

4917 2nd Street



LONG BEACH, CA

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Property Highlights

4917 2nd Street

- ±2,500 SF facing 2nd Street
- Adjacent to Oakberry Acai, Pressed Juicery, Sterescope Coffee, Northern Cafe, and Osaka Story
- Three exclusive parking stalls
- Affluent trade area with median incomes within a 1-mile radius of \$114,527



Trade Aerial

ALAMITOS BAY MARINA

ALAMITOS PENNINSULA

NAPLES

BELMONT SHORE BEACH

SOUTH
of
NICK'S
mexican kitchen + bar



CHASE

ONIX
FITNESS



pressed
JUICERY

STEREO
SCOPE



SAINT &
SECOND

THE SITE

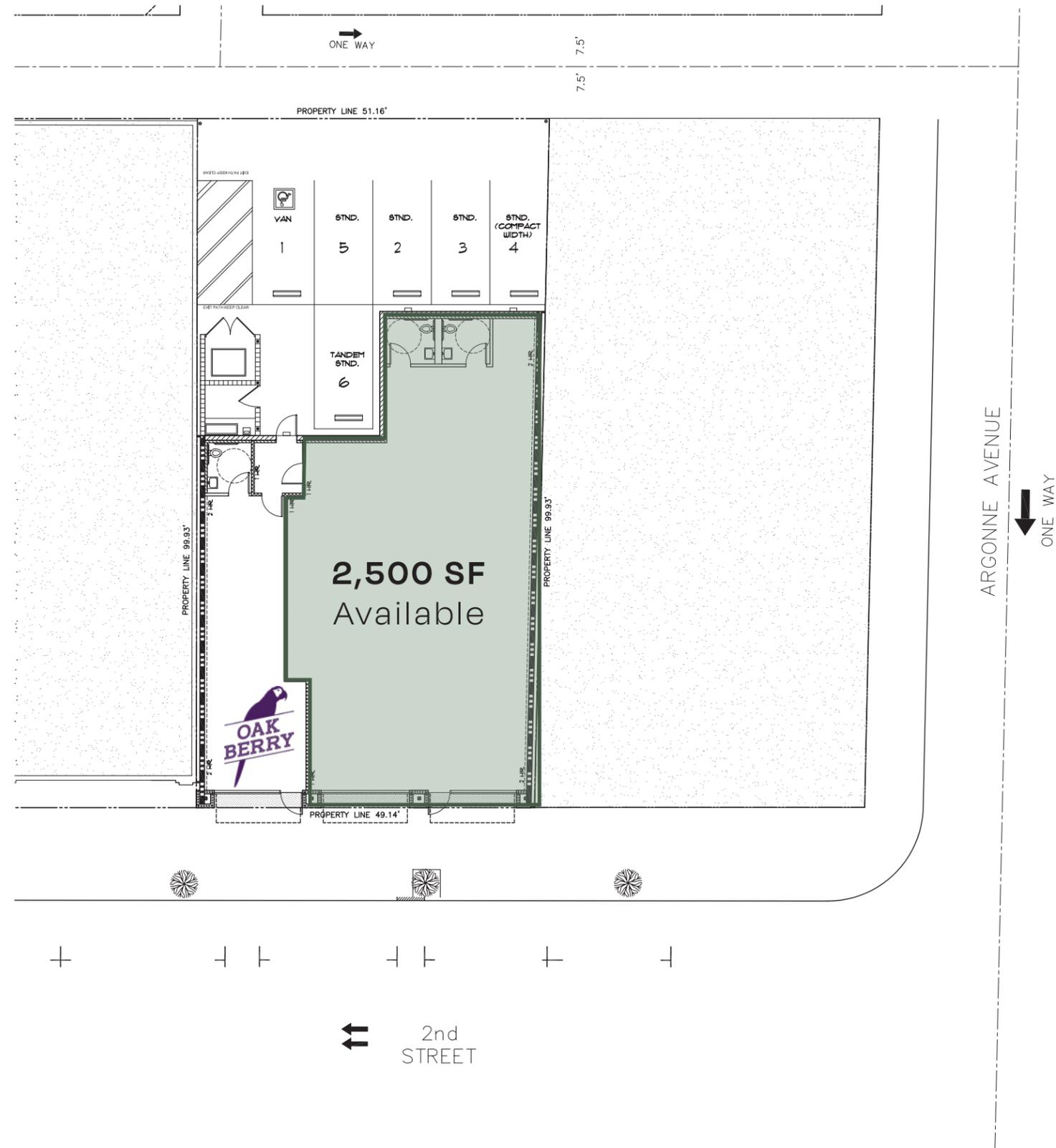
Northern Cafe

NICK'S ON 2ND



Site Plan

- Single Tenant
- Divisible Two Tenant



Property Photos



The Neighborhood



NICK'S LONG BEACH



THE WIN-DOW



