**Approximately 1,000 Square Feet** 

# FOR LEASE



5013 E. 2ND STREET, BELMONT SHORE, LONG BEACH, CA 90803

RAFAEL PADILLA 310.395.2663 x102 RAFAEL@PARCOMMERCIAL.COM Lic# 00960188



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## 5013 E. 2ND STREET, BELMONT SHORE LONG BEACH, CA 90803

### LOCATED ON E. 2ND STREET BETWEEN GRANADA AVENUE & ARGONNE AVENUE

**SIZE:** Approximately 1,000 square feet

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

PARKING: One (1) tandem (two (2) spaces) with additional parking available on the street and public parking lots in the area as well

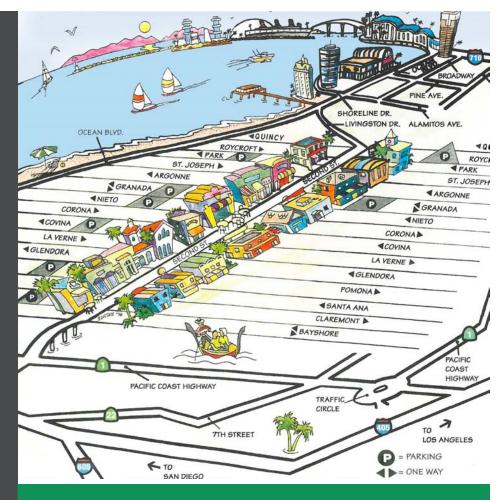
**AVAILABLE: Immediately** 

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.

