

FOR LEASE

Brand New Redevelopment in the Best Neighborhood in Long Beach



Signalized intersection with a combined daily traffic count of ±80,900 cars per day



Island
Center

KYLE WOODS

Senior Associate
Lic. 02034325
+1 310 363 4785
kyle.woods@cbre.com

BILL DURSLAG

Senior Vice President
Lic. 00498427
+1 213 613 3106
bill.durslag@cbre.com

TONY ITKIN

Sales Assistant
Lic. 02239147
+1 805 338 8454
tony.itkin@cbre.com

VIDEO TOUR



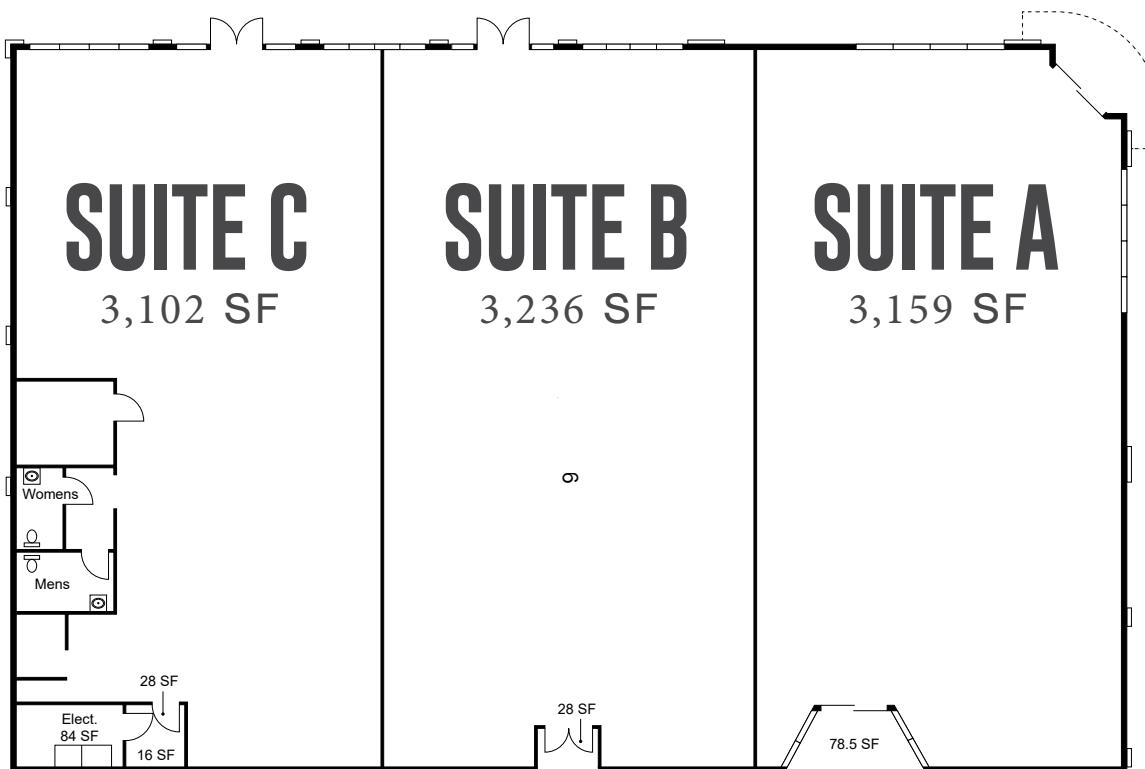
Exclusive Flagship opportunity to be in the only shopping center on Naples Island.

As a Tenant at the Naples Island Center you'll enjoy exclusive access to the island's thriving community while conveniently located near Alamitos Bay, drawing in a vibrant boater population with its impressive 1,624 boat slips. Experience strategic proximity to renowned shopping destinations such as Marina Pacifica and 2nd & PCH, allowing you to connect with a thriving customer base. Secure your presence in this prime destination, where convenience and exclusivity merge seamlessly.



