

5353 E 2nd St, Long Beach- 2nd Generation Retail/Restaurant



AVAILABLE SPACE

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

| | | | | |
|---------|--------|----------------|---------------|---|
| Suite B | 600 SF | Modified Gross | \$72.00 SF/yr | 600 SF ground-floor retail opportunity located directly on Long Beach's highly traveled 2nd St. This versatile suite features an efficient, open layout suited for retail, service, or experiential concepts. Large storefront windows maximize visibility and natural light, drawing in consistent pedestrian and vehicle traffic. Situated in one of the city's most vibrant retail corridors, the location offers immediate proximity to an eclectic mix of local boutiques, recognizable national retailers, and some of Long Beach's favorite restaurants and cafés. Ideal for brands looking to position themselves in a thriving, destination-driven neighborhood. One reserved parking spot included. |
|---------|--------|----------------|---------------|---|

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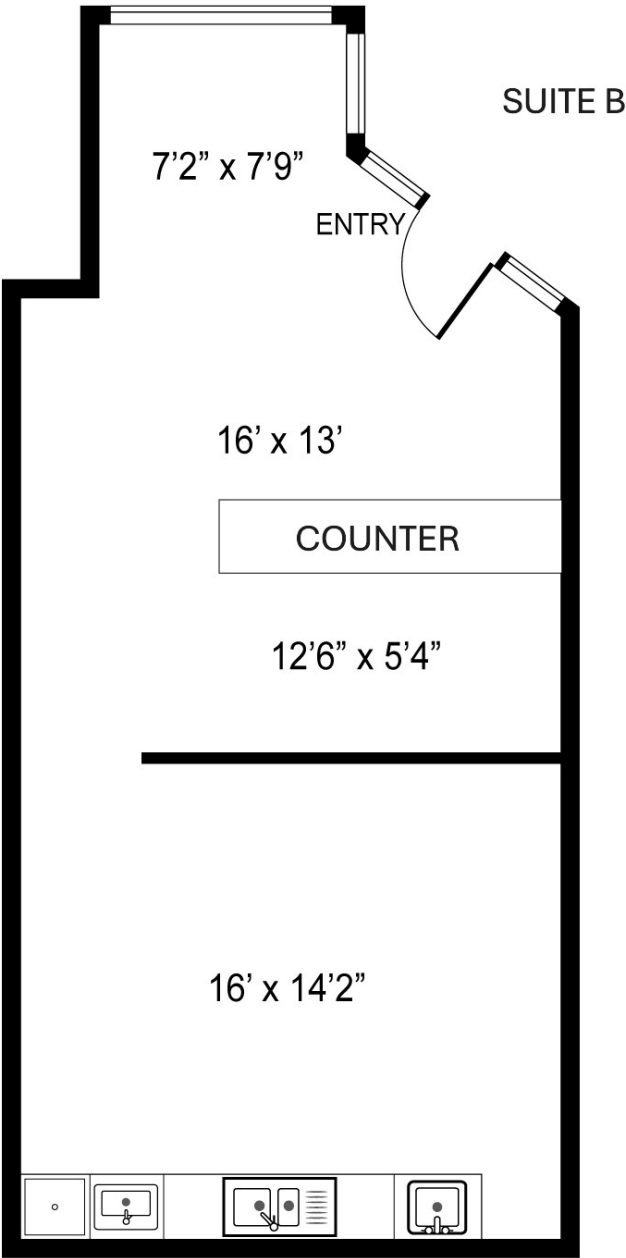


