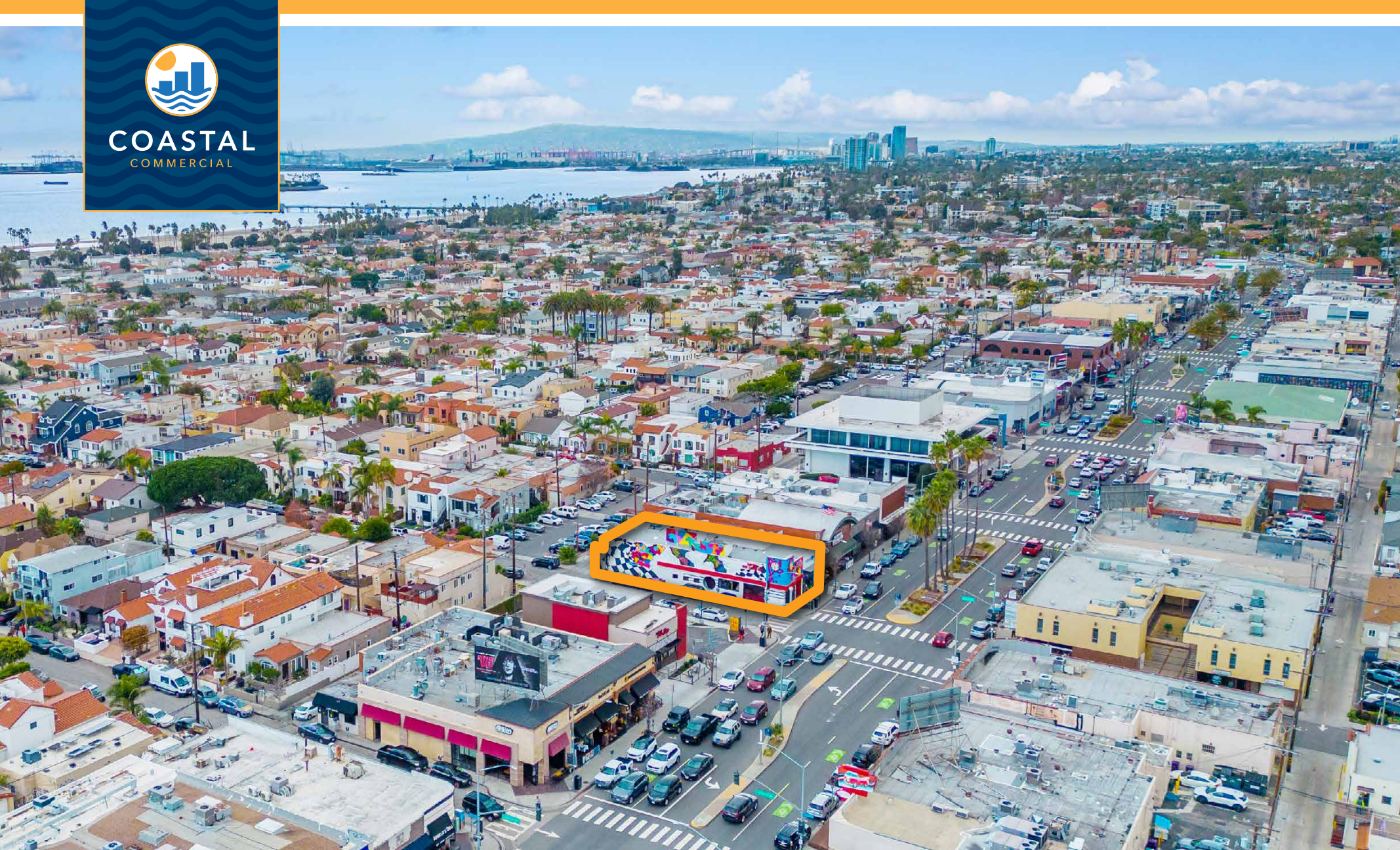




COASTAL
COMMERCIAL



PRISTINE CONDITION 2,020 SF 2ND GENERATION RESTAURANT FOR LEASE IN BELMONT SHORE

5246 E. 2nd Street
LONG BEACH, CA

DISCLAIMER

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506-A W Balboa Blvd, Newport Beach, CA 92661

PROPERTY DETAILS

5246 E. 2nd Street, Long Beach, CA

Seize this unparalleled opportunity to take over a premium restaurant location in Belmont Shore, currently leased by Dave's Hot Chicken. As they move to a new nearby location to expand their footprint, they are offering to sublease this exquisitely upgraded space. The preference will be to sign a brand new lease with the Landlord.

