

Approximately 1,050 to 2,100 Square Feet

FOR LEASE

OVER 30 FEET OF FRONTAGE



5265 E. 2ND STREET, BELMONT SHORE, LONG BEACH, CA 90803

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LONG BEACH, CA 90803**

**LOCATED ON THE SIGNALIZED CORNER OF
E. 2ND STREET & LA VERNE AVENUE**

SIZE: Approximately 1,050 to 2,100 square feet

RATE: \$5.25 per square foot, per month, NNN
(NNN estimated to be \$1.70 per square foot)

PARKING: Two (2) reserved parking spaces with
additional parking available on the street
and public parking lots in the area as well

AVAILABLE: Immediately

EXPLORE THE SHORE, in the charming beachside community of Belmont Shore. This business corridor lies in the heart of this exclusive seaside community, affectionately referred to by locals as "The Shore."

Belmont Shore is hugged by water with the Pacific Ocean to the south, Alamitos Bay to the east, and Marine Stadium to the north. Kite surfers love the great ocean breezes found here. The calm water of the bay makes for family gatherings with swimming, kayaking, stand-up boarding, sailing and boating.

2ND STREET and its 15 intersecting side streets make up the charming business district of Belmont Shore, home to more than 250 businesses. Strollers, bikes and dog walking are a familiar scene as people meet up with old friends and make new ones in this lively Beach Community.

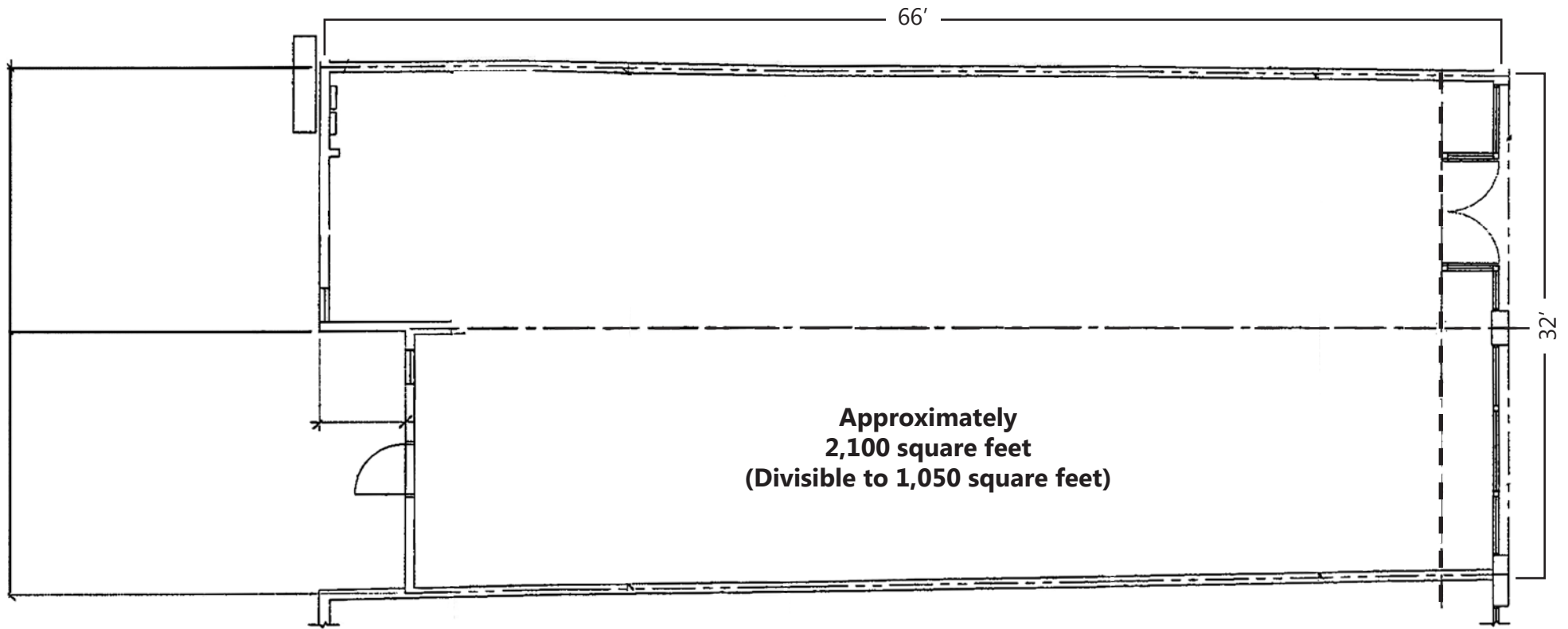
Belmont Shore Bicycle Sharrows with a "green lane." The 0.6 mile lane runs along both sides of 2nd Street in Belmont Shore. Sharrows are chevrons combined with bicycle stencils placed in the center of a travel lane. They indicate that bicycles and motor vehicles share the lane.



