

APPROXIMATELY 1,050 SQUARE FEET

FOR LEASE  
RETAIL SPACE



5009 E. 2ND STREET  
BELMONT SHORE, CALIFORNIA

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## 5009 E. 2ND STREET, BELMONT SHORE, CA

**LOCATED BETWEEN ARGONNE AVENUE & GRANADA AVENUE**

**SIZE:** APPROXIMATELY 1,050 SQUARE FEET

**RATE:** \$5.10 PER SQUARE FOOT, PER MONTH, NNN  
(Estimated to be \$1.85 per square foot)

**PARKING:** ONE (1) RESERVED PARKING SPACE WITH ADDITIONAL PARKING AVAILABLE ON THE STREET AND PUBLIC PARKING LOTS IN THE AREA AS WELL

**AVAILABLE:** SEPTEMBER 2025

EXPLORE THE SHORE, in the charming beachside community of Belmont Shore. This business corridor lies in the heart of this exclusive seaside community, affectionately referred to by locals as "The Shore."

Belmont Shore is hugged by water with the Pacific Ocean to the south, Alamitos Bay to the east, and Marine Stadium to the north. Kite surfers love the great ocean breezes found here. The calm water of the bay makes for family gatherings with swimming, kayaking, stand-up boarding, sailing and boating.

2ND STREET and its 15 intersecting side streets make up the charming business district of Belmont Shore, home to more than 250 businesses. Strollers, bikes and dog walking are a familiar scene as people meet up with old friends and make new ones in this lively Beach Community.

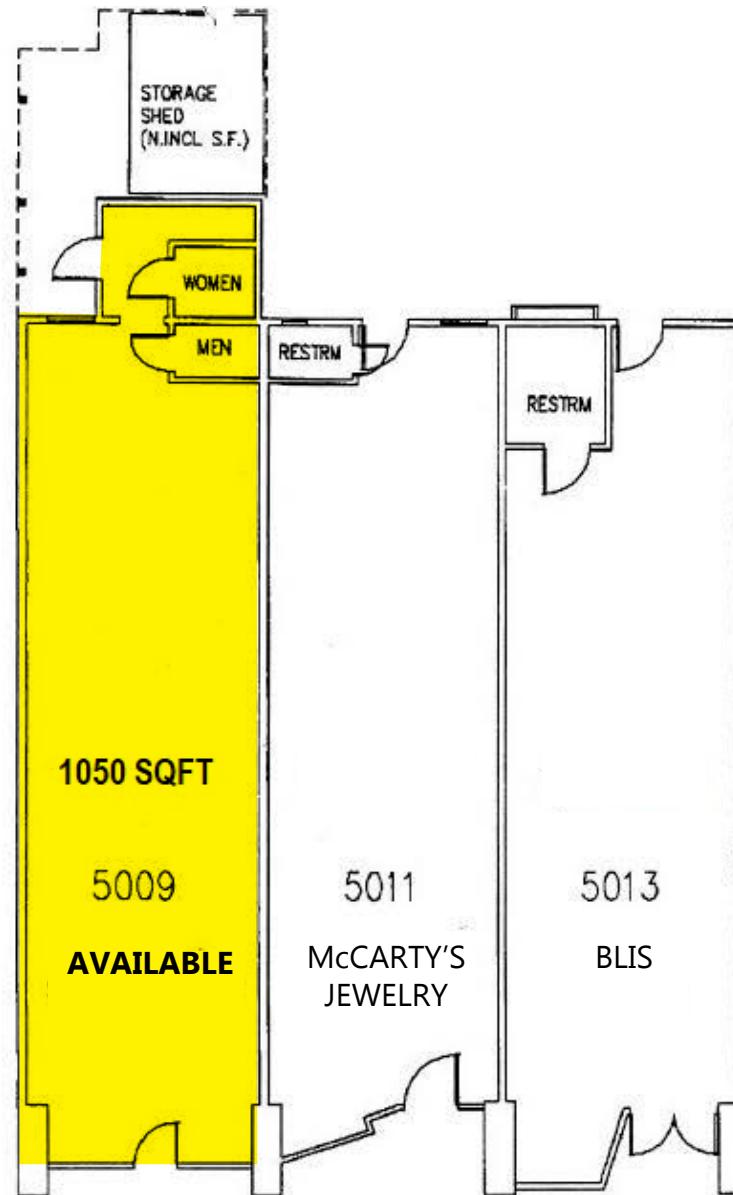
Belmont Shore Bicycle Sharrows with a "green lane." The 0.6 mile lane runs along both sides of 2nd Street in Belmont Shore. Sharrows are chevrons combined with bicycle stencils placed in the center of a travel lane. They indicate that bicycles and motor vehicles share the lane.



### EXPLORE THE SHORE



# SITE PLAN



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# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	23,543	185,068	344,068
2022 Estimate	24,137	188,612	350,128
2010 Census	25,312	192,362	354,744
Growth 2022-2027	-2.46%	-1.88%	-1.73%
Growth 2010-2022	-4.64%	-1.95%	-1.30%
<b>Households</b>			
2027 Projection	12,377	79,530	135,362
2022 Estimate	12,696	81,083	137,769
2010 Census	13,346	82,842	139,693
Growth 2022-2027	-2.51%	-1.92%	-1.75%
Growth 2010-2022	-4.87%	-2.12%	-1.38%
Owner Occupied	4,992	30,263	58,540
Renter Occupied	7,705	50,820	79,229
<b>2022 Households by HH Income</b>		81,084	137,767
Income: <\$25,000	1,046	13,039	22,988
Income: \$25,000 - \$50,000	1,643	15,010	25,364
Income: \$50,000 - \$75,000	2,000	13,934	22,850
Income: \$75,000 - \$100,000	1,654	10,788	17,839
Income: \$100,000 - \$125,000	1,776	8,241	13,446
Income: \$125,000 - \$150,000	1,026	5,113	8,776
Income: \$150,000 - \$200,000	1,463	6,324	11,457
Income: \$200,000+	2,088	8,635	15,047
<b>2022 Avg Household Income</b>	\$125,142	\$98,067	\$98,867
<b>2022 Med Household Income</b>	\$100,070	\$72,074	\$72,237



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