



OFFERING MEMORANDUM

4716 2nd Street, Long Beach, California

Marcus & Millichap

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Marcus & Millichap

ORANGE
COUNTY

GRANADA
BEACH

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SECTION ONE

INVESTMENT OVERVIEW

Offering Summary

OFFERING PRICE

Call Agent for Details

Trophy Asset | Same Ownership - 40+ Years | Unique Architecture

OVERVIEW

Number of Apartment Units	8
Number of Commercial Suites	5
Lot Size	0.21 AC
Rentable Square Feet	14,448 SF
Year Built	1923
Average House Income (1 Mile)	\$141,692
Daily Traffic Counts	35,000
Walking Score	92



WEST VIEW

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a trophy 14,448 sq. ft. 2-story mixed-use corner building located in the heart of the prime retail corridor of E 2nd Street in the Belmont Shore district of Long Beach, CA. The outstanding building was originally built in 1923 and has many distinct architectural features including decorative vintage storefront facades. The Building includes 6 retail ground level spaces and 8-2nd level units used as either creative office spaces or Studio/1 Bedroom and 1 Bathroom residential units.

Belmont Shore's E 2nd Street is the premier shopping, entertainment and dining of Long Beach, CA. Noteworthy restaurants include Nick's on 2nd St, Simmzy's, Open Sesame, 2nd and Saint to name a few. Popular retailers such as Tilly's, Van's, Proper Shoes, O' My Sole, ACE Hardware and Rite Aid. Financial service businesses such as Bank of America, Chase and Wells Fargo. Other service businesses such as AT&T, Verizon, Starbucks and Super Cuts. Popular Entertainment and Bar Venues such as Legends Sports Bar, Panama Joes, Long Beach Tap House, Dogz Bar, Shannon's on Bayshore and Riley's.

Surrounding E 2nd Street is the residential district of Belmont Shore, a densely populated beach community including cottage style homes, renovated and expanded luxury homes and unique multi-family apartment residences all blocks to the sandy beaches, marinas, lagoons and picturesque canals.

Outside of Belmont Shore District and 3 miles away is the vibrant and ever growing Downtown Long Beach, including in this Central Business District is the Long Beach Convention Center and Aquarium of the Pacific, Shoreline Village and The Pike Outlet's.

Further east of Belmont Shore are staple national retailers such as Gelson's Market, Whole Foods, Ralph's Grocery, Trader Joe's, Nordstrom Rack, Bev Mo and Petco.

PROPERTY HIGHLIGHTS

- ▶ Pride of Ownership - Irreplaceable Vintage Trophy Property. Great 1031 Exchange Opportunity.
- ▶ Highly Visible Prime E 2nd St Corner Location.
- ▶ Great Demos - One Mile: Average Household Income (AHI): \$141,692. Three Mile Trade Area: 197,843 population and 72.5% college educated (Estimated 2024).
- ▶ Belmont Shore's E 2nd Street is a busy throughfare with 35,300 vehicles per day and is Long Beach's Premier Shopping, Dining and Entertainment District.
- ▶ Belmont Shore is the Host to one of the Largest One-Day Car Show on the West Coast each September and the Annual Christmas Parade in December.
- ▶ Located less than 1.5 miles from Belmont Shore is the new 2nd & PCH, a 215, 000 sq. ft. open-air coastal orient lifestyle project anchored by Whole Foods.



RENT ROLL DETAIL - MULTIFAMILY

Unit	Unit Type	Square Feet	Current Rent/ Month	Current Rent/ SF/Month	Scheduled Rent/Month	Scheduled Rent/SF/ Month	Potential Rent/Month	Potential Rent/SF/ Month
4720-1	1 Bdrm and 1 Ba	644	\$1,800	\$2.80	\$1,800	\$2.80	\$2,295	\$3.56
4720-2	1 Bdrm and 1 Ba	644	\$1,800	\$2.80	\$1,800	\$2.80	\$2,295	\$3.56
4720-3	1 Bdrm and 1 Ba	644	\$1,800	\$2.80	\$1,800	\$2.80	\$2,295	\$3.56
4720-4	1 Bdrm and 1 Ba	644	\$1,550	\$2.41	\$1,550	\$2.41	\$2,295	\$3.56
4720-5	1 Bdrm and 1 Ba	644	\$1,800	\$2.80	\$1,800	\$2.80	\$2,295	\$3.56
4720-6	Studio and 1 Ba	644	\$1,695	\$2.63	\$1,695	\$2.63	\$1,995	\$3.10
4720-7	1 Bdrm and 1 Ba	644	\$1,600	\$2.48	\$1,600	\$2.48	\$2,295	\$3.56
4720-8	1 Bdrm and 1 Ba	644	\$1,400	\$2.17	\$1,400	\$2.17	\$2,295	\$3.56
Total		5,152	\$13,445	\$2.61	\$13,445	\$2.61	\$18,060	\$3.51