EXPLORE THE SHORE



FLOOR PLAN



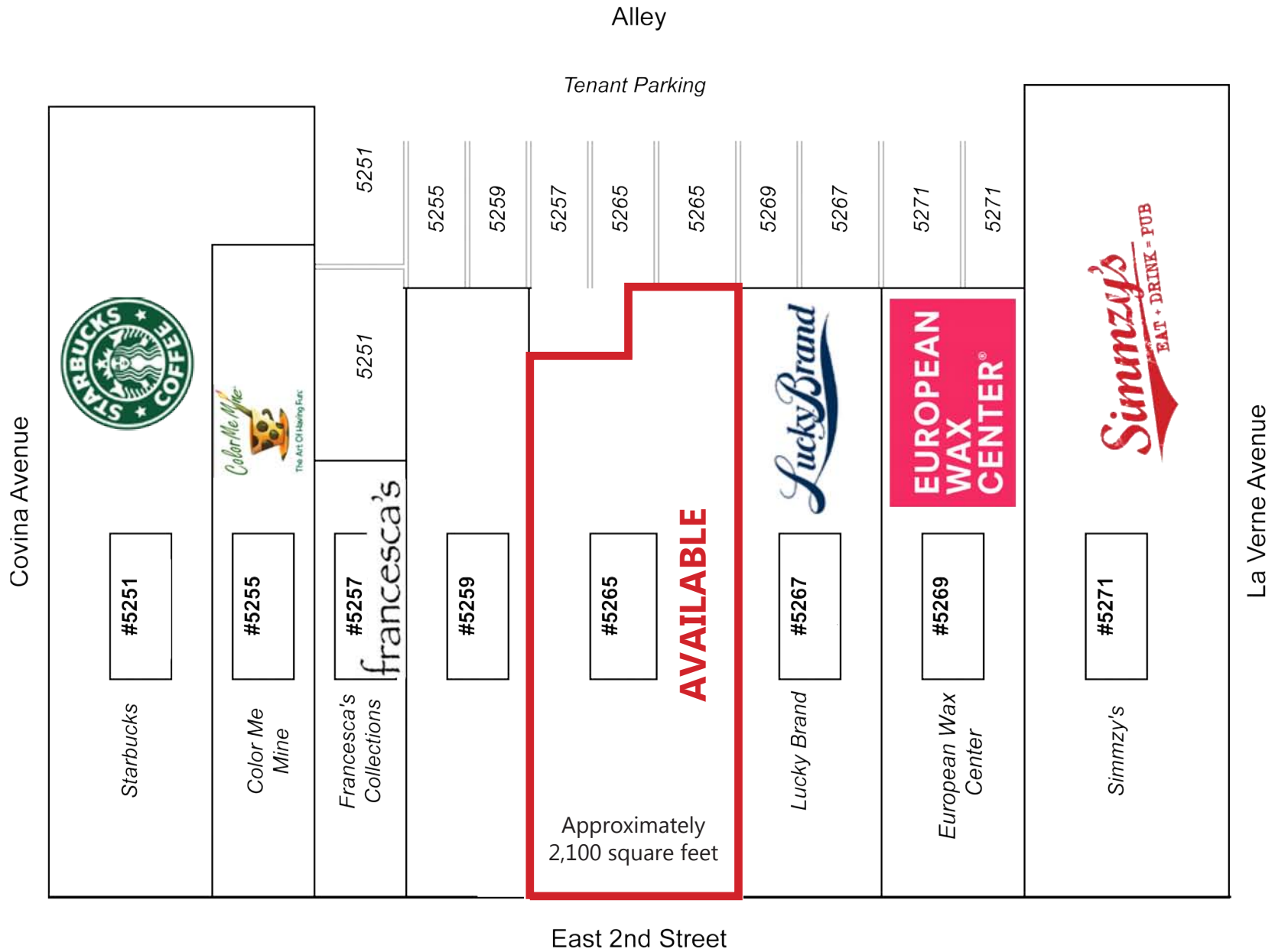
For reference only; dimensions are approximate; does not reflect the interior build out



