

# 5353 2nd Street, Long Beach, CA 90803- Office Space for Lease



## PROPERTY DESCRIPTION

Prime mixed-use office and retail building in the heart of Belmont Shore, one of Long Beach's most desirable neighborhoods. Ideally situated on bustling 2nd St., this property is home to a diverse mix of national and local retailers, insurance services, commercial contractors, and interior design firms. The building features a striking open atrium, expansive windows that flood office spaces with natural light, private on-site parking, and shared restrooms. Just blocks from the waterfront, it offers an exceptional work environment in a vibrant, pedestrian-friendly area. Tenants enjoy immediate access to an array of premier restaurants, cafés, brewpubs, and boutique shopping—all just steps away on lively 2nd St.

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$45.00 SF/yr	980 SF
Suite 201	\$42.00 SF/yr	960 SF
Suite 208	\$42.00 SF/yr	1,200 SF
Suite 207	\$42.00 SF/yr	750 SF

## OFFERING SUMMARY

Lease Rate:	\$42.00 - 45.00 SF/yr MG
Available SF:	750 - 1,950 SF
Lot Size:	11,326 SF
Building Size:	10,866 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,260	4,652	11,181
Total Population	2,355	8,511	21,368
Average HH Income	\$138,846	\$143,291	\$156,603

SPACES	CONTIGUOUS SPACE
Suite 200-201	1,940 SF
Suite 207-208	1,950 SF

**Harrison Hyde**  
 Commercial Broker  
 562.270.0215  
 harrison@hydecre.com



# Available Office Spaces



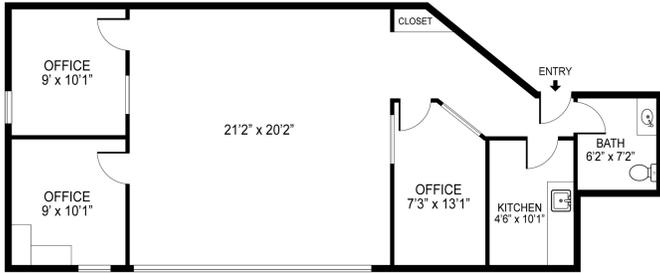
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	980 SF	Modified Gross	\$45.00 SF/yr	Professional office space featuring three fully built-out and well-appointed private offices, along with a spacious open area/bullpen. The space includes a private kitchen and bathroom, as well as one dedicated parking spot. Ample natural light floods the area through the expansive window.
Suite 201	Available	960 SF	Modified Gross	\$42.00 SF/yr	Professional office space featuring two fully built-out and well-appointed private offices, along with a spacious open area/bullpen. The space includes one dedicated parking spot.
Suite 208	Available	1,200 SF	Modified Gross	\$42.00 SF/yr	Professional office space featuring five fully built-out and well-appointed private offices, along with an open reception area. The space includes two dedicated parking spot.
Suite 207	Available	750 SF	Modified Gross	\$42.00 SF/yr	Professional office space featuring two fully built-out and well-appointed private offices, along with a spacious open area/bullpen. Ample natural light floods the area through the expansive windows. The space includes one dedicated parking spot.

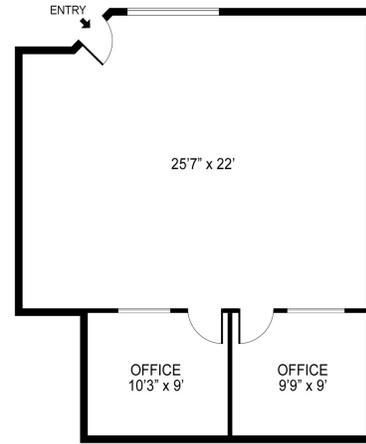
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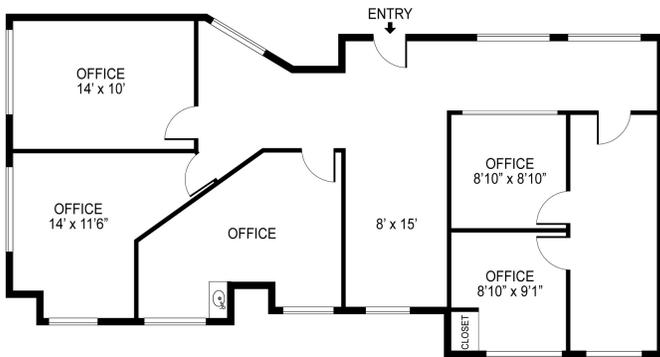
Suite 200



