



RETAIL SPACE FOR LEASE

5229 E. 2ND STREET
LONG BEACH, CA

 **COASTAL COMMERCIAL**

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5229 E. 2ND STREET

SECTIONS

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INVESTMENT ADVISORS:

Joel Merrick
Asset Manager

506 W. Balboa Blvd, Ste A,
Newport Beach CA 92661

 Lic. 01850077

www.coastalcommercial.com

 949.329.8371

 joel@coastalcommercial.com

Maggie Attashian
Associate

 Lic. 02095633

 949.478.2450

 maggie@coastalcommercial.com

1. PROPERTY DETAILS

Address	5229 E. 2nd Street
Total Space Available:	Approximately 1,260 SF
Base Rent:	\$5.00/sf
NNN cost:	\$0.50/sf
Term:	Negotiable
Parking:	Rear parking with 3 dedicated spots and street parking



2. AERIAL MAP



5229 E. 2ND STREET

Open Sesame
AUTHENTIC LEBANESE | MEDITERRANEAN

verizon

Belmont Shore
OPTOMETRIC

CATALYST

discovery shop

Belmont Shore Spa
therapeutic massage

BESTSWIMWEAR

CITY LIGHTS
STREETWEAR



CHASE

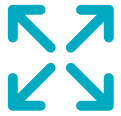
VIAJE

VANS

Legends
THE FIRST MODERN SPORTS BAR IN AMERICA
ESTABLISHED IN 1979

RAKKAN 楽親 RAMEN

3. FEATURES



APPROXIMATELY 1,260 SF OF RENTABLE SPACE AVAILABLE IN THE HEART OF BELMONT SHORE



LOW TAX BASIS ALLOWS FOR LOW OPERATING COSTS FOR TENANT



LOCATED WITHIN ONE OF SOUTHERN CALIFORNIA'S PREMIER SHOPPING AND DINING DESTINATIONS



IMMEDIATELY AVAILABLE FOR LEASE



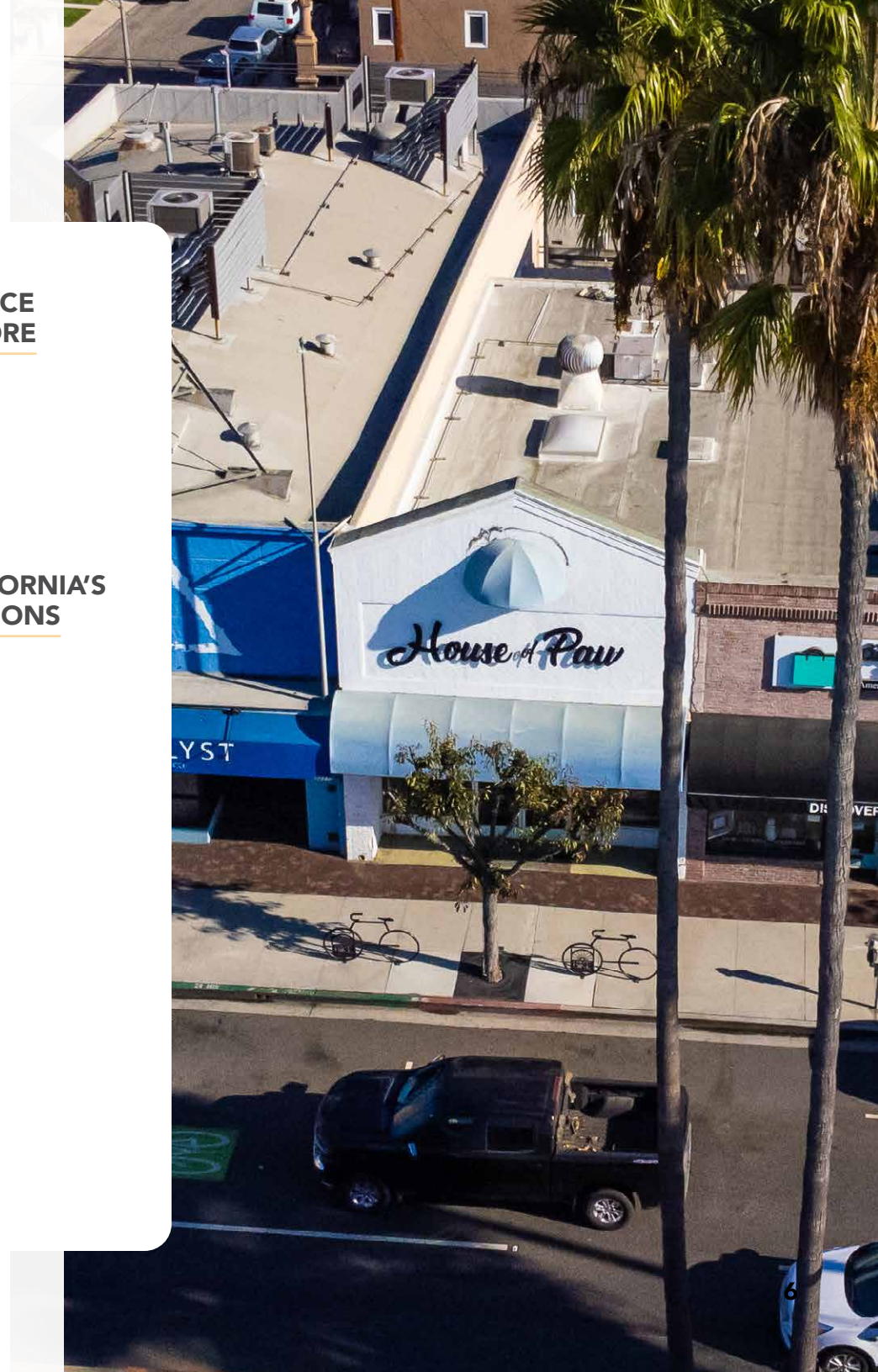
EXCELLENT EXPOSURE AND VISIBILITY



AFFLUENT DEMOGRAPHICS



RARE REAR PARKING SPACES AVAILABLE



4. PROPERTY PHOTOS



5. LONG BEACH DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Place of Work						