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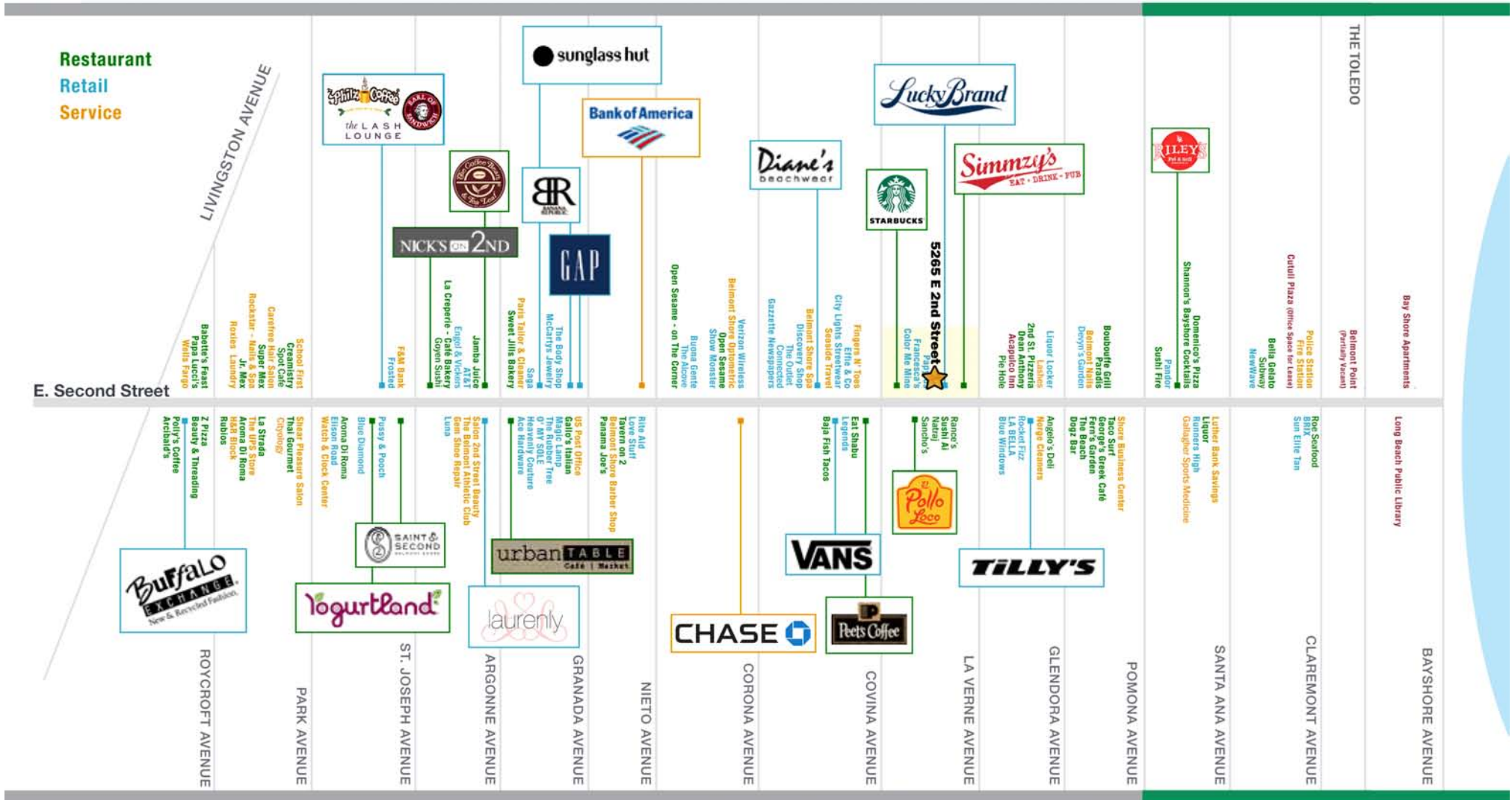
SITE PLAN