THE OFFERING

DEMISING PLAN



ISLAND CENTER NAPLES - FIRST FLOOR PLAN



Brand New Flagship Opportunity in the Only Shopping Center on Naples Island



Prime Position on the corner of 2nd St and Ravenna Drive which are the (2) main roads leading to (2) of the bridges on/off the island



3 Surface Parking Lot with abundant parking



Strong Visibility and Prominent Signage Opportunities



±80,900 Vehicles Per Day (VPD) at the Signalized Intersection



Ample Surface Parking Available with Three Convenient Lots for Customers and Employees

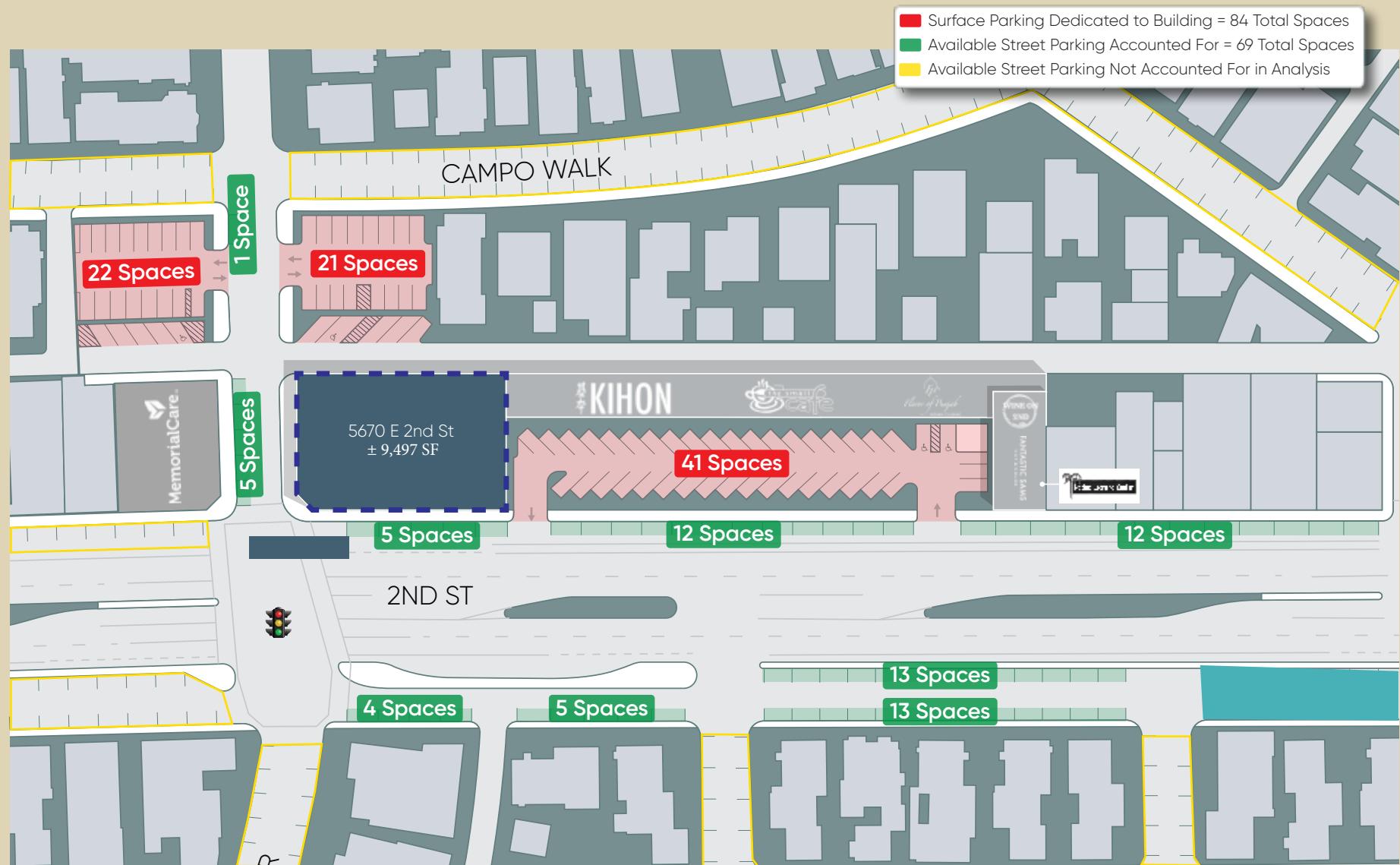


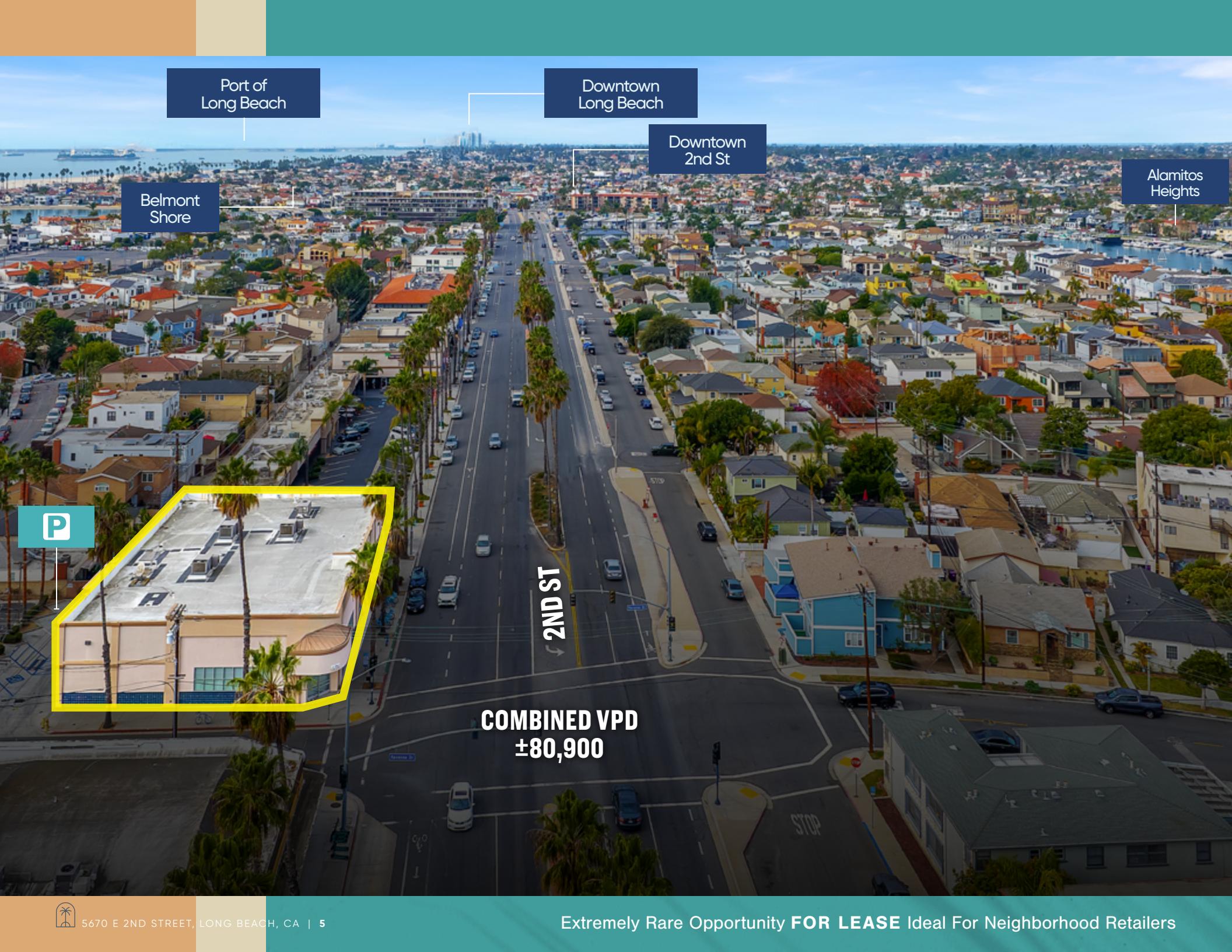
Convenient access to PCH, I-405, I-605, and CA-22



PARKING STUDY

EXTREMELY RARE OPPORTUNITY FOR LEASE IDEAL FOR NEIGHBORHOOD RETAILERS
Such As **Boutique Grocers, Wine Shops, Pet/Veterinarian, Fitness/Wellness Studios, Or Medical!**





