0.2%	---	3.8%	---
Total Population by Age						
Average Age (2024)	48.5		43.7		41.5	
Children (2024)						
0 - 4 Years	749		7,477		19,304	
5 - 9 Years	465		5,170		16,399	
10-13 Years	429		4,370		13,667	
14-17 Years	467		5,698		15,824	
Adults (2024)						
18 to 22	497	3.0%	6,300	4.5%	16,494	4.7%
22 to 25	378	2.3%	4,837	3.5%	12,435	3.6%
25 to 35	1,884	11.3%	20,239	14.4%	51,462	14.7%
35 to 45	2,340	14.0%	21,050	15.0%	51,843	14.8%
45 to 55	2,041	12.2%	16,263	11.6%	42,927	12.3%
55 to 65	2,666	16.0%	17,649	12.6%	43,879	12.6%
65 to 75	2,500	15.0%	16,039	11.4%	35,941	10.3%
75 to 85	1,772	10.6%	10,702	7.6%	21,008	6.0%
85 +	492	3.0%	4,380	3.1%	8,269	2.4%

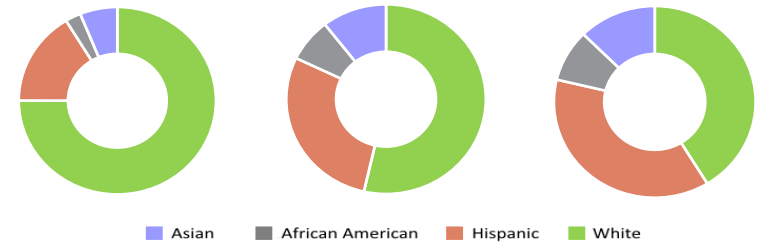


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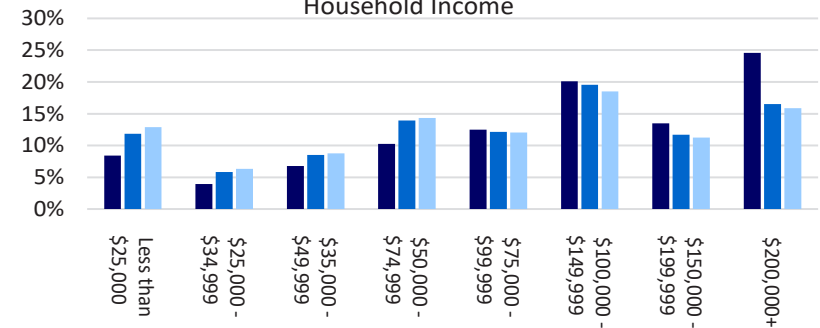
DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
White, Non-Hispanic	11,779	70.6%	70,839	50.5%	136,294	39.0%
Hispanic	2,553	15.3%	37,762	26.9%	123,699	35.4%
Black	402	2.4%	9,734	6.9%	28,884	8.3%
Asian	964	5.8%	13,893	9.9%	41,301	11.8%
Language at Home (2024)	15,930		132,696		330,148	
Spanish	1,424	8.9%	22,858	17.2%	85,374	25.9%
Asian Language	551	3.5%	6,730	5.1%	20,552	6.2%
Ancestry (2024)						
American Indian (ancestry)	43	0.3%	333	0.2%	831	0.2%
Hawaiin (ancestry)	51	0.3%	395	0.3%	1,277	0.4%
Household Income (2024)						
Per Capita Income	\$87,067	---	\$58,553	---	\$50,550	---
Average HH Income	\$165,654	---	\$127,676	---	\$123,266	---
Median HH Income	\$119,642	---	\$94,340	---	\$89,806	---
Less than \$25,000	737	8.4%	7,621	11.9%	18,481	12.9%
\$25,000 - \$34,999	346	3.9%	3,756	5.8%	9,053	6.3%
\$35,000 - \$49,999	593	6.8%	5,476	8.5%	12,586	8.8%
\$50,000 - \$74,999	896	10.2%	8,956	13.9%	20,547	14.3%
\$75,000 - \$99,999	1,096	12.5%	7,796	12.1%	17,272	12.1%
\$100,000 - \$149,999	1,762	20.1%	12,557	19.5%	26,528	18.5%
\$150,000 - \$199,999	1,180	13.5%	7,503	11.7%	16,104	11.2%
\$200,000+	2,156	24.6%	10,619	16.5%	22,735	15.9%
Education (2024)	13,695		106,322		255,329	
Less than 9th Grade	167	1.2%	6,544	6.2%	24,124	9.4%
Some High School	170	1.2%	3,626	3.4%	13,925	5.5%
High School Grad	1,281	9.4%	13,703	12.9%	38,224	15.0%
Some College	2,756	20.1%	22,414	21.1%	55,608	21.8%
Associate Degree	1,026	7.5%	7,580	7.1%	17,869	7.0%
Bachelors Degree	4,418	32.3%	32,190	30.3%	65,106	25.5%
Graduate Degree	2,623	19.2%	14,171	13.3%	28,278	11.1%
Family Structure (2024)	4,199		31,782		80,014	
Single - Male	79	1.9%	1,912	6.0%	5,154	6.4%
Single - Female	314	7.5%	3,256	10.2%	8,934	11.2%