RENT ROLL DETAIL - COMMERCIAL

Tenant Name	Type	Suite	Square Feet	% of Bldg Share	Lease Term	Rent/Sq. Ft.	Total Rent Per Month	Changes On	Changes To	Description of Operating Expense Reimbursements	Renewal Options & Option Year Rental Information
Shore Nails	Retail	189	768	5.19%	N/A	\$29.69	\$1,900	Oct-2023	\$1,957	Modified Gross	N/A
Burke Mercantile	Retail	191	768	5.19%	11/1/25 to 10/31/26	\$28.13	\$1,800	Oct-2023	\$1,854	Modified Gross	N/A
Colossus	Retail	4716-4718	3,000	20.29%	8/1/25 to 7/31/30	\$50.00	\$12,500	Aug-2026	\$12,875	Modified Gross. Pays % of R/E Taxes.	Two (2) - Five Year Options
What's Crackin	Retail	4722	3,300	22.32%	N/A	\$32.97	\$9,066	Nov-2026	\$9,338	Modified Gross. Pays % of R/E Taxes.	N/A
Vannick and Winston	Retail	4726	1,800	12.17%	11/1/25 to 10/31/28	\$40.67	\$6,100	Nov-2026	\$6,283	Modified Gross. Pays % of R/E Taxes.	N/A
Total			9,636				\$31,366				
Occupancy	Retail:	100.00%									
Total Annualized Rent		5					\$376,392				

Note - Rent Roll Detail - Commercial as of December 2025.

TENANT OVERVIEW

2ND AND PARK HAIR COLLECTIVE | 4726 E 2ND STREET



Tenant Entity: Vannick & Winston, LLC
Lease Commencement: November 1, 2025
Lease Expiration: October 31, 2028
Options to Renew: None.
Annual Rent Adjustments: Three Percent(3.2%) per year.
Type of Lease: Modified Gross Lease. Tenant pays utilities and commencing on November 1, 2026, pays a pro rata share of Real Estate Taxes.
Description of Business: 2ND and Park Hair Collective is a modern salon and barbershop. They specialize in high-skill barbering and cosmetology services, offering precision cuts, color, and styling tailored to every guest.
Website: www.2ndandpark.com

LET'S YOLK ABOUT IT | 4722 E 2ND STREET



Tenant Entity: What's Crackin, LLC
Lease Commencement: September 14, 2020
Lease Option Term Commencement: October 1, 2025
Lease Expiration: September 30, 2030
Options to Renew: None.
Annual Rent Adjustments: CPI: Minimum Three Percent (3%) and maximum Eight Percent (8%) per year.
Type of Lease: Modified Gross Lease. Tenant pays utilities and a pro rata share of Real Estate Taxes.
Description of Business: Local vibrant breakfast and lunch café serving beer and wine.
Website: www.letsyolkaboutit.com

SHORE NAILS | 189 PARK AVENUE



Lease Commencement: April 1, 2012
Lease Expiration: Month-to Month
Options to Renew: None.
Annual Rent Adjustments: Not Applicable.
Type of Lease: Modified Gross Lease. Tenant pays utilities.
Description of Business: Local full-service nail salon.
Website: www.yelp.com/biz/shore-nails-long-beach

TENANT OVERVIEW

COLOSSUS | 4716 E 2ND STREET



Tenant Entity: COLOSSUS, LLC
Lease Commencement: October 1, 2020
Expansion and New Lease Commencement: August 1, 2025
Lease Expiration: July 31, 2030
Options to Renew: Two (2) Five (5) Year Options.
Annual Rent Adjustments: Three percent (3%) per year including Option Terms.
Type of Lease: Modified Gross Lease. Tenant pays utilities and a pro rata share of Real Estate Taxes.
Description of Business: A full-service kitchen serving breakfast and lunch items and sandwiches highlighting freshly baked breads and produce from the farmers' market. On or before January 2026 Colossus will open an expansion area of Unit # 4718 totaling +/- 1,330 sq. ft. for additional seating and a restroom facility.
Website: www.colossusbread.com