Dave's Hot Chicken has invested over \$1 million in comprehensive upgrades to create a top-notch dining environment. Improvements include new plumbing systems, a state-of-the-art HVAC system, a raised parapet for enhanced visibility, a robust shared 1,500 gallon new grease interceptor, and brand new bathrooms built from the ground up. These enhancements ensure the space meets the highest standards of operation and aesthetics.

The space includes all high quality furnishing, fixtures, and equipment (FF&E). This significantly reduces the costs to build and equip a new restaurant, providing an incredible value for a turn key setup. The facility is equipped with a modern kitchen, featuring all the necessary appliances and a large grease trap, making it ready for immediate operation with minimal upgrades.

This opportunity is ideal for a restaurateur looking to capitalize on a fully equipped, beautifully appointed location in a bustling neighborhood, allowing for quick market entry and operational continuity.

Total Space Available:	Approximately 2,020 SF
Base Rent:	\$4.39/SF + NNN's
NNN:	Approximately \$2.60/SF
Term:	10 Years
Parking:	Street Parking and Shared public lot behind premises

FEATURES



APPROXIMATELY 2,020 SF OF RENTABLE SPACE AVAILABLE IN THE HEART OF BELMONT SHORE



EXCEPTIONAL EXPOSURE AND VISIBILITY



FULLY BUILT OUT RESTAURANT WITH KITCHEN EQUIPMENT AND FIXTURES INCLUDED



TURNKEY OPPORTUNITY



IMMEDIATE AVAILABILITY



AFFLUENT DEMOGRAPHICS

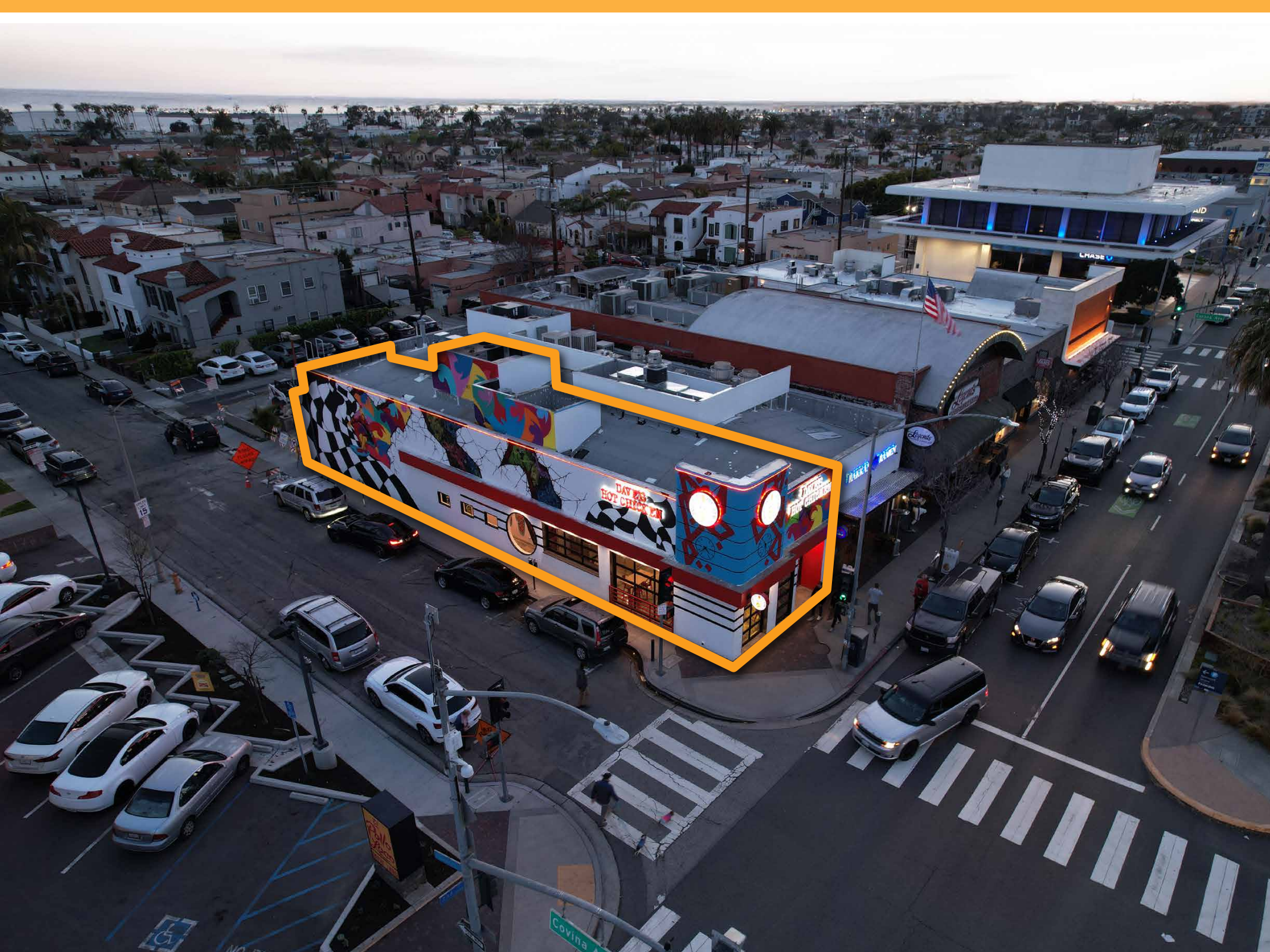


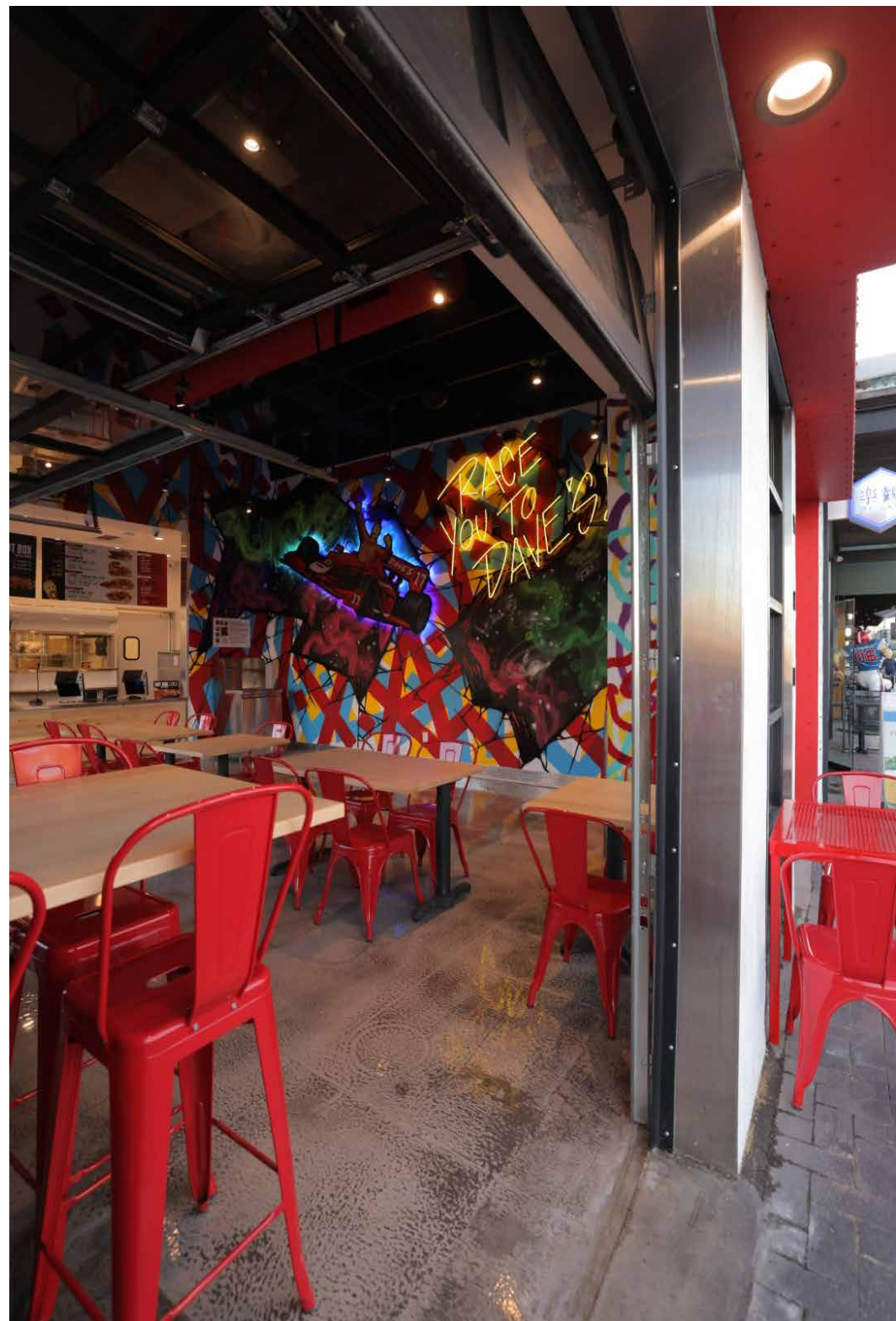
HIGH FOOT TRAFFIC FROM NEIGHBORING RETAIL SHOPS

