

5296 2nd Street

LONG BEACH, CALIFORNIA

RI

PALOS VERDES

DOWNTOWN LONG BEACH

BELMONT SHORE

5296 2ND ST

DO NOT DISTURB TENANT

Restaurant Opportunity

About the Property

PROPERTY HIGHLIGHTS

- ±2,226 SF proposed free-standing restaurant site
- Hard corner free-standing building at the corner of 2nd Street and Glendale Ave
- Five exclusive parking spaces
- Affluent trade area with average incomes within a 1-mile radius of \$165,275
- Dining destination with 2nd Street being home to Nick's, L'antica, Saint & Second, Simmzy's, Breakfast Republic and more
- Existing tenant month-to-month
DO NOT DISTURB TENANT

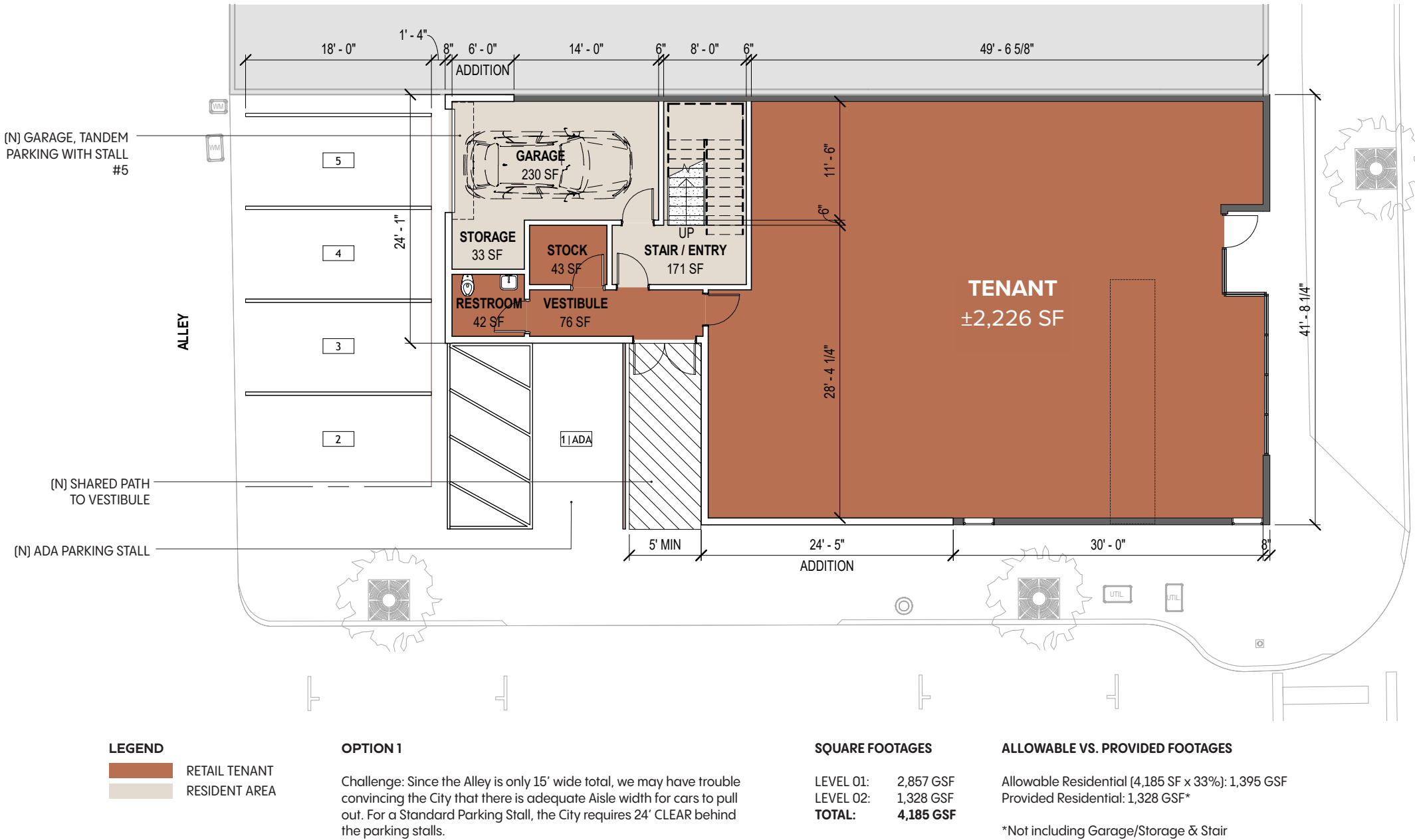


Conceptual Site Plan

AVAILABILITY

- ±2,226 SF proposed restaurant building
- Proposed landlord redevelopment of existing building
- Upgraded building with a new façade proposed per the conceptual site plan
- Estimated delivery date: Q2 2027