BURKE MERCANTILE | 191 PARK AVENUE



Tenant Entity: Burke Mercantile
Lease Commencement: November 1, 2025
Lease Expiration: October 31, 2026
Options to Renew: None.
Annual Rent Adjustments: None.
Type of Lease: Modified Gross Lease. Tenant pays utilities.
Description of Business: A modern lifestyle shop that brings together conscious fashion and contemporary design from independent brands.
Website: www.burkmercantile.com

OPERATING STATEMENT

Income	Current		Potential		Per Unit	Per SF
Multifamily						
Gross Scheduled Rent	161,340		216,720		27,090	42.07
Vacancy	(4,840)	3.0%	(6,502)	3.0%		
Effective Gross Income	\$156,500		\$210,218		\$26,277	\$40.80
Retail						
Gross Scheduled Rent	376,392		400,488			41.56
Expense Reimbursements	41,202		41,202			4.28
General Vacancy	(11,292)	3.0%	(12,015)	3.0%		
Effective Gross Income	\$406,302		\$429,675			\$44.59
Combined EGI	\$562,802		\$639,894			\$43.27

Expenses	Current	% of CEGI	Potential	% of CEGI	Per SF
Real Estate Taxes	96,800	17.2%	96,800	15.1%	6.55
Insurance	21,965	3.9%	21,965	3.4%	1.49
Utilities - All	16,360	2.9%	16,360	2.6%	1.11
Repairs	10,440	1.9%	10,440	1.6%	0.71
Security	8,771	1.6%	8,771	1.4%	0.59
Misc. Expenses	2,803	0.5%	2,803	0.4%	0.19
Cleaning and Maintenance	30,570	5.4%	30,570	4.8%	2.07
Management Fee	22,512	4.0%	25,596	4.0%	1.73
Total Expenses	\$210,221		\$213,305		\$14.42
Expenses as % of Combined EGI		37.4%		33.3%	
Net Operating Income	\$352,581		\$426,589		\$28.85

Note - Operating Statement based upon estimated expenses July 1, 2022 - June 30, 2023.