Interior Photos



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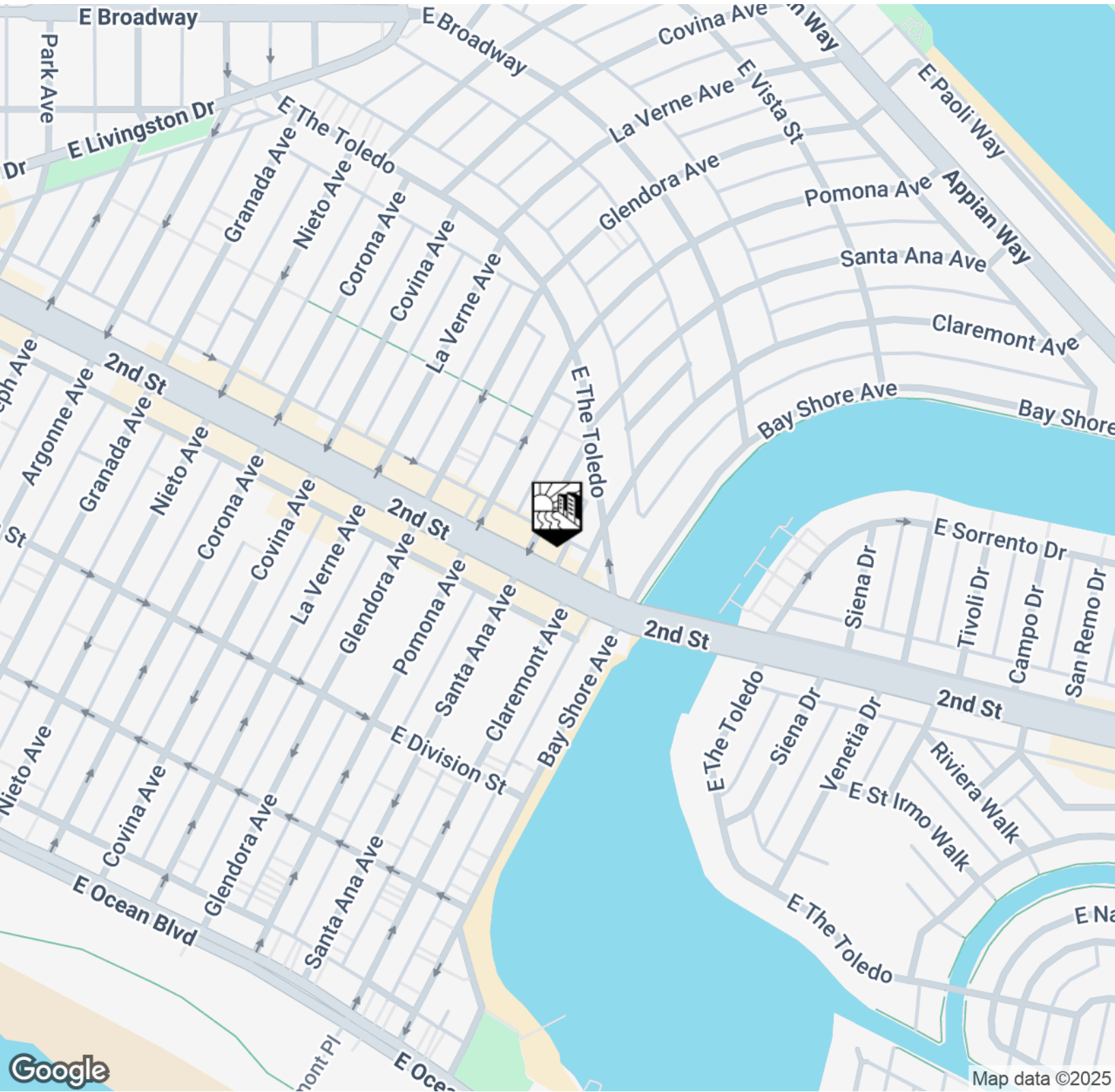