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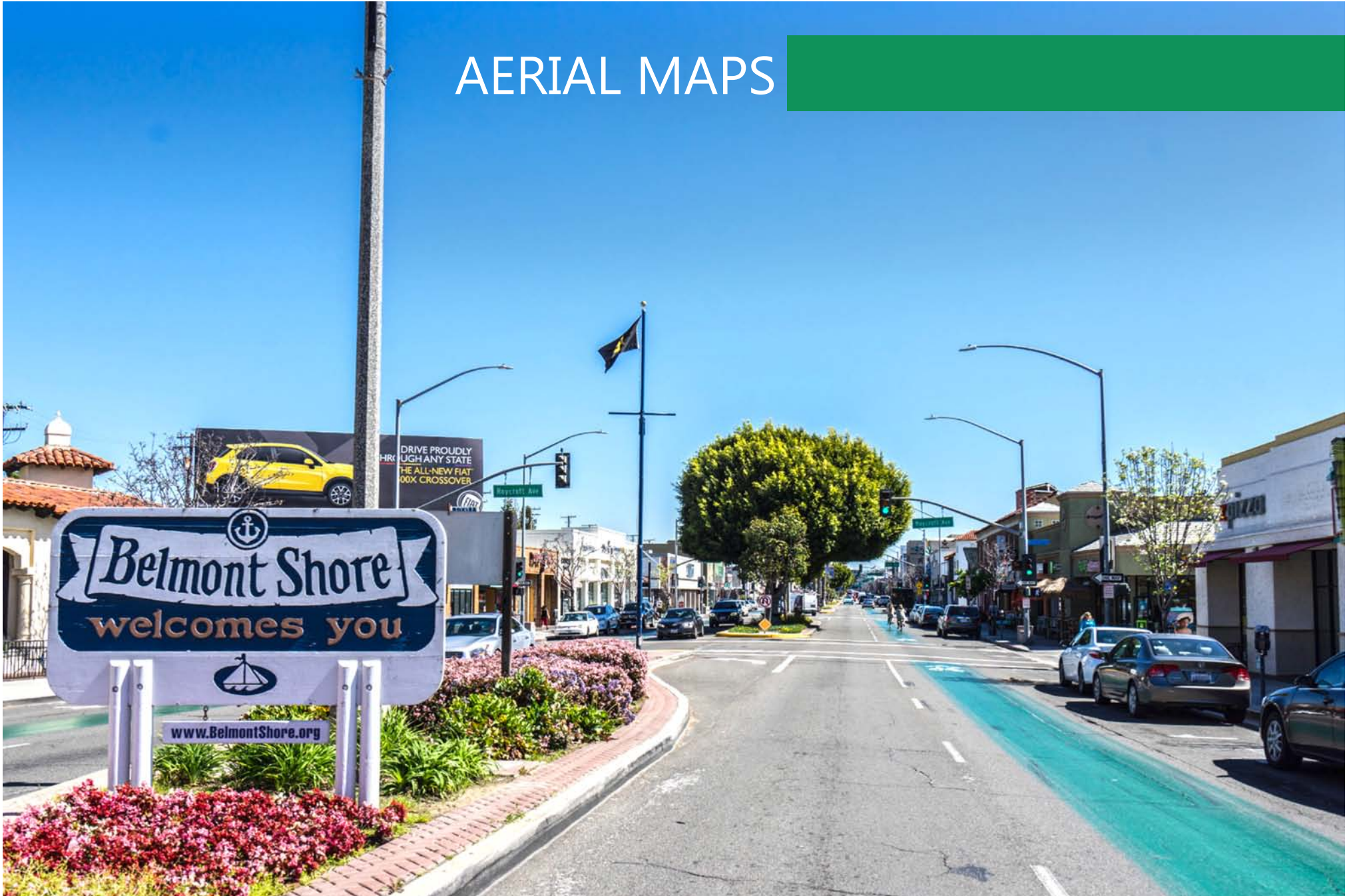
SECOND STREET