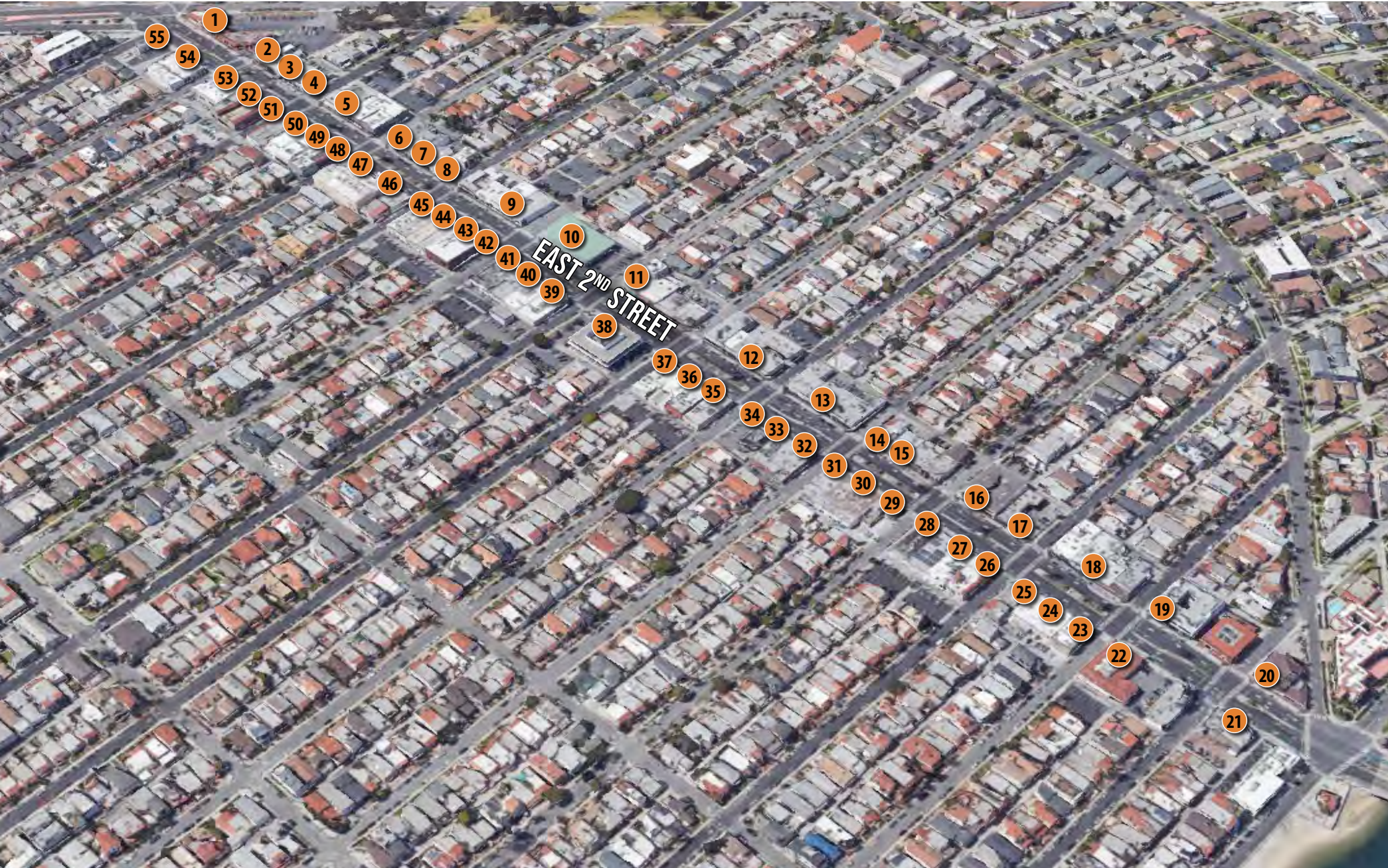


NORTH VIEW



**CITY METERED
PARKING LOT**

TENANT DIRECTORY MAP



TENANT DIRECTORY OVERVIEW

- 1 Wells Fargo / Pizzeria Da Michele
- 2 Supermex
- 3 Roxies Cleaners / Jr. Mex Take-Out
- 4 Schools First Credit Union / Lazer Away / Sugar + Bronzed
- 5 Philz Coffee / Holey Grail Donuts / The Lash Lounge / Frosted Farmers & Merchants Bank
- 6 Nick's on 2nd / Osaka Story Japanese Restaurant / Northern Café / Oakberry Acai
- 7 AT&T
- 8 Pressed / Stereoscope Coffee
- 9 Sweet Jill's / Saga / Sunglass Hut / McCartys Jewelry / 2nd St USA
- 10 Bank of America
- 11 Quinn's Pub / Galata Ice Cream / Istanbul Home / Galata Turkish Grill / Mini Monster Café / Open Sesame / Belmont Shore Optometric / Verizon
- 12 Catalyst / Tavi Art Gallery / Discovery Shop / 2nd St Plaza
- 13 Starbuck's / Pet Food Express / Simmzy's
- 14 Chapter II Coffee
- 15 Louie's on 2nd / Dean Anthony Salon / Ribbro Barbecue Pit
- 16 Mandala Nail Spa / Cinnaholic / LuLu Ave Jewelry
- 17 Breakfast Republic
- 18 Sushi on Fire / Liv's Oyster Bar / Riley's on 2nd / Shannon's Bayshore / Domenico's / Anna's Joint
- 19 Gem Nail Bar / Miracles From Honey Bakery / Natura Bowls / Subway
- 20 Belmont Point
- 21 Roe Seafood
- 22 @ Sushi / South of Nick's (Opening 2026)
- 23 WaFdBank
- 24 Bark! Bark! / Candified / Le Macaron
- 25 Gallagher Chiropractic
- 26 Shore Business Center
- 27 Long Beach Clothing Co.
- 28 Dogz Bar & Grill
- 29 Norge Cleaners
- 30 Tilly's / The Alcove
- 31 Angelo's Deli / Blue Windows
- 32 The Second Owl Thai Kitchen / Natraj Cuisine of India / Sushi Ai
- 33 Rance's Chicago Pizza
- 34 El Pollo Loco
- 35 Chagee Tea House (Opening Fall 2026) / Rakan Ramen / Legends
- 36 Van's
- 37 Viaje Mexican Cuisine
- 38 Chase
- 39 AVAILABLE
- 40 Angel's Share Lounge
- 41 Panama Joe's
- 42 USPS / Poke Pola
- 43 O'My Sole
- 44 Onyx Fitness / Billings ACE Hardware
- 45 Nick the Greek
- 46 Luna Boutique / 2nd Street Optique / NUYU CBD
- 47 The Belmont Athletic Club/ Shara Women's Fashions & Accessories Salud / 2nd St Nutrition
- 48 2nd & Saint
- 49 Yogurtland / The Dog Bakery
- 50 Blue Diamond Jewelers
- 51 Elison RD / Watch & Clock Center / Burnout Clothing / The Game Chest
- 52 Nu Du Salon / Let's Yolk About It / Colossus Bread + Coffee
- 53 Zarape Cocina Cantina / Aroma Di Roma
- 54 Sheldrake Coffee
- 55 The Win-Dow Burgers