Port of
Long Beach

Downtown
Long Beach

Belmont
Shore

Downtown
2nd St

Alamitos
Heights

2ND ST
COMBINED VPD
 $\pm 80,900$

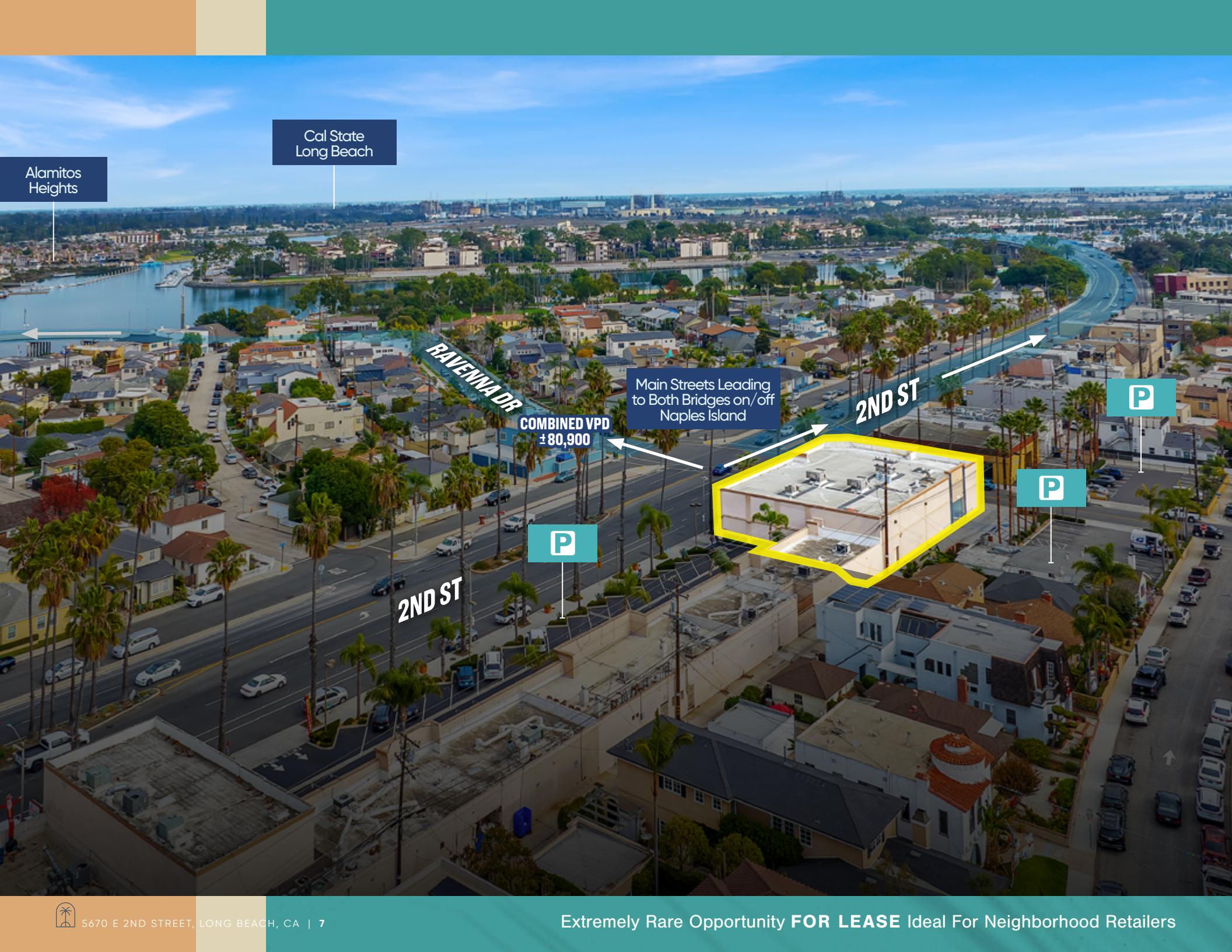


Downtown
Long Beach

Signal Hill

Long Beach
Airport





Alamitos Bay Marina
±1,624 Boat Slips

Seal Beach

2ND ST
COMBINED VPD ±80,900

P

P

P



LOCAL AMENITIES: A BIRD'S-EYE VIEW



NAPLES ISLAND DEMOGRAPHICS

Average Net Worth
\$3,612,898

NAPLES ISLAND RESIDENTS ARE PROFESSIONAL THAT LIVE A SOPHISTICATED, EXCLUSIVE LIFESTYLE. HALF OF ALL HOUSEHOLDS ARE OCCUPIED BY MARRIED-COUPLE FAMILIES AND ABOUT 30% ARE SINGLES. THESE ARE BUSY, WELL CONNECTED AND WELL EDUCATED CONSUMERS—AVOID READERS AND MOVIEGOERS, ENVIRONMENTALLY ACTIVE AND FINANCIALLY STABLE. THIS MARKET IS A BIT OLDER, WITH A MEDIAN AGE OF ALMOST 43 YEARS, AND GROWING SLOWLY, BUT STEADILY. RESIDENTS FILL THEIR WEEKENDS AND EVENINGS WITH DINNERS PARTIES, OPERA, CLASSICAL MUSIC CONCERTS, AND SHOPPING

Population
3,356
PEOPLE

Median Age
43

Average HH Income
\$200,919

Average Home Value
\$2,450,000



±9,497 SF FREE-STANDING ANCHOR SPACE ON NAPLES ISLAND





NAPLES ISLAND

NESTLED WITHIN THE vibrant city of Long Beach, California, Naples Island offers a unique blend of coastal beauty and urban sophistication. Known for its serene canals, reminiscent of Venice, Italy, the island provides a tranquil escape with gondola rides, kayaking, and paddleboarding. The close-knit community enjoys local events, festive boat parades, and beautiful walkable streets lined with lush gardens and inviting public spaces. The bustling intersection of 2nd Street and Ravenna Drive ensures high visibility and foot traffic, making it an ideal spot for retail businesses.

Naples Island is an exceptional location for retail businesses, benefiting from high foot traffic and the discerning tastes of residents and visitors. Its proximity to downtown Long Beach and popular attractions like Second Street ensures a steady flow of potential customers. With waterfront dining, boutique shopping, and a variety of outdoor activities, Naples Island combines the best of urban excitement and serene waterfront living, making it a prime destination for both residents and businesses.



