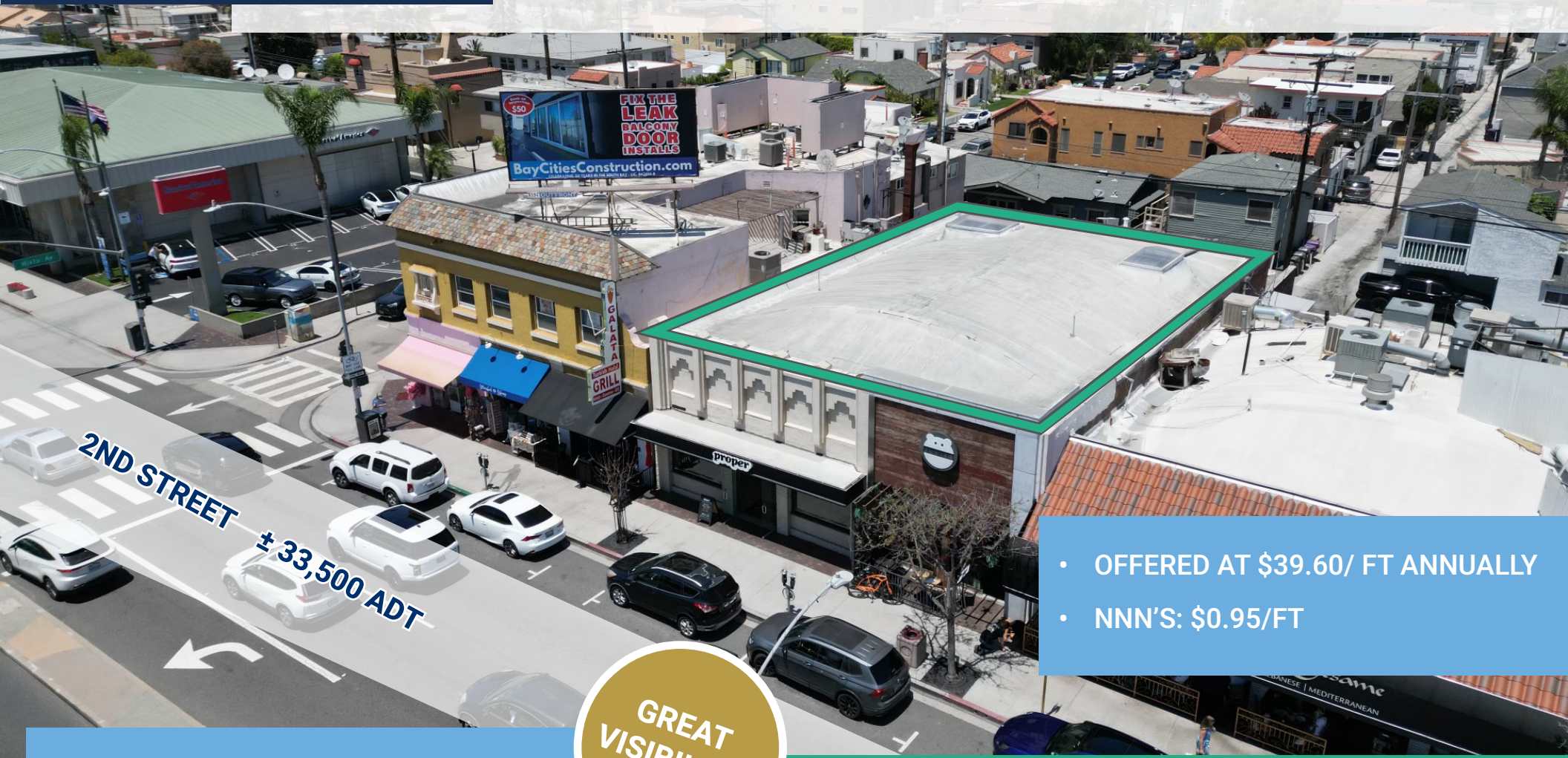


FOR LEASE

5207-5209 E. 2ND STREET | LONG BEACH, CA



- OFFERED AT \$39.60/ FT ANNUALLY
- NNN'S: \$0.95/FT

AVAILABLE:

3,520 TOTAL SF

-2,890 SF Main Floor

-630 SF Mezzanine

GREAT
VISIBILITY



KURT HERTZOG
Lic. 02011145
Phone: 562-234-9847
kurt@highlandpartnerscorp.com

PROPERTY HIGHLIGHTS

- Offered at \$39.60/ FT annually
- NNN'S: \$0.95/FT
- Complimentary Mezzanine
- Exceptional exposure and visibility
- Traffic Count on 2ND: 33,500 ADT
- Unique walking, dining, and shopping experience
- High foot traffic area



NOTABLE TENANTS NEARBY

BANK OF AMERICA

Luther Burbank | Savings



CHASE



verizon



DEMOGRAPHICS (2024 EST.)

POPULATION



1 Mile	21,549
3 Miles	169,932
5 Miles	341,749

AVG HH INCOME



1 Mile	\$102,558
3 Miles	\$73,139
5 Miles	\$72,426

MDN HOME VALUE



1 Mile	\$1,059,420
3 Miles	\$752,721
5 Miles	\$734,766

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography



Highland Partners Corp. | 880 Apollo Street, Suite 329 | El Segundo, CA 90245 | www.highlandpartnerscorp.com

© 2024 | Highland Partners Corp. | The information being provided by Highland Partners Corp. and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any of their respective information, measurements, facts, and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property, or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies.