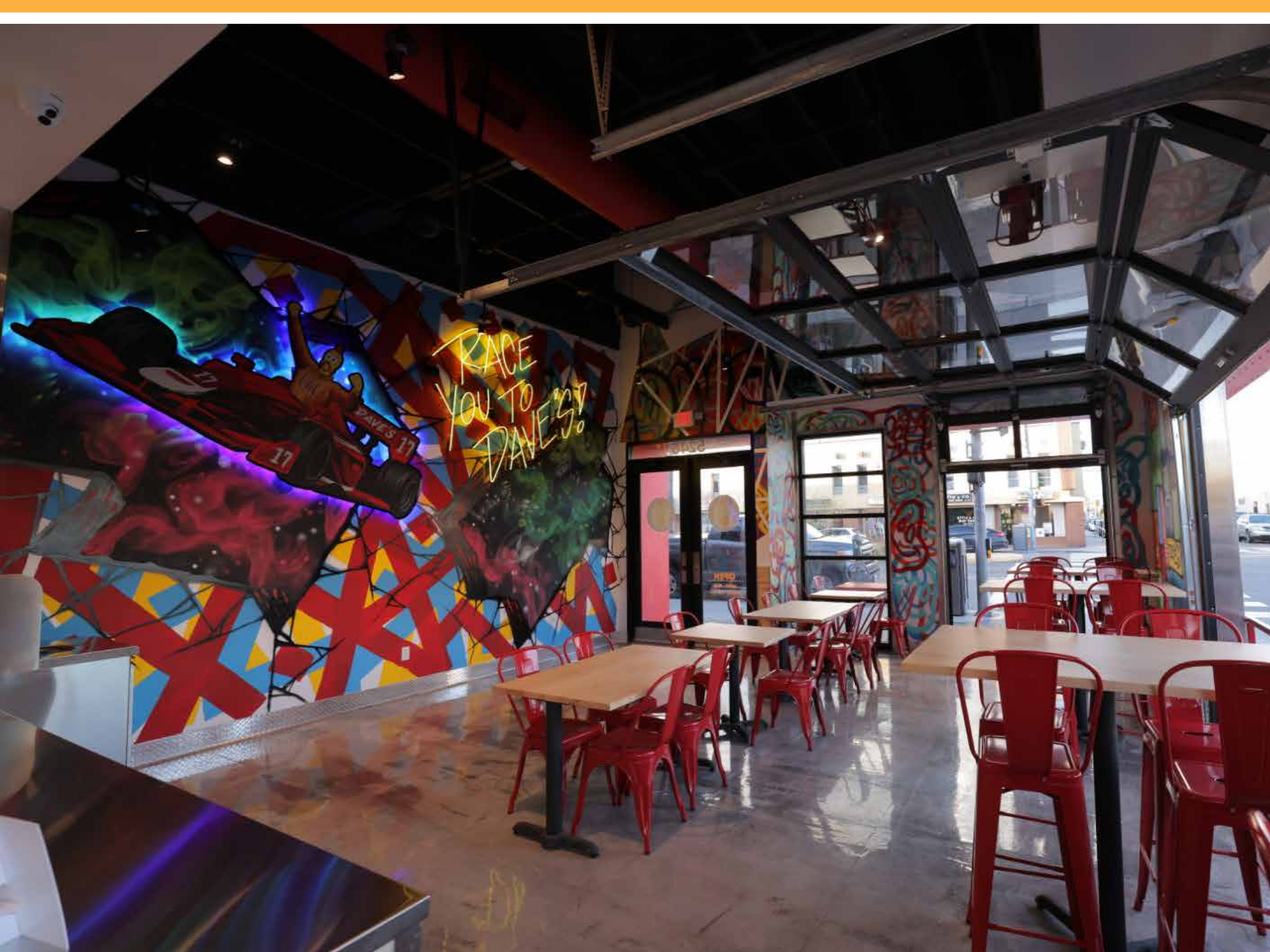


SURROUNDING TENANTS INCLUDE:

STARBUCKS, EUROPEAN WAX CENTERS, TILLY'S, VANS, BANANA REPUBLIC, SUNGLASS HUT, PRESSED JUICERY, NICK'S ON 2ND, PHIL'S COFFEE, SIMMZY'S RESTAURANT AND MANY OTHERS







