

LONG BEACH



1,786 SF Restaurant Available For Lease Assignment in Belmont Shore

5272 E. 2nd Street
LONG BEACH, CA



COASTAL COMMERCIAL

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PROPERTY DETAILS

An exceptional opportunity awaits for a new operator to take over a prime restaurant location in the heart of Belmont Shore. Currently home to Republic of Pie, this beautifully designed 1,786 SF space is available for lease assignment due to an unforeseen health crisis affecting the owner.

Republic of Pie has invested nearly \$300,000 in top-tier equipment, furnishings, and interior improvements, creating a warm and inviting dining atmosphere paired with a state-of-the-art kitchen. This turnkey setup allows a new operator to take immediate advantage of a fully built-out restaurant, eliminating the time, expense, and complexity of a new buildout.

The space is thoughtfully designed with high-quality furnishings, stylish finishes, and a well-equipped kitchen complete with a grease trap and modern appliances, making it ideal for a seamless transition. Whether you're looking to establish a new concept or expand an existing brand, this is a rare chance to secure a premium location in one of the most vibrant and high-traffic dining districts in Southern California.

With a loyal customer base, strong foot traffic, and an unbeatable location, this is an opportunity tailor-made for a restaurateur ready to hit the ground running. Don't miss the chance to step into a fully operational space with built-in value and immediate revenue potential.

5272 E. 2nd St, Long Beach

Total Space Available:	Approximately 1,786 SF
Asking Base Rent:	\$5.00/SF, NNN
NNN:	\$2.15/SF
Term:	4 Years Remaining; Two (2), Five-Year Options to Renew
Annual Increases:	3%
ABC License:	Type 41 Beer & Wine
Asking Key Money:	\$ 100,000*

*This includes all furniture, fixtures, equipment, and ABC License.







FEATURES



APPROXIMATELY 1,786 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



IMMEDIATELY AVAILABLE



AFFLUENT DEMOGRAPHICS



HIGH FOOT TRAFFIC FROM NEIGHBORING RETAIL SHOPS



SURROUNDING TENANTS INCLUDE: Starbucks, European Wax Center, Tilly's Vans, Banana Republic, Sunglass Hut, Pressed Juicery, Nick's on 2nd, Philz Coffee, Simmzy's Restaurant and many others



5272 E. 2ND STREET



- VIAJE**
- LONG BEACH TAP HOUSE**
- RITE AID**
- BELMONT SHORE**
- Poke Pola**
- HOUSE OF INTUITION**
- ONIX**
- ACE**
- PANAMA JOE'S**
- CHASE**
- Bank of America**
- Open Sesame**
- verizon**
- Starbucks**
- pet food express**
- EUROPEAN WAX CENTER**
- Simmy's**
- LOUIE'S ON 2ND**
- Color Me Mine**
- BESTSWIMWEAR**
- MOON MOUNTAIN COFFEE**
- Dean Anthony Salon**
- Limpah Cleaners**
- DOGZ**
- ANGELO'S**
- bluprint**
- BLUE WINDOWS CALIFORNIA**
- the ALCOVE**
- TILLYS**
- RANCE'S CHICAGO PIZZA**
- DAVE'S HOT CHICKEN**
- Legends**
- VANS**
- Pollo Loco**
- Natraj Cuisine of India**
- Sushi Ai**

RENT SCHEDULE

Initial Term	Monthly Base Rent	Annual Base Rent
July 1, 2024 - April 30, 2025	\$8,930	\$107,160
May 1, 2025 - April 30, 2026	\$9,198	\$110,375
May 1, 2026 - April 30, 2027	\$9,474	\$113,686
May 1, 2027 - April 30, 2028	\$9,758	\$117,097
May 1, 2028 - April 30, 2029	\$10,051	\$120,610

*\$2.15/SF in NNN reimbursements

FF&E AND IMPROVEMENTS TO REMAIN

Please contact the listing agents for more details

3 double-door refrigerators	Drain work
Display case refrigerator	Restroom upgrades with new toilet, etc.
Keg refrigerator	Security cameras, WiFi
New freezer	Wall panel bricks added/repaired
Ice Machine	Real natural wood plaques added
Double oven	Aluminium slatwall paneling
New stove top	Chalk paint
Countertop Quartz	Wooden cabinets
New floor - Merola tile	Cabinets all around the bar area
Wall menu	Electric work
Coffee espresso, grinder, water, and other equipment plus installation espresso machine	Light bulbs