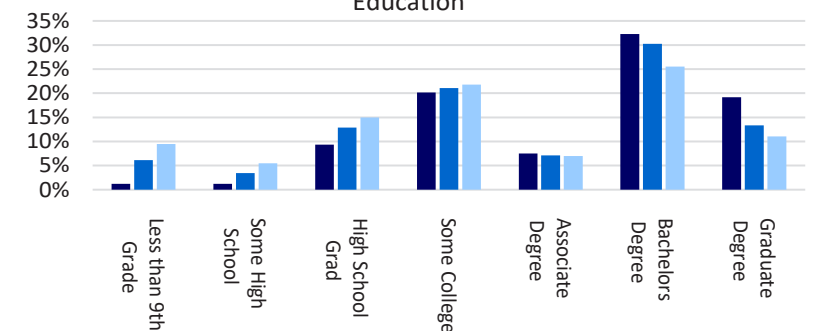
Race/Ethnicity



Household Income



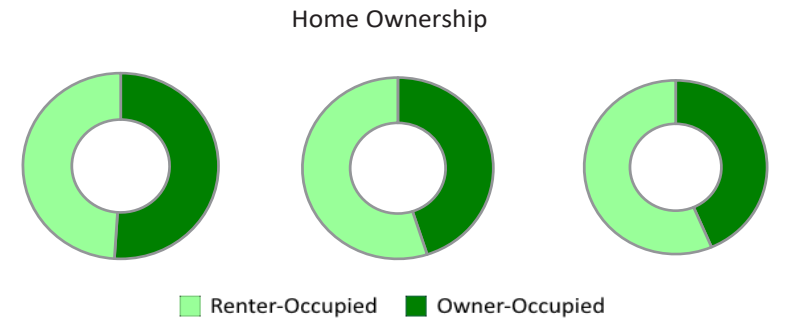
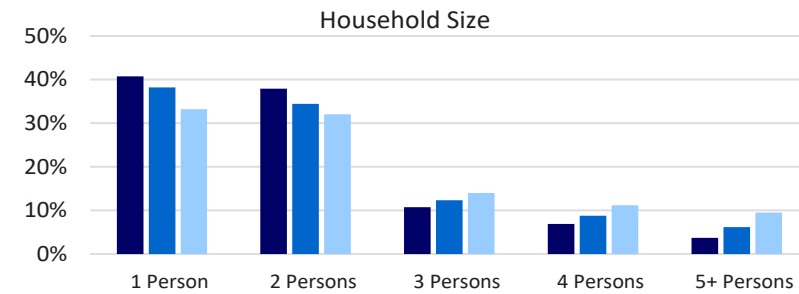
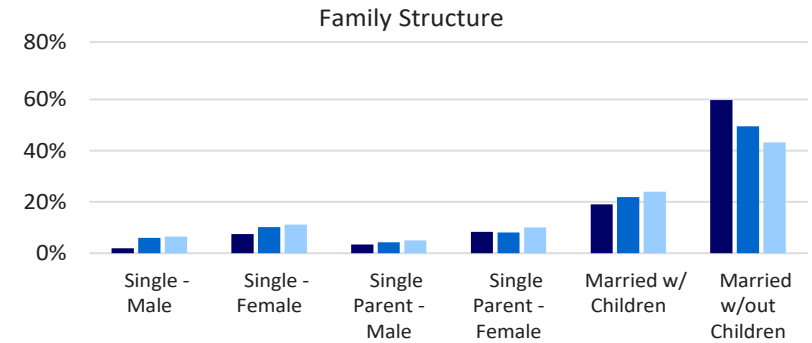
Education



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DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Single Parent - Male	145	3.5%	1,345	4.2%	4,034	5.0%
Single Parent - Female	351	8.3%	2,575	8.1%	8,083	10.1%
Married w/ Children	801	19.1%	6,953	21.9%	19,228	24.0%
Married w/out Children	2,510	59.8%	15,742	49.5%	34,581	43.2%
Household Size (2024)						
1 Person	3,572	40.7%	24,573	38.2%	47,559	33.2%
2 Persons	3,325	37.9%	22,150	34.5%	45,949	32.1%
3 Persons	942	10.7%	7,929	12.3%	20,121	14.0%
4 Persons	605	6.9%	5,641	8.8%	16,071	11.2%
5+ Persons	323	3.7%	3,991	6.2%	13,606	9.5%
Home Ownership (2024)						
Owners	4,473	51.0%	28,952	45.0%	62,465	43.6%
Renters	4,293	49.0%	35,332	55.0%	80,840	56.4%
Components of Change (2024)						
Births	139	0.8%	1,434	1.0%	3,657	1.0%
Deaths	193	1.2%	1,320	0.9%	2,737	0.8%
Migration	-103	-0.6%	-1,130	-0.8%	-1,366	-0.4%
Unemployment Rate (2024)						
	2.7%		3.5%		4.5%	
Employment, Pop 16+ (2024)						
Armed Services	1	0.0%	253	0.2%	604	0.2%
Civilian	10,000	67.6%	78,253	65.0%	191,859	65.7%
Employed	9,728	65.7%	75,473	62.7%	183,181	62.7%
Unemployed	272	1.8%	2,780	2.3%	8,678	3.0%
Not in Labor Force	4,803	32.4%	42,106	35.0%	100,342	34.3%
Businesses						
Establishments	1,191	---	6,126	---	16,295	---
Employees (FTEs)	5,182	---	44,799	---	144,156	---



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BELMONT SHORE

SUBJECT PROPERTY

NAPLES



2ND STREET CORRIDOR



- Panama Joe's
- Legend's Sports Bar
- Galata Halal Restaurant
- Snow Monster
- Open Sesame Grill
- Starbucks
- Viaje
- Domenico's Belmont Shore



- L'Antica Pizzeria Da Michele
- Sheldrake Coffee Roasting
- Aroma Di Roma
- Sugared + Bronzed
- Philz Coffee
- Let's Yolk About It
- Saints & Second
- Pressed Juicery



- Nico's Restaurant
- Naples Rib Company
- Marlena Long Beach
- Komo's Cocina
- Valentino's Pizza Naples
- KC Branaghan's
- Sushi Nikkei
- Dogz Bar & Grill



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