RACE
YOU TO
DAVE'S

DAVE'S

17

DAVE'S

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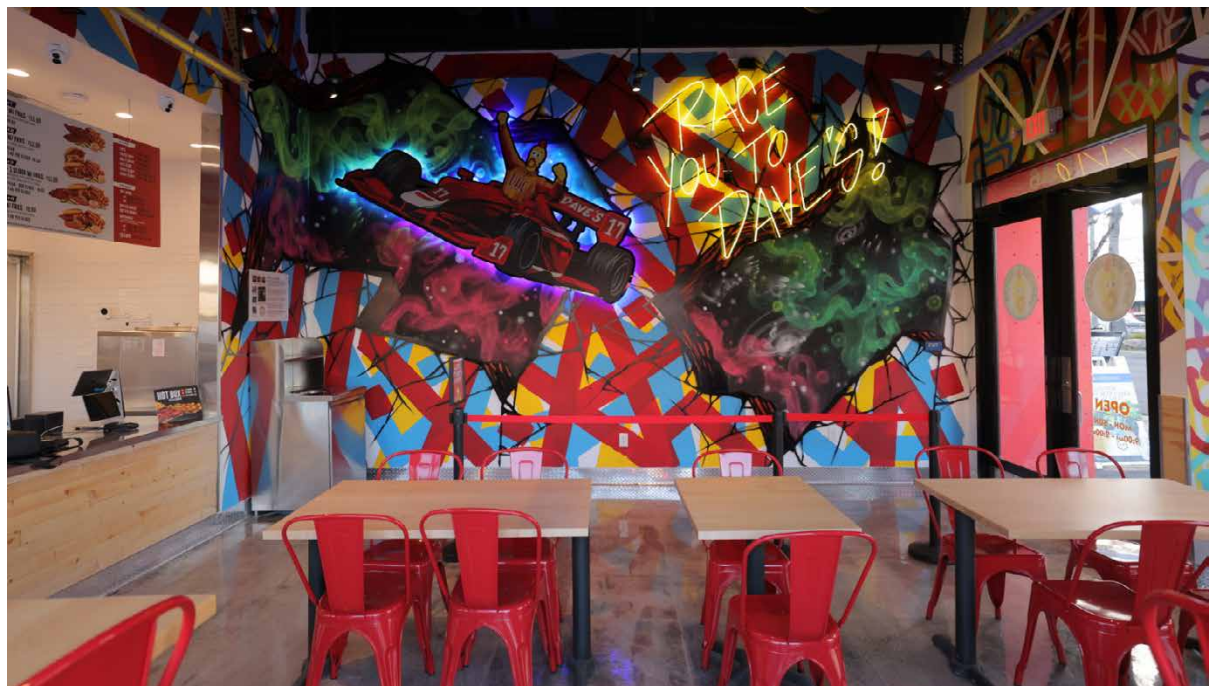
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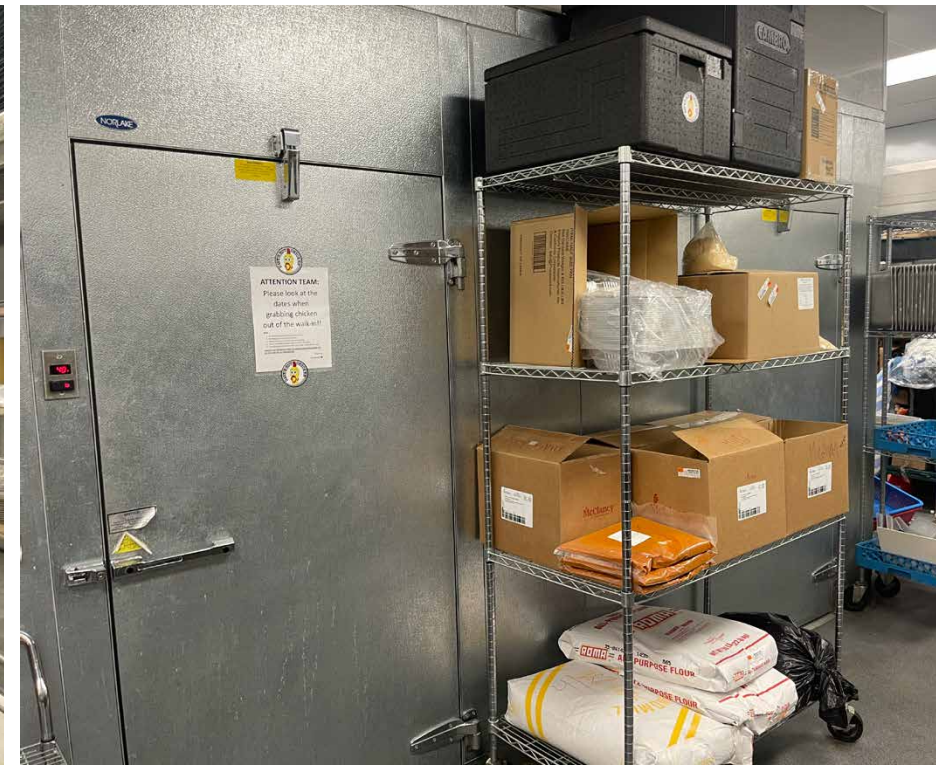
FF&E AND IMPROVEMENTS TO REMAIN

Please contact the listing agents for more details:

1. Captive Aire Hoods, and Ducts
2. Ansul System - cost included in the above Hood Package
3. Norlake Walk-In Cooler and Freezer
4. Stainless Steel Three Compartment Sink and Faucets
5. Prep Sinks and Faucets
6. Employee SS Hand Sinks
7. All Wall Mounted Shelving
8. Scotsman Prodigy Ice Machine for Drink Station
9. Wire Rack Shelving; Walk-In and Dry Storage Shelving
10. Commercial Grade Water Heater
11. Water Filtration System (if used by new tenant. If not, vendor may pull)
12. Employee Lockers
13. NuCo Co2 System (if used by new tenant. If not, vendor may pull)
14. RTI Oil Management System (if used by new tenant. If not, vendor may pull)
15. Front Custom-Built POS Counter
16. Custom Built Drink Station
17. Raised Parapet
18. Red LED around raised Parapet of Building
19. Roll-Up Garage Doors
20. All Restroom Fixtures
21. 1,500 Gallon Grease Interceptor
22. Fly Fans
23. Stainless Steel and Smooth FRP Wall Paneling
24. New Sewer Line
25. Polished concrete floors in front of house
26. Epoxy flooring in kitchen

*All equipment is negotiable, and can be added or removed based on tenant preference.







