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

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.

PROPERTY HIGHLIGHTS

- Professional office space located on 2nd Street, one of Long Beach's premier walk streets
- Reserved, on-site parking included (Rare for 2nd St)
- Surrounded by premier restaurants and shopping destinations

OFFERING SUMMARY

Lease Rate:	$42 - 45 SF/yr (MG)
Available SF:	750 - 1,200 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

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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	$45.00 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.
Suite 202	Available	1,200 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. Space includes 2 dedicated parking spots. Ample natural light floods the area through the expansive window.

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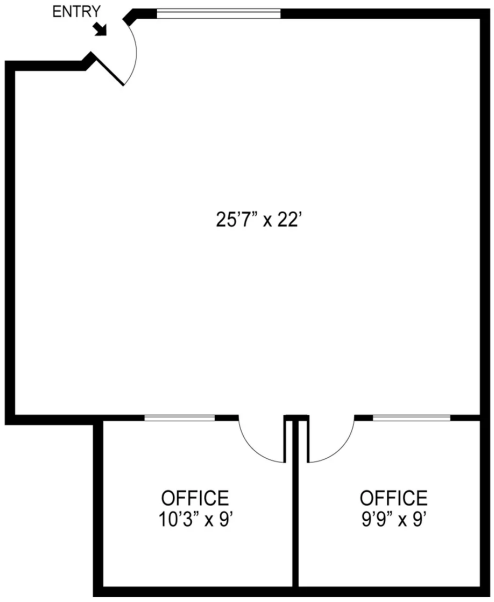
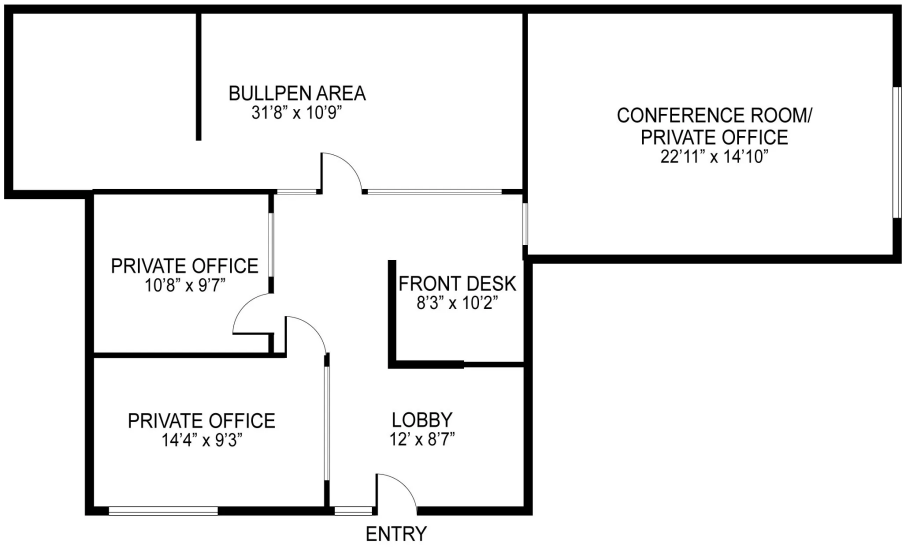
Suite 201



Suite 202



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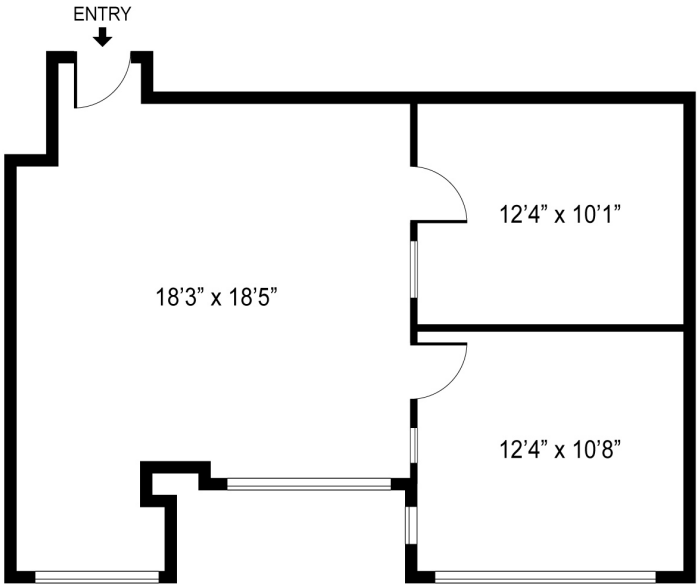
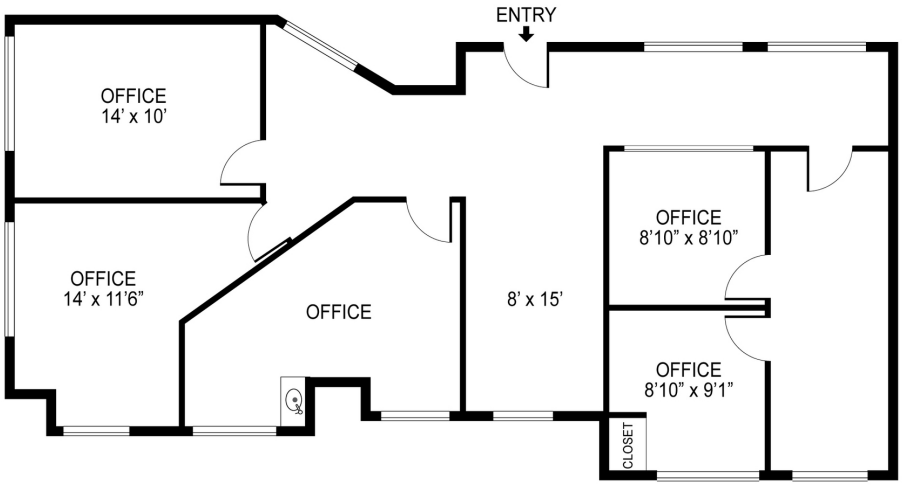
Suite 207