SAINT AND SECOND



STEREOSCOPE COFFEE



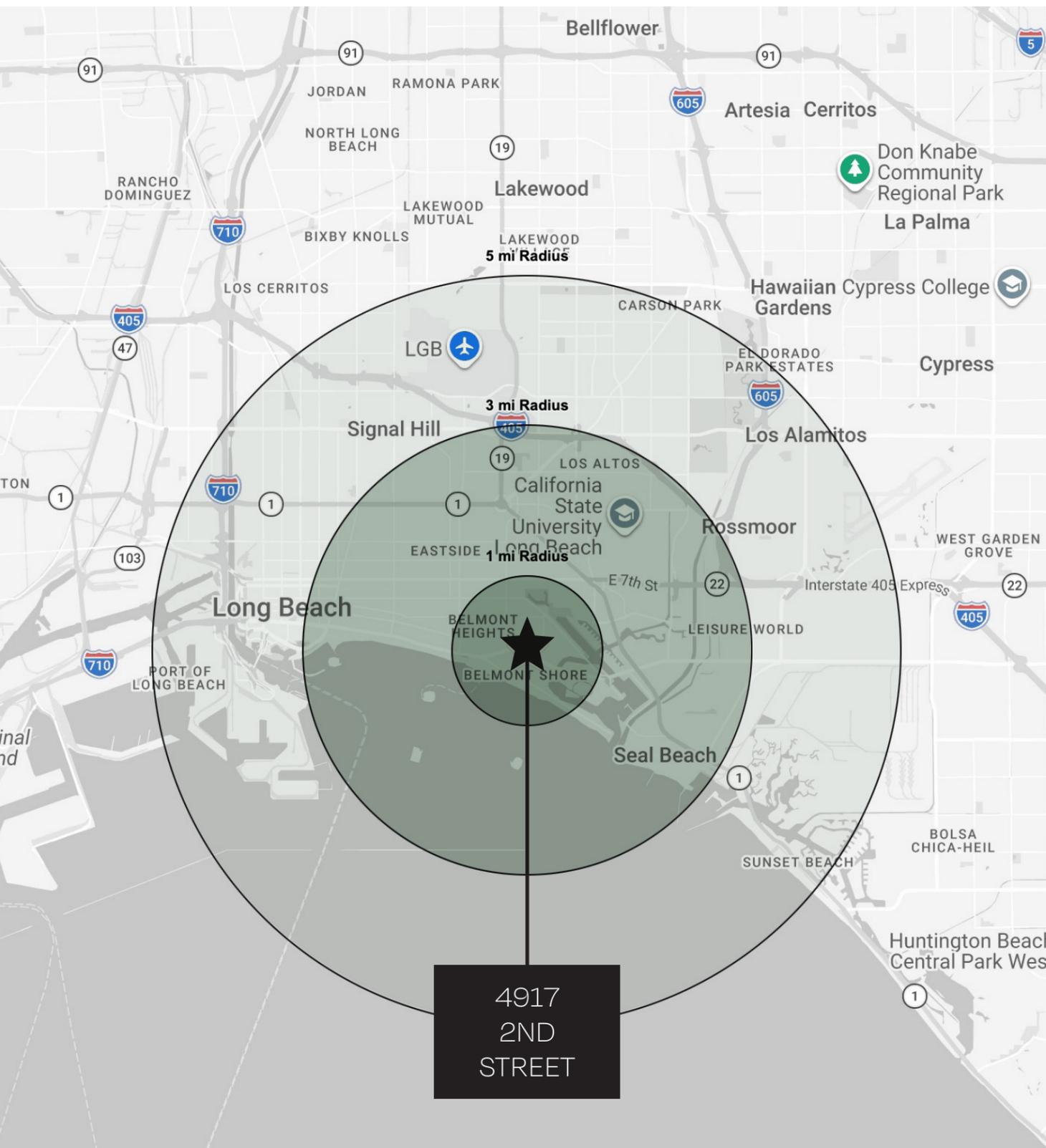
PHILZ COFFEE



L'ANTICA PIZZA



SIMMZYS



Demographics

LONG BEACH | CALIFORNIA

	1 Mile	3 Mile	5 Mile
Population			
Estimated Population	26,351	196,615	358,84
Forecasted Population (2030)	24,614	186,533	344,988
Daytime Demos			
Total Daytime Population	23,175	167,968	301,089
Median Household Income			
Estimated Median Household Income	\$147,597	\$128,598	\$119,332
Median Disposable Income	\$114,383	\$104,884	\$100,155
Average Household Income			
Estimate Average Household Income	\$170,020	\$129,453	\$131,493
Estimated Median Household Income	\$127,395	\$197,764	\$101,143

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property



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