5246 E. 2ND STREET



Pollo Loco

Natraj Cuisine of India
Sushi Ai
RANCE'S CHICAGO PIZZA

theALCOVE

BLUE WINDOWS CALIFORNIA

blueprint

ANGELO'S ITALIAN RESTAURANT

TILLYS

DOGZ

Limpah Cleaners

Dean Anthony Salon

Moon Mountain Coffee

LOUIE'S ON 2ND

Simmzy's

EUROPEAN WAX CENTER

VANS

CHASE

VIAJE

LONG BEACH TAP HOUSE

RITE AID

BELMONT SHORE Barber Co.
PANAMA JOE'S

Poke Pola
HOUSE OF INTUITION
ONIX
ACE

Bank of America

Open Sesame

verizon

Color Me Mine
BESTSWIMWEAR

Starbucks

pet food express

5246 E. 2ND STREET

Fingers n Toes
Nail Salon
Effie & Co
City Lights
BESTSWIMWEAR

Legends
THE FIRST MODERN SPORTS BAR IN AMERICA
ESTABLISHED 1954

Color Me Mine


pet food express

EUROPEAN
WAX
CENTER

Pollo Loco

Simmy's

Moon
Mountain
Coffee

Natraj
Cuisine
of India
Sushi Ai
RANCE'S
CHICAGO
PIZZA

CINNAHOLIC™
Gourmet Cinnamon Rolls
DEVYNN'S
GARDEN
DISTINCTIVE
FLORAL

LOUIE'S
ON 2ND

Liquor Locker

BREAKFAST
REPUBLIC
CALIFORNIA

Sushi
FIRE

DOMENICO'S
RESTAURANT

Lois

DOGZ
SAN ANTONIO

Limpah
Cleaners

theALCOVE

TILLYS
CLOTHING • SHOES • ACCESSORIES

BLUE WINDOWS
CALIFORNIA
ANGELO'S
ITALY

E 2nd Street

5246 E. 2ND STREET

E 2nd Street

- EUROPEAN WALK CENTER
- Moon Mountain Coffee
- Sushi ON FIRE
- DOMENICO'S ITALIAN RESTAURANT
- Natura Bowls
- proper
- verizon
- Starbucks
- LOUIE'S ON 2ND
- CINNAHOLIC
- Bank of America
- pressed
- F&M BANK
- Sweet Jule's Bakery
- NICK'S ON 2ND
- THE DOG BAKERY
- THE ALLIANCE ATHLETIC CLUB
- ACE
- SAINT & SECOND DELMONT SHORE
- Optique
- ONIX
- PANAMA JOE'S
- CHASE
- CHASE
- RAKKAN RAMEN
- VANS
- RANCE'S CHICAGO PIZZA
- TILLYS
- GEORGE'S GREEK CAFE
- Beach on 2nd Street
- Luther Burbank Savings
- @Sushi
- roo
- DOGZ
- RH
- PHILIZ COFFEE
- THE DOG BAKERY
- THE ALLIANCE ATHLETIC CLUB
- ACE
- SAINT & SECOND DELMONT SHORE
- Optique
- ONIX
- PANAMA JOE'S
- CHASE
- CHASE
- RAKKAN RAMEN
- VANS
- RANCE'S CHICAGO PIZZA
- TILLYS
- GEORGE'S GREEK CAFE