5272 E. 2ND STREET



Simmyz's

pet food express

Fingers n Toes
Nail Salon
Effie & Co
City Lights
BESTSWIMWEAR

Color Me Mine
Starbucks

EUROPEAN
WAX
CENTER

Moon
Mountain
Coffee

Natraj
Cuisine
of India
Sushi Ai
RANCE'S
CHICAGO
PIZZA

Pollo Loco

THE HOT CHICKEN

Legends

CINNAHOLIC
Gourmet Cinnamon Rolls
DEVYNN'S
GARDEN
SUSTAINABLE
FLORAL

Sushi
on FIRE

DOMENICO'S
RESTAURANT

Liquor Locker

BREAKFAST
REPUBLIC
CALIFORNIA

Liv's

L
LOVIE'S
ON 2ND

DOGZ

TIME

Limpah
Cleaners

the ALCOVE

TILLYS
CLOTHING • SHOES • ACCESSORIES

BLUE WINDOWS
CALIFORNIA
ANGELOS

E 2nd Street

LONG BEACH DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

PLACE OF WORK

2024 Businesses	1,066	6,349	15,617
2024 Employees	5,806	56,077	162,062

POPULATION

2024 Population - Current Year Estimate	23,214	174,915	340,875
2024 Population - Five Year projection	22,570	169,416	332,885

GENERATIONS

2024 Population	23,214	174,915	340,875
Generation Alpha (Born 2017 or Later)	1,141 (4.9%)	11,654 (6.7%)	25,605 (7.5%)
Generation Z (Born 1999-2016)	3,259 (14.0%)	34,042 (19.5%)	71,134 (20.9%)
Millennials (1981-1998)	6,940 (29.9%)	55,165 (31.5%)	99,819 (29.3%)
Generation X (Born 1965-1980)	5,018 (21.6%)	33,192 (19.0%)	67,433 (19.8%)
Baby Boomers (Born 1946-1964)	5,560 (24.0%)	32,355 (18.5%)	61,415 (18.0%)
Greatest Generations (Born 1945 or Earlier)	1,297 (5.6%)	8,507 (4.9%)	15,469 (4.5%)

1 MILE**3 MILES****5 MILES****RACE & ETHNICITY**

White	16,105 (69.4%)	79,571 (45.5%)	138,505 (40.6%)
Black or African American	674 (2.9%)	14,488 (8.3%)	31,343 (9.2%)
Asian	1,615 (7.0%)	20,958 (12.0%)	43,868 (12.9%)
Two or More Races	3,307 (14.2%)	24,914 (14.2%)	49,225 (14.4%)
American Indian or Alaska Native	133 (0.6%)	2,270 (1.3%)	4,519 (1.3%)
Other Race	1,305 (5.6%)	31,914 (18.2%)	71,577 (21.0%)

EDUCATION

9-12th Grade - No Diploma	204 (1.1%)	5,341 (4.0%)	12,617 (5.1%)
High School Diploma	1,304 (6.8%)	16,851 (12.7%)	34,006 (13.6%)
GED or Alternative Credential	157 (0.8%)	2,193 (1.7%)	4,810 (1.9%)
Some College - No Degree	3,382 (17.7%)	24,527 (18.5%)	47,898 (19.2%)
Associate's Degree	1,516 (7.9%)	9,692 (7.3%)	17,877 (7.2%)
Bachelor's Degree	6,612 (34.6%)	39,736 (30.0%)	68,788 (27.5%)
Graduate or Professional Degree	5,541 (29.0%)	23,237 (17.6%)	41,555 (16.6%)

DAYTIME POPULATION

2024 Daytime Population	17,652	148,440	175,387
Daytime Workers	8,162 (46.2%)	66,112 (44.5%)	183,229 (52.1%)
Daytime Residents	9,490 (53.8%)	82,328 (55.5%)	168,517 (47.9%)

1 MILE

3 MILES

5 MILES

HOUSEHOLD INCOME

2024 Households	12,408	79,215	142,954
2024 Average Household Income	\$165,108	\$122,458	\$125,001
2024 Median Household Income	\$114,450	\$84,259	\$84,966
2024 Average Value of Owner Occ. Housing Units	\$1,371,439	\$1,031,549	\$994,793








COASTAL
COMMERCIAL






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