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AERIAL MAPS



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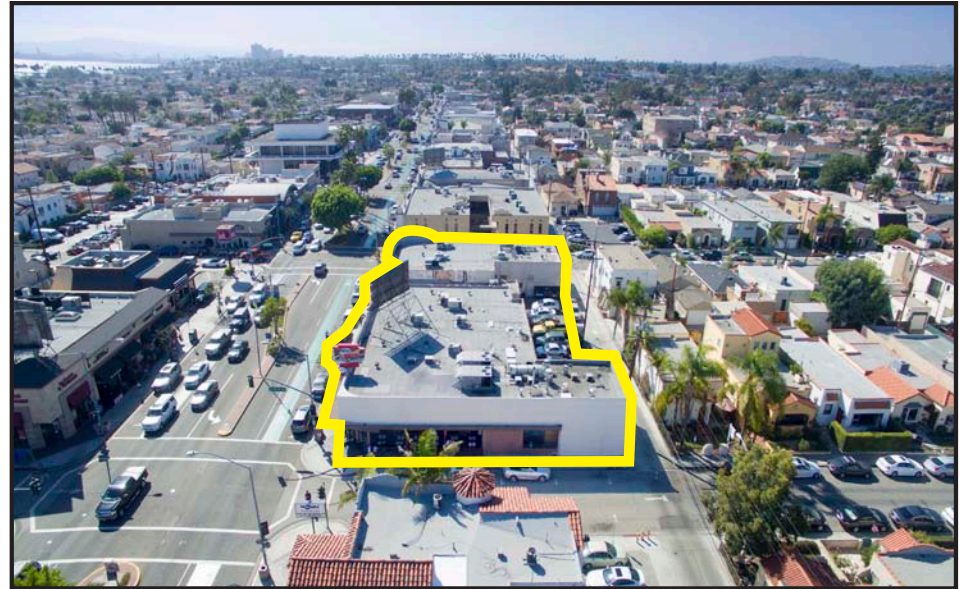
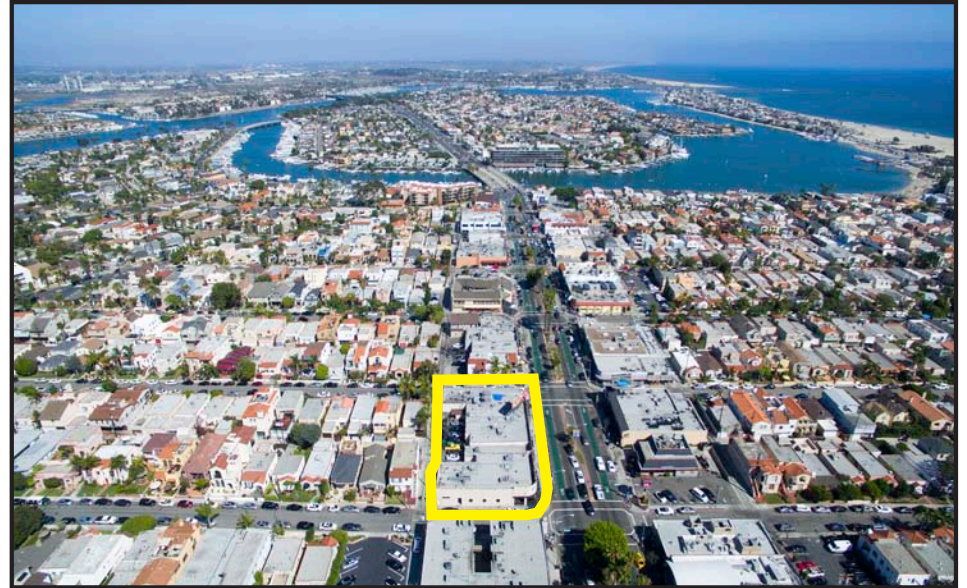
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AERIAL MAP



 **5265 E. 2nd Street**



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PROPERTY PHOTOS



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DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION

	90803 Long Beach	
2015 Population	33,955	
2020 Population	35,245	
2010 Population	32,891	
2000 Population	32,140	
Percent Pop Change: 2010 to 2015	3.24%	
Percent Pop Change: 2015 to 2020	3.80%	

AGE

2015 Median Age	44.67	
2015 Average Age	44.43	

HOUSEHOLDS

2015 Households	18,425	
2020 Households	19,129	
2010 Households	17,876	
2000 Households	18,251	
Percent HH Change: 2010 to 2015	3.07%	
Percent HH Change: 2015 to 2020	3.82%	
Average Household Size	1.85	

INCOME

2015 Median Household Income	\$68,106	
2015 Average Household Income	\$97,064	
2015 Per Capita Income	\$52,669	

HOUSING UNITS

2015 Housing Units	19,842	
2015 Occupied Housing Units	18,425	
2015 Vacant Housing Units	1,417	
2015 Owner-Occupied Housing Units	8,076	
2015 Renter-Occupied Housing Units	10,349	

EDUCATION

2015 Population Age 25 and Over	28,071	
High School thru Associates	10,766	38.35%
Bachelor's Degree	9,704	34.57%
Graduate Degree	6,784	24.17%

PLACE OF WORK

Total Businesses	1,797	
Daytime Employment (Total Employees)	11,609	

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Nielsen