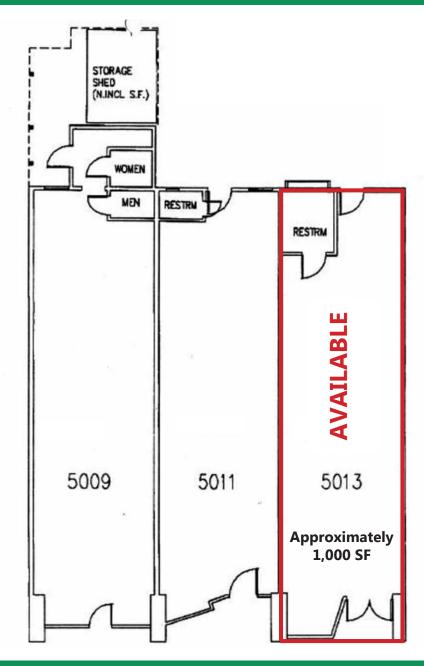


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### **SITE PLAN**



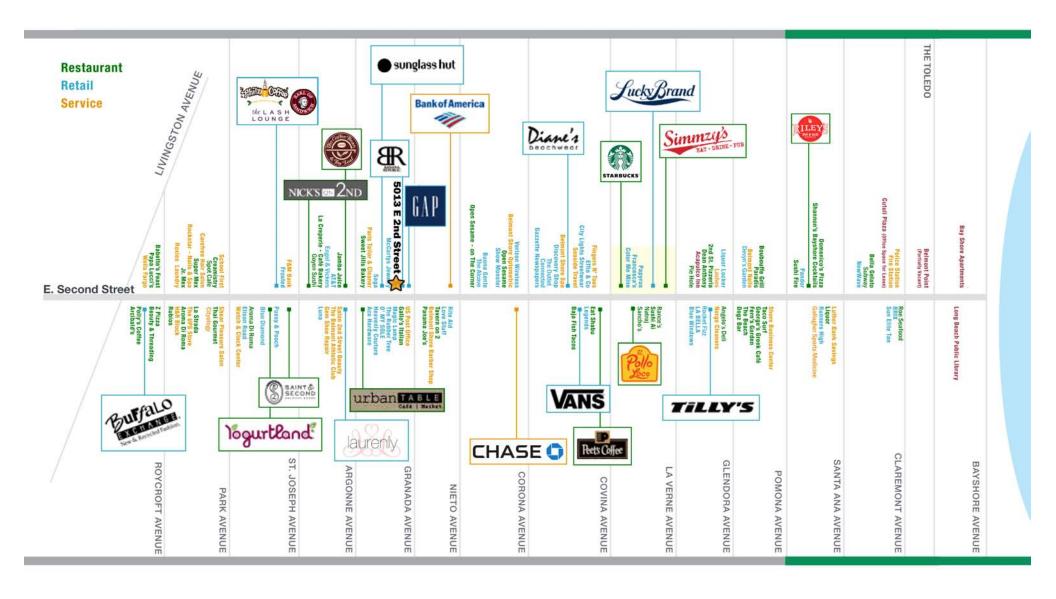






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### **SECOND STREET**





#### **DEMOGRAPHICS**

2015 Population         39,365           2020 Population         36,245           2020 Population         32,891           2020 Population         32,406           2020 Population         32,406           2020 Population         32,406           Percent Pop Change; 2016 to 2026         30,806           Companying 2015 to 2020           ABB           Will Median Age           2015 Median Age         44,467           2015 Median Age         44,467           2020 Households         19,129           2020 Households         19,129           2020 Households         19,291           2020 Households         18,251           2020 Households         18,252           2020 Households         18,252           2021 Meanth Household Income         18,252	POPULATION	90803 Long Beach
2010 Population         32,891           2000 Population         32,10           Percent Pop Change: 2015 to 2020         38,00           ASE           We stream Pop Change: 2015 to 2020           ASE           We stream Pop Change: 2015 to 2020           2015 Modern Age         44,67           2015 Modern Age         44,67           MOUSEMONE           2010 Households         18,25           2020 Households         19,120           2010 Households         18,25           Percent Hi-Change: 2016 to 2015         38,26           Percent Hi-Change: 2016 to 2015         38,26           Percent Hi-Change: 2016 to 2015         38,26           2015 Mercent Household Income         58,106           2015 Average Household Income         58,106           2015 Average Household Income         19,842           2015 Average Household Income         19,842           2015 Housing Units         19,745 </td <td>2015 Population</td> <td>33,955</td>	2015 Population	33,955
2000 Population         32,140           Percent Pop Change; 2010 to 2015         3.24%           ACE         ************************************	2020 Population	35,245
Percent Pop Change: 2016 to 2026         3.24%           Percent Pop Change: 2016 to 2026         3.60%           ASE	2010 Population	32,891
Precent Pop Change: 2015 to 2020         38.0%           ACE         ACE           2015 Median Age         44.67           2015 Average Age         44.67           HOUSEHOLDS         4.0%           2015 Households         18.25           2020 Households         19.12           2010 Households         18.25           2020 Households         18.25           2020 Households         18.25           Percent HH Change: 2010 to 2015         30.0%           Percent HH Change: 2015 to 2020         38.26           Average Household Ikocome         \$8.10           2015 Average Household Income         \$8.81.06           2015 Average Household Income         \$8.20           2015 Average Household Income         \$8.10           2015 Overage Household Income         \$8.10           2015 Average Household Inc	2000 Population	32,140
AGE         AGE           2015 Median Age         44.67           4015 Median Age         44.63           4015 Metapa Age         44.63           4015 Households         18.425           2020 Households         19.126           2010 Households         11.736           2001 Households         18.251           Percent HH Change: 2015 to 2015         3.078           Percent HH Change: 2015 to 2020         3.82           Average Household Size         18.61           1805 Median Household Income         \$8.61           2015 Median Household Income         \$8.61           2015 Per Capital hoome         \$8.61           2015 Per Capital hoome         \$8.61           2015 Occupied Housing Units         18.42           2015 Occupied Housing Units         18.42           2015 Occupied Housing Units         19.74           2015 Occupied Housing Units         19.75           2015 Per Capital Housing Units </td <td>Percent Pop Change: 2010 to 2015</td> <td>3.24%</td>	Percent Pop Change: 2010 to 2015	3.24%
2015 Median Age         44.67           2015 Merage Age         44.67           HOUSEHOUS         18.425           2015 Households         19.128           2020 Households         19.128           2010 Households         19.261           2010 Households         19.261           2000 Households         19.261           Percent HH Change: 2010 to 2015         30.7%           Percent HH Change: 2015 to 2020         38.25           Average Household lätze         18.65           POSTAM         \$5.00           2015 Median Household Income         \$6.10           2015 Average Household Income         \$87.06           2015 Per Capita Income         \$87.06           2015 Per Capita Income         \$87.06           2015 Average Household Income         \$87.06           2015 Overage Housing Units         \$1.47           2015 Overage Housing Units	Percent Pop Change: 2015 to 2020	3.80%
2015 Average Age         44.48           HOUSEHOLDS         ************************************	AGE	