5246 E. 2ND STREET

VANS

CHASE

RAKKAN RAMEN

proper



TILLYS

Moon Mountain Coffee

CINNAHOLIC



GEORGE'S GREEK CAFE



Long Beach Boatworks

Sushi on FIRE

E 2nd Street



DEMOGRAPHICS



POPULATION

2024 Population

1 MILE

21,549

3 MILE

169,932

5 MILE

341,749



INCOME

2024 Median Household Income

\$102,558

\$73,139

\$72,426



HOME VALUE

Median Home Value

\$1,059,420

\$752,721

\$734,766



5246 E 2ND STREET



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President

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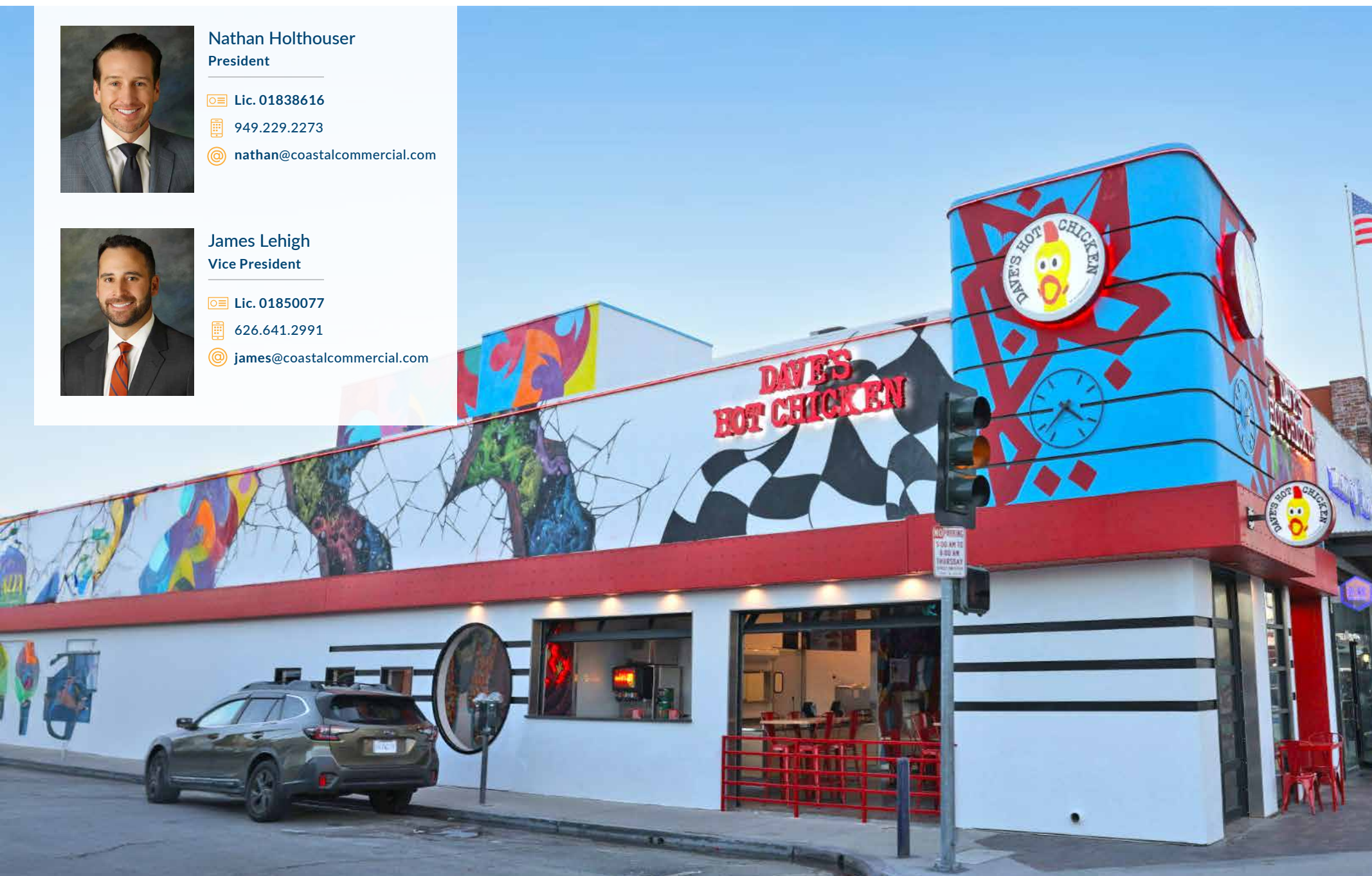


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