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Location Map



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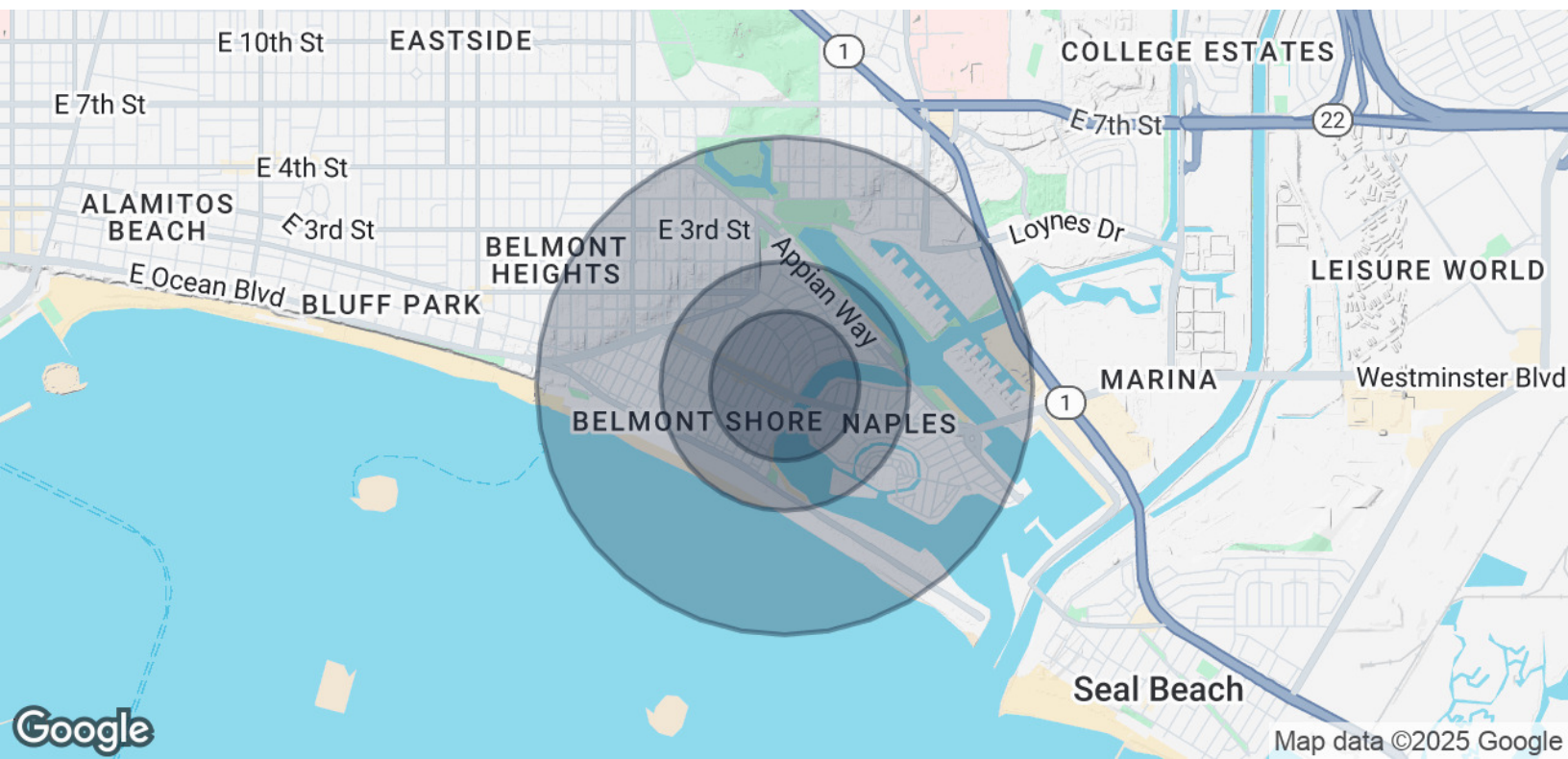
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Demographics



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------|-------------|-------------|
| Total Population | 2,355 | 8,511 | 21,368 |
| Average Age | 46 | 46 | 47 |
| Average Age (Male) | 46 | 46 | 47 |
| Average Age (Female) | 46 | 46 | 47 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 1,260 | 4,652 | 11,181 |
| # of Persons per HH | 1.9 | 1.8 | 1.9 |
| Average HH Income | \$138,846 | \$143,291 | \$156,603 |
| Average House Value | \$1,415,226 | \$1,462,803 | \$1,444,419 |

Demographics data derived from AlphaMap

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