Nouseholds         18,425           2015 Households         18,425           2020 Households         17,876           2010 Households         18,251           2000 Households         18,251           Percent HH Change: 2010 to 2015         3,082           Percent HH Change: 2016 to 2020         3,828           Average Household Size         1,825           2015 Median Household Income         \$68,106           2015 Average Household Income         \$87,004           2015 Per Capita Income         \$97,004           2015 Per Capita Income         \$97,004           2015 Notes WITS         18,425           2015 Occupied Housing Units         18,425           2015 Occupied Housing Units         18,425           2015 Occupied Housing Units         1,417           2015 Oppolation Age 25 and Over         1,417           2015 Population Age 25 and Over         28,701           198 Scholor's Degree         10,76           2015 Oppolation Age 25 and Over         1,77           198 Scholor's Degree         1,78           2015 Oppolation Age 25 and Over         2,70           2015 Oppolation Age 25 and Over         2,70           2015 Oppolation Age 25 and Over         2,70	2015 Median Age	44.67
2015 Households         18.45           2020 Households         19.129           2010 Households         17.876           2020 Households         17.876           2020 Households         18.25           Percent HH Change: 2010 to 2015         3.07%           Percent HH Change: 2015 to 2020         3.82%           Average Household Size         18.25           INCOME         \$68,106           2015 Median Household Income         \$69,106           2015 Per Capita Income         \$97,004           2015 Per Capita Income         \$97,004           2015 Per Capita Income         \$97,004           2015 Per Capita Union         \$9,004           2015 Per Capita Income         \$9,004           2015 Occupied Housing Units         \$1,405           2015 Occupied Housing Units         \$1,407           2015 Occupied Housing Units         \$1,407           2015 Penter-Occupied Housing Units         \$1,008           2016 Population Age 25 and Over         \$2,007 </td <td>2015 Average Age</td> <td>44.43</td>	2015 Average Age	44.43
2020 Households         19,129           2010 Households         17,876           2000 Households         18,251           2000 Households         3,074           2000 Household Size         3,274           Percent HH Change: 2015 to 2020         3,282           Average Household Size         1,825           INCOME         58,106           2015 Median Household Income         \$97,004           2015 Average Household Income         \$97,004           2015 Per Capita Income         \$97,004           2015 Housing Units         19,825           2015 Owner-Occupied Housing Units         14,477           2015 Owner-Occupied Housing Units         1,417           2015 Renter-Occupied Housing Units         8,076           2015 Renter-Occupied Housing Units         1,417           2015 Population Age 25 and Over         28,071           High School thru Associates         11,766           Bachelor's Degree         9,704           Graduate Degree         9,704           Graduate Degree         1,797	HOUSEHOLDS	
2010 Households         17,876           2000 Households         18,261           Percent HH Change: 2010 to 2015         3,07%           Percent HH Change: 2015 to 2020         1,85           Average Household Size         1,85           INCOME         \$68,106           2015 Median Household Income         \$68,106           2015 Average Household Income         \$97,064           2015 Per Capital Income         \$97,064           2015 Per Capital Income         \$97,064           2015 Description Units         19,842           2015 Occupied Housing Units         19,842           2015 Owner-Occupied Housing Units         1,417           2015 Owner-Occupied Housing Units         8,076           2015 Renter-Occupied Housing Units         8,076           2015 Renter-Occupied Housing Units         1,417           2015 Population Age 25 and Over         28,071           High School thru Associates         10,766         38,358           Bachelor's Degree         9,704         34,578           Graduate Degree         9,704         34,578           Total Businesses         1,797         34,578	2015 Households	18,425
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         88,106           2015 Median Household Income         \$88,106           2015 Average Household Income         \$87,064           2015 Average Household Income         \$87,064           2015 Per Capita Income         \$87,064           POUSING UNITS         19,842           2015 Occupied Housing Units         18,425           2015 Occupied Housing Units         18,425           2015 Owner-Occupied Housing Units         18,425           2015 Powner-Occupied Housing Units         8,076           2015 Powner-Occupied Housing Units         18,425           2015 Renter-Occupied Housing Units         18,076           2015 Renter-Occupied Housing Units         18,076           2015 Powner-Occupied Housing Units         18,076           2015 Renter-Occupied Housing Units         18,076           2015 Renter-Occupied Housing Units         18,076           2015 Powner-Occupied Housing Units         18,076           2016 Renter-Occupied Housing Units         18,076           2015 Renter-Occupied Housing Units         18,076	2020 Households	19,129
Percent HH Change: 2010 to 2015         3.07%           Percent HH Change: 2015 to 2020         3.82%           Average Household Size         1.86           INCOME           2015 Median Household Income         \$87,064           2015 Average Household Income         \$97,064           2015 Per Capita Income         \$97,064           HOUSING UNITS           2015 Docupied Housing Units         19,842           2015 Occupied Housing Units         14,47           2015 Vacant Housing Units         8,076           2015 Penter-Occupied Housing Units         8,076           2015 Penter-Occupied Housing Units         8,076           2015 Population Age 25 and Over         28,071           2015 Population Age 25 and Over         28,071           Bachelor's Degree         9,764         34,578           Bachelor's Degree         6,764         34,578           Total Businesses         1,797         44,779	2010 Households	17,876