Suite 208



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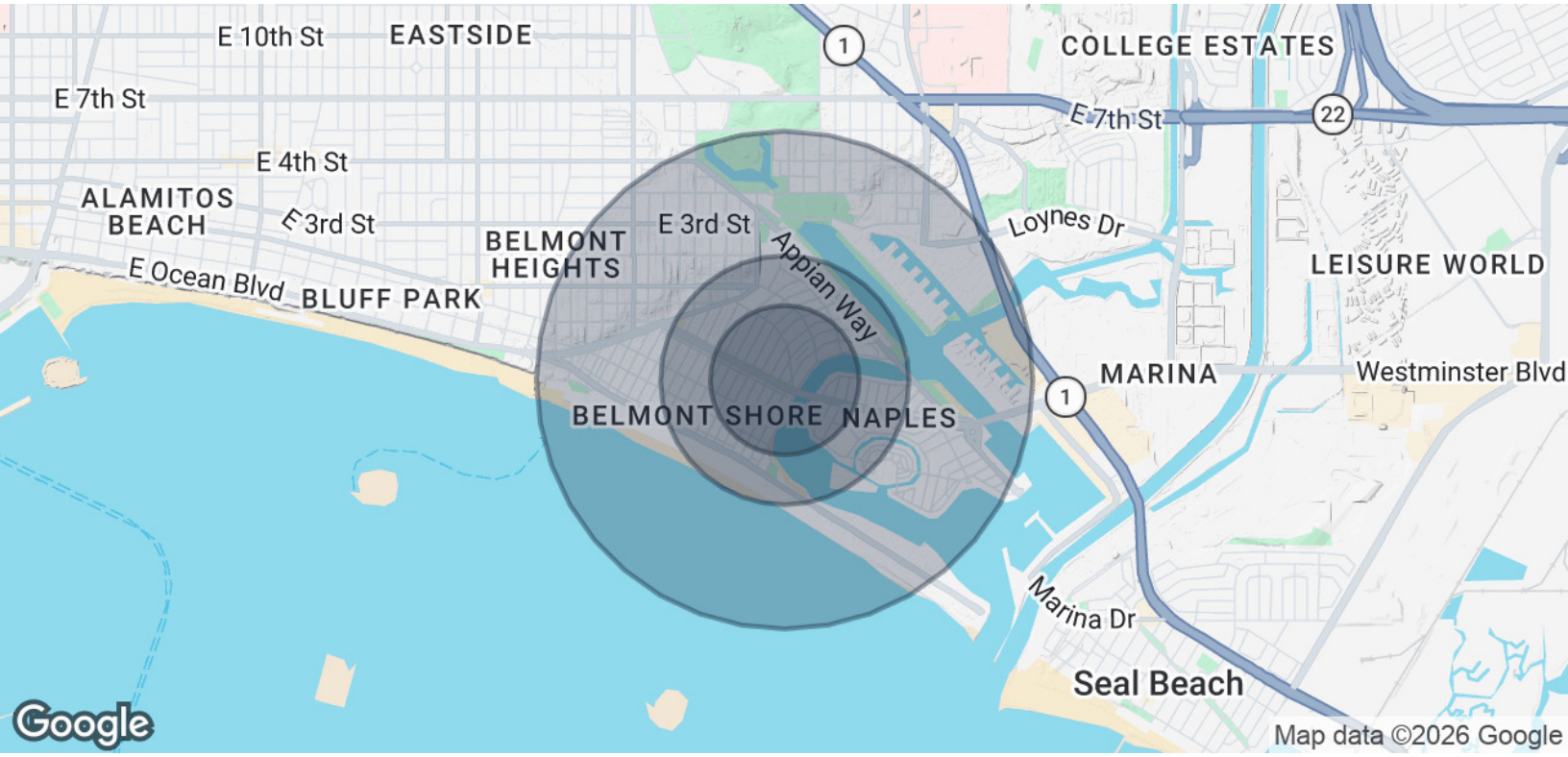

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,355	8,511	21,368
Average Age	46	46	47
Average Age (Male)	46	46	47
Average Age (Female)	46	46	47
HOUSEHOLDS & INCOME	**0.3 MILES**	**0.5 MILES**	**1 MILE**
Total Households	1,260	4,652	11,181
# of Persons per HH	1.9	1.8	1.9
Average HH Income	$138,846	$143,291	$156,603
Average House Value	$1,415,226	$1,462,803	$1,444,419

2020 American Community Survey (ACS)

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