E 2ND STREET RETAIL



belmont shore



BREAKFAST REPUBLIC



L'ANTICA PIZZERIA DA MICHELE

belmont shore



SECOND & SAINT



SIMMZYS



LEGENDS



NICKS ON 2ND



OPEN SESAME



STARBUCKS

belmont shore



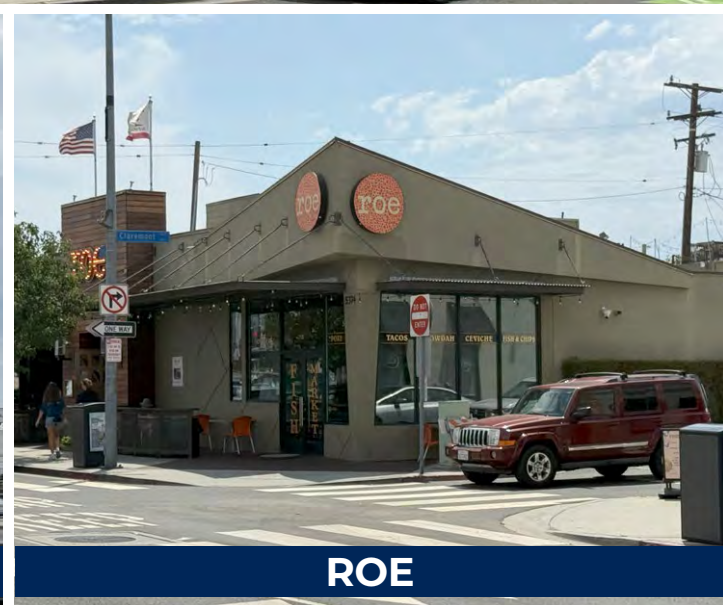
PANAMA JOES



PET FOOD EXPRESS



PHILZ COFFEE



ROE

2ND & PCH

LONG BEACH, CA





URBAN OUTFITTERS



WHOLE FOODS



VOURI



SURROUNDING RETAIL & BUSINESSES



L'OPERA ITALIAN RESTAURANT



555 STEAKHOUSE



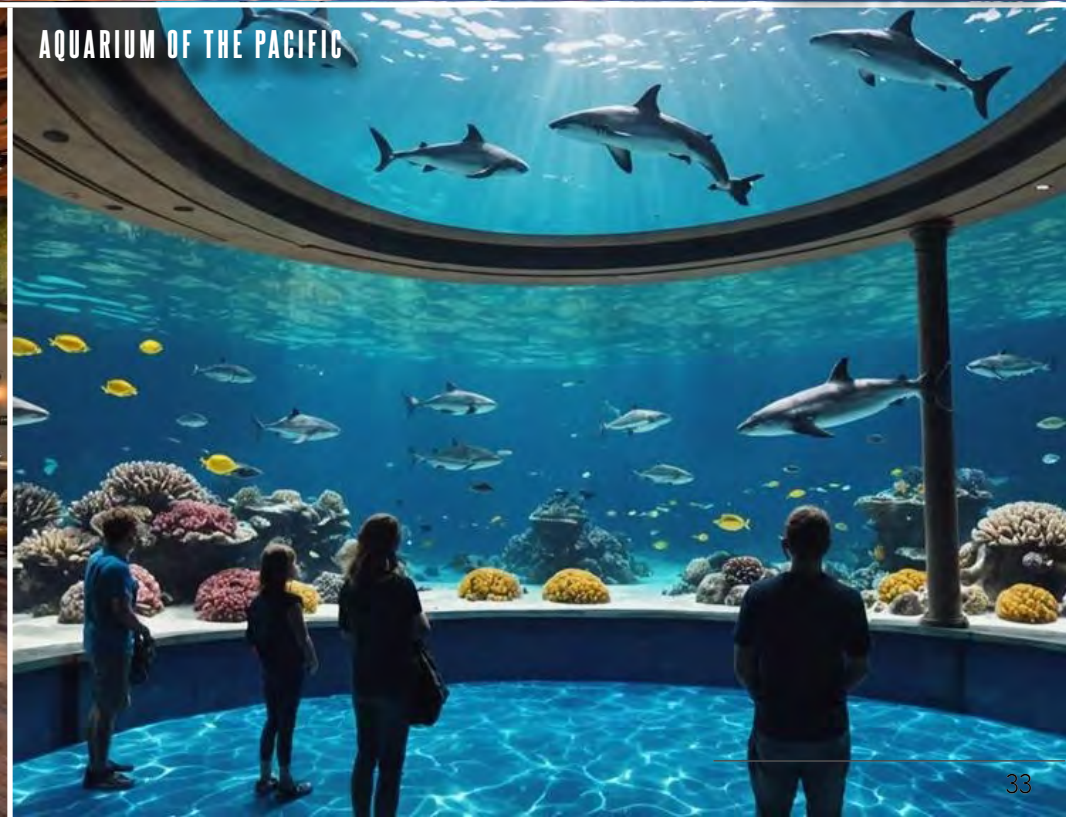
PARKER'S LIGHTHOUSE



LONG BEACH CONVENTION AND ENTERTAINMENT CENTER



KING'S FISH HOUSE



AQUARIUM OF THE PACIFIC

EAST VIEW



**CITY METERED
PARKING LOT**

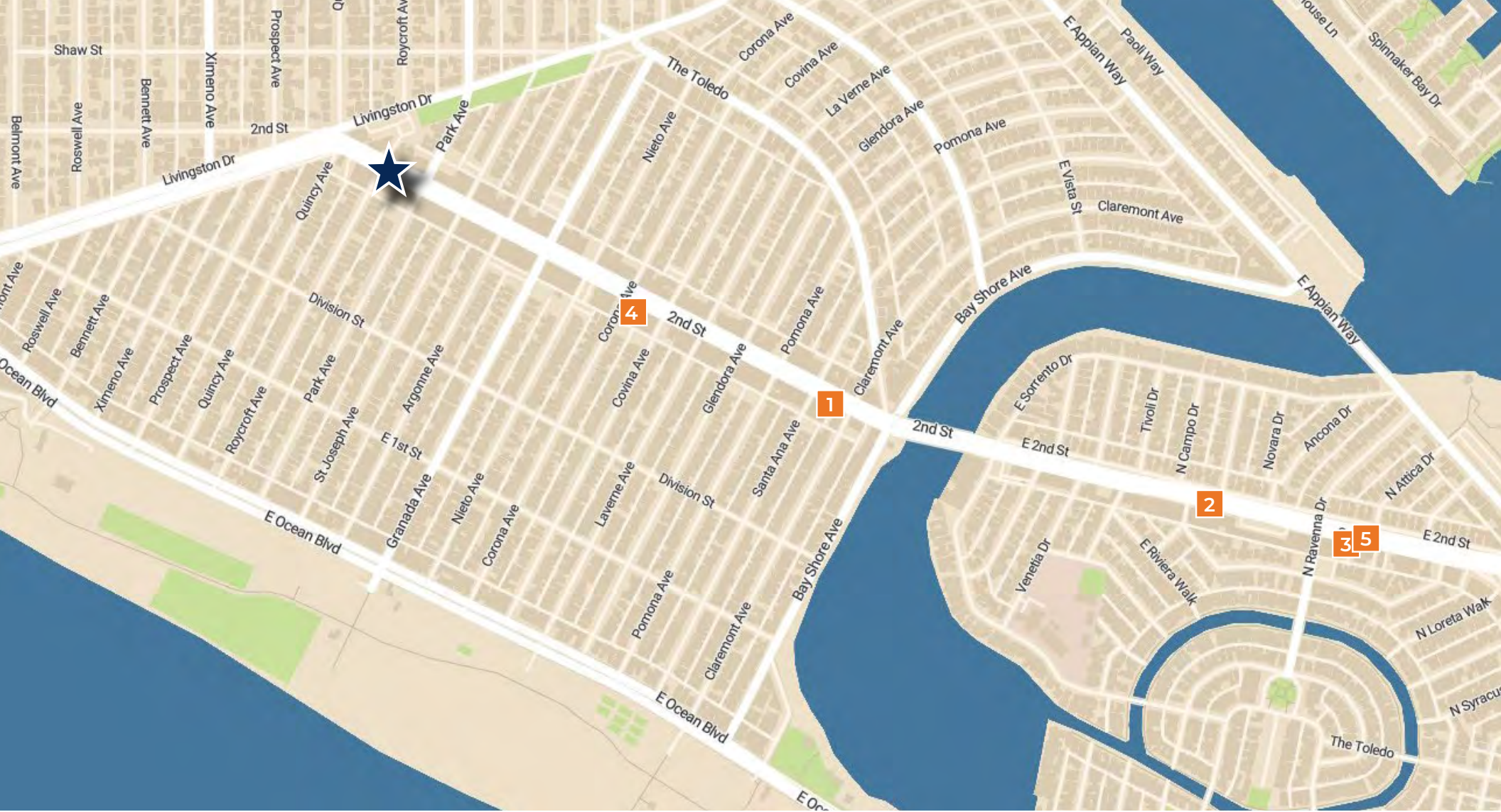


**CITY METERED
PARKING LOT**



SECTION TWO

MARKET COMPARABLES



SALES COMPARABLES

Property	Sale Price	GROSS SF	Price/SF	Close of Escrow
★ 4716 2 nd Street, Long Beach, CA 90803	TBD	14,788 SF	TBD	TBD