NAPLES ISLAND + BELMONT SHORE DEMOGRAPHICS

Top Retailer In Market
Whole Foods

IS THE NUMBER 1 VISITED STORE WITHIN THE MARKET. THIS STORE IS SHOPPED AT WAND RANKED AT 251 OUT OF 100 ON THE US INDEX WHICH IS 2.5 TIMES THE NATIONAL AVERAGE.

THIS IS ESPECIALLY IMPORTANT BECAUSE IN ORDER TO GET TO THIS WHOLE FOODS FOR THIS TRADE-AREA, YOU HAVE TO PASS E. 2ND ST.

Population
34,413
PEOPLE

Median Age
41.2

Average HH Income
\$149,970

Average Home Value
\$1,625,000



±9,497 SF FREE-STANDING ANCHOR SPACE ON NAPLES ISLAND



5670 E 2ND STREET, LONG BEACH, CA | 12

Extremely Rare Opportunity **FOR LEASE** Ideal For Neighborhood Retailers

BELMONT SHORE

LOCATED IN LONG BEACH, California, Belmont Shore is a quintessential Southern California seaside community. Known for its sandy beaches, calm lagoons, and picturesque canals, Belmont Shore offers a perfect blend of relaxation and excitement. The heart of Belmont Shore is 2nd Street, a bustling 15-block shopping, dining, and entertainment district. Here, visitors can explore unique restaurants, specialty shops, and boutiques, making it a popular destination for both day and nighttime activities. The area is also a hub for water sports enthusiasts, with designated areas for windsurfing, jet-skiing, and kayaking.¹² Belmont Shore's



proximity to Naples Island and downtown Long Beach ensures a steady flow of visitors, enhancing its appeal for retail businesses. The neighborhood hosts numerous special events, including the Belmont Shore Car Show and the annual Christmas Parade, which draw large crowds. With its vibrant nightlife, diverse dining options, and scenic waterfront views, Belmont Shore is an ideal location for businesses looking to thrive in a lively and picturesque setting.



AREA MAP





Island Center

CONTACT

KYLE WOODS

Senior Associate

Lic. 02034325

+1 310 363 4785

kyle.woods@cbre.com

BILL DURSLAG

Senior Vice President

Lic. 00498427

+1 213 613 3106

bill.durslag@cbre.com

TONY ITKIN

Sales Assistant

Lic. 02239147

+1 805 338 8454

tony.itkin@cbre.com