2024 Businesses	1,031		6,230		15,602	
2024 Employees	6,059		57,065		168,842	
Population						
2024 Population - Current Year Estimate	21,808		168,818		338,612	
2029 Population - Five Year Projection	21,239		163,467		330,736	
Generations						
Generation Alpha (Born 2017 or Later)	1,056		11,126		25,346	
Generation Z (Born 1999-2016)	3,084		32,502		70,506	
Millennials (Born 1981-1998)	6,249		52,974		99,156	
Generation X (Born 1965-1980)	4,709		31,974		66,939	
Baby Boomers (Born 1946-1964)	5,417		31,714		61,190	
Greatest Generations (Born 1945 or Earlier)	1,292		8,528		15,475	
Race and Ethnicity						
White Alone	15,312	70.2%	78,399	46.4%	138,664	41.0%
Black Alone	590	2.7%	13,644	8.1%	30,973	9.1%
American Indian Alone	119	0.5%	2,141	1.3%	4,481	1.3%
Asian Alone	1,512	6.9%	19,982	11.8%	43,508	12.8%

5. LONG BEACH DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Pacific Islander Alone	69	0.3%	756	0.4%	1,803	0.5%
Some Other Race Alone	1,165	5.3%	29,853	17.7%	70,421	20.8%
Two or More Races	3,041	13.9%	24,043	14.2%	48,762	14.4%
Hispanic Origin (Any Race)	4,043	18.5%	57,050	33.8%	126,804	37.4%

Household Income

2024 Households	11,577	77,022	142,216
2024 Average Household Income	\$167,418	\$123,164	\$125,436
2029 Average Household Income	\$192,320	\$143,495	\$145,183
2024 Average Household Size	1.88	2.12	2.32

Daytime Population

2024 Daytime Population	16,906	144,050	348,080
Daytime Workers	7,804	64,706	181,006
Daytime Residents	9,102	79,344	167,074



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INVEST IN WHAT YOU LOVE



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