PROPOSED PLAN



The Site

Long Beach, CA

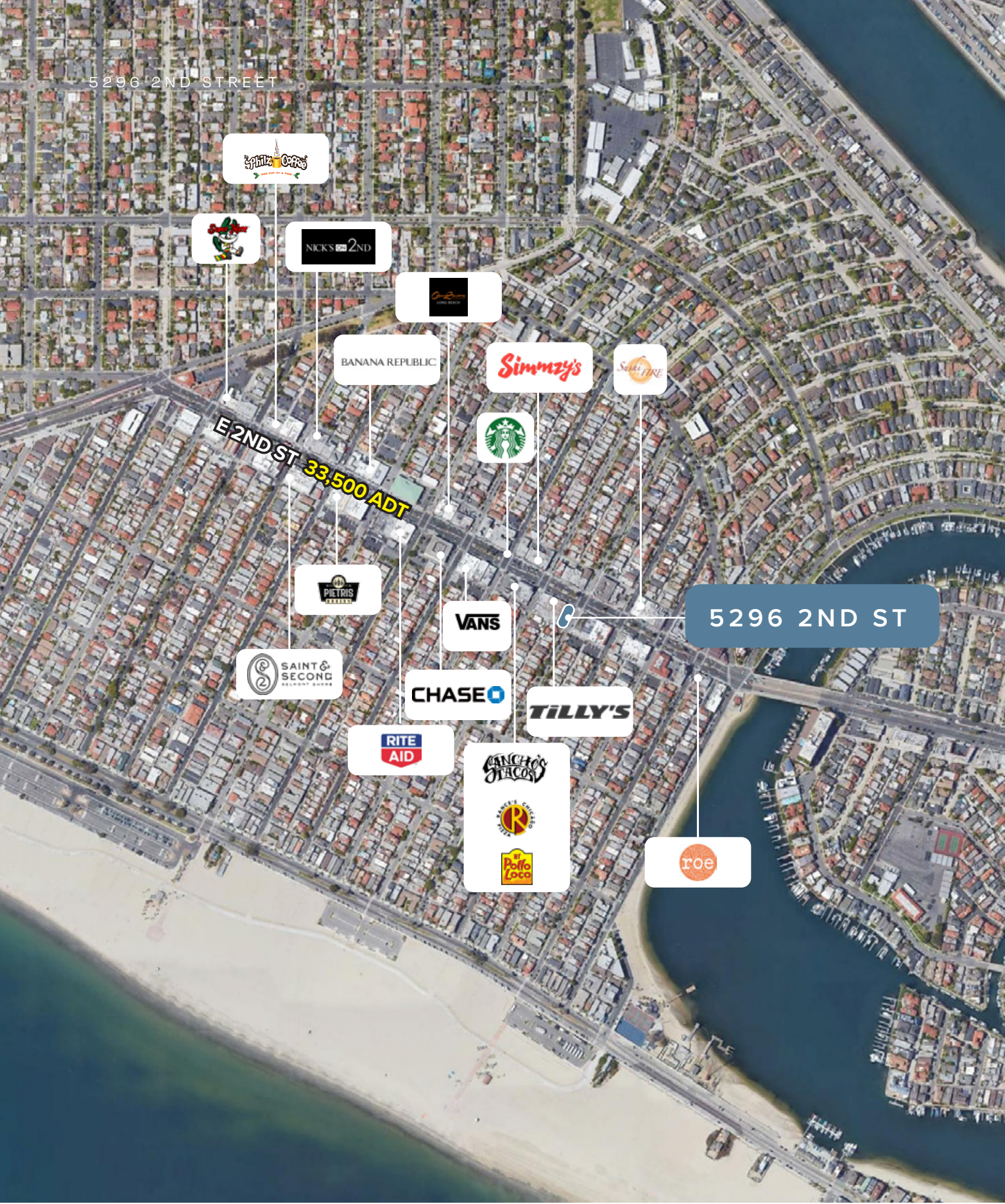
Pollo Loco

Simmy's

L
LOUIE'S
ON 2ND

5296 2ND ST

E 2ND ST 33,500 ADT



Demographics

5296 2nd Street, Long Beach, CA 92083

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	22,88	177,465	349,088
EMPLOYEE POPULATION	6,999	42,866	159,141
AVG HOUSEHOLD INCOME	\$197,313	\$135,322	\$136,322
MED HOUSEHOLD INCOME	\$137,992	\$100,987	\$104,110
MEDIAN AGE	46.2	40.1	39.6

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