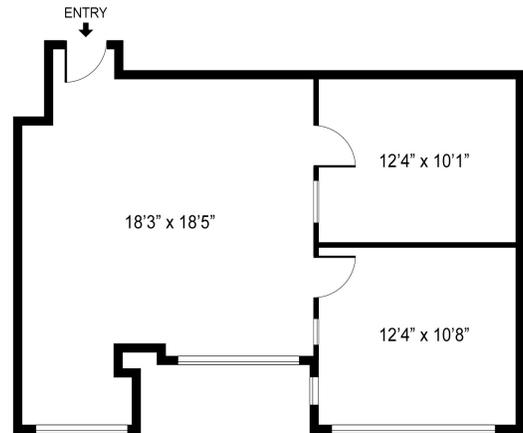
Suite 201



Suite 208



Suite 207



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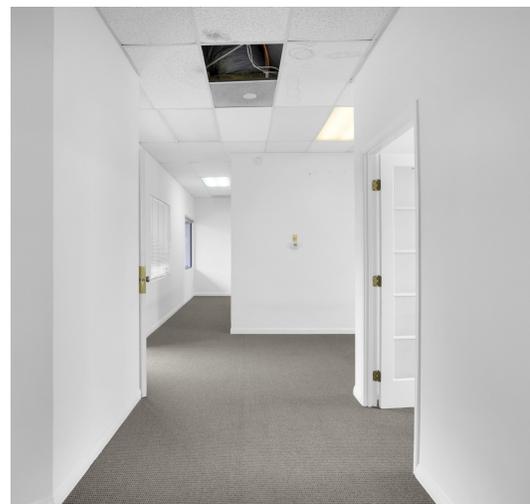
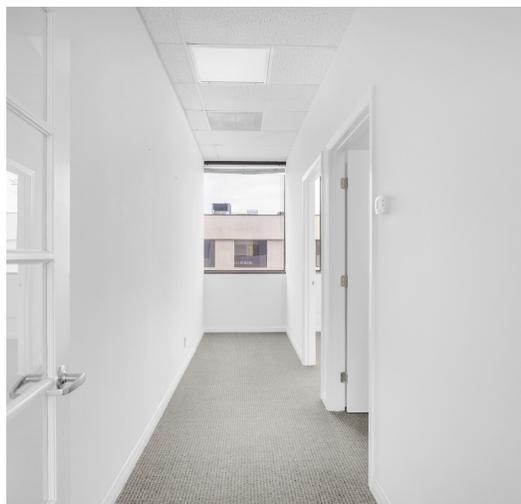
Commercial Broker

562.270.0215

[harrison@hydecre.com](mailto:harrison@hydecre.com)



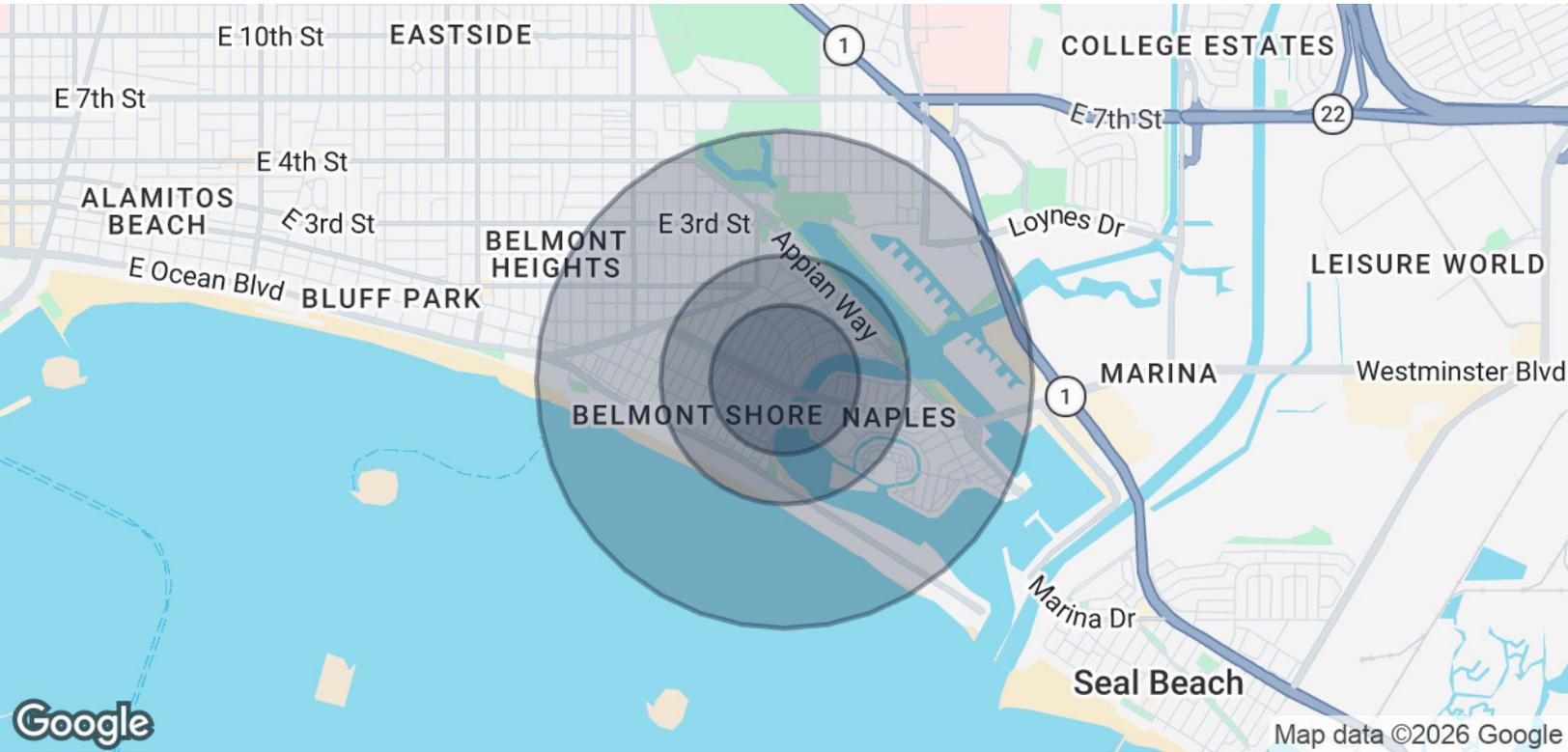
**HYDE**



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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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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