Percent HIH Change: 2015 to 2020         3.82%           Average Household Size         1.85           INCOME         SEASON           2015 Median Household Income         \$8,10 cm           2015 Average Household Income         \$97,064           2015 Average Household Income         \$97,064           2015 Pre Capital Income         \$25,669           4015 Poullain Income         \$1,842           2015 Average Household Income         \$1,842           2015 Pre Capital Income         \$1,842           2015 Poullain Income         \$1,842           2015 Occupied Housing Units         \$1,417           2015 Occupied Housing Units         \$6,742           2015 Renter-Occupied Housing Units         \$6,742	2000 Households	18,251
Average Household Size         1.85           INCOME         S68,106           2015 Median Household Income         \$83,106           2015 Average Household Income         \$97,064           2015 Per Capita Income         \$52,669           HOUSING UNITS         \$19,842           2015 Housing Units         18,425           2015 Vacant Housing Units         1,417           2015 Owner-Occupied Housing Units         8,076           2015 Nemer-Occupied Housing Units         8,076           2015 Populatin Age 25 and Over         28,071           High School thru Associates         10,766           Bachelor's Degree         9,704         34,576           Graduate Degree         9,704         34,576           Total Businesses         1,797	Percent HH Change: 2010 to 2015	3.07%
NACOME           2015 Median Household Income         \$88,106           2015 Average Household Income         \$97,064           2015 Per Capita Income         \$52,669           HOUSING UNITS           2015 Housing Units         19,842           2015 Occupied Housing Units         1,417           2015 Owner-Occupied Housing Units         8,076           2015 Nenter-Occupied Housing Units         8,076           2015 Population Age 25 and Over         28,071           High School thru Associates         10,766         38,35%           Bachelor's Degree         67,024         24,17%           Graduate Degree         67,024         24,17%           Total Businesses         1,797	Percent HH Change: 2015 to 2020	3.82%
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       8,076         2015 Penter-Occupied Housing Units       8,076         2015 Penter-Occupied Housing Units       10,349         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       11,797	Average Household Size	1.85
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       8,076         2015 Owner-Occupied Housing Units       8,076         2015 Penter-Occupied Housing Units       10,349         2015 Penter-Occupied Housing Units       8,076         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	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         2015 Population Age 25 and Over       28,071         High School thru Associates       10,766       38,356         Bachelor's Degree       9,704       34,576         Graduate Degree       6,784       24,176         PLACE OF WORK         Total Businesses       1,797	2015 Median Household Income	\$68,106
HOUSING UNITS         2015 Occupied Housing Units       19,842         2015 Vacant Housing Units       1,417         2015 Owner-Occupied Housing Units       8,076         2015 Renter-Occupied Housing Units       10,349         2015 Pepulation Age 25 and Over       28,071         High School thru Associates       10,766       38,356         Bachelor's Degree       9,704       34,576         Graduate Degree       67,84       24,176         Total Businesses       1,797	2015 Average Household Income	\$97,064
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       28,071         Pigh 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	2015 Per Capita Income	\$52,669
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	HOUSING UNITS	
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	2015 Housing Units	19,842
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	2015 Occupied Housing Units	18,425
2015 Renter-Occupied Housing Units       10,349         EDUCATION       2015 Population Age 25 and Over         Pligh 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	2015 Vacant Housing Units	1,417
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       1,797	2015 Owner-Occupied Housing Units	8,076
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       1,797	2015 Renter-Occupied Housing Units	10,349
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	EDUCATION	
Bachelor's Degree       9,704       34.57%         Graduate Degree       6,784       24.17%         PLACE OF WORK         Total Businesses       1,797	2015 Population Age 25 and Over	28,071
Graduate Degree 6,784 24.17%  PLACE OF WORK  Total Businesses 1,797	High School thru Associates	10,766 38.35%
PLACE OF WORK  Total Businesses  1,797	Bachelor's Degree	9,704 34.57%
Total Businesses	Graduate Degree	6,784 24.17%
	PLACE OF WORK	
Daytime Employment (Total Employees)	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 quarantee, 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