1 5354 2nd St, Long Beach, CA 90803	\$10,000,000	8,991 SF	\$1,112.22	10/27/2025
2 5620 2nd St, Long Beach, CA 90803	\$4,400,000	5,000 SF	\$880.00	10/21/2025
3 5716 2nd St, Long Beach, CA 90803	\$2,950,000	2,460 SF	\$1,199.19	On Market
4 5232 2nd St, Long Beach, CA 90803	\$4,325,000	3,749 SF	\$1,153.64	6/14/2023
5 5706 2nd St, Long Beach, CA 90803	\$2,650,000	4,669 SF	\$567.57	10/22/2025
Averages	\$4,865,000	4,974 SF	\$982.52	--

SALES COMPARABLES

- ★ 4716 2nd Street
- 1 5354 2nd St
- 2 5620 2nd St
- 3 5716 2nd St
- 4 5232 2nd St
- 5 5706 2nd St

SALES COMPARABLES



4716 2nd Street | Long Beach, CA 90803

Offering Price	TBD
Price/SF	TBD
Cap Rate	TBD
Year Built	1923
Apartment Units	8
Commercial Suites	6
Unit Mix	
1 Bed/1 Bath	8
Retail	6



5354 2nd St | Long Beach, CA 90803

Sales Price	\$10,000,000
Gross SF	8,991 SF
Price/SF	\$1,112.22
Close of Escrow	10/27/2025
Year Built/Renovated	1952/2025
Tenant	South Of Nick's

Unit Type	Size SF	Rent	Rent/SF
Restaurant	5,707 SF	\$30,462	\$5.34

Notes
A +/- 8,991 sq. ft. mixed-use building located on +/- 13,068 sq. ft. of land area with 21 on-site parking spaces. Selling Price: Unpriced. Guidance from Selling Agents. Zoning : CNP



5620 2nd St | Long Beach, CA 90803

Sales Price	\$4,400,000
Gross SF	5,000 SF
Price/SF	\$880.00
Close of Escrow	10/21/2025
Year Built/Renovated	1946/1973
Tenant	Michael's Of Naples

Notes
A +/- 5,000 sq. ft. 2-story restaurant building located on +/- 3,049 sq. ft. of land area with no on-site parking spaces. Zoning : LBCNP.

SALES COMPARABLES



5716 2nd St | Long Beach, CA 90803

Sales Price	\$2,950,000
Gross SF	2,460 SF
Price/SF	\$1,199.19
Close of Escrow	On Market
Year Built/Renovated	1958/2023

Notes
A +/- 2,460 sq. ft. mixed-use building located on +/- 7,405 sq. ft. of land area with 15 on-site parking spaces. Zoning : CNP. Fully Equipped Restaurant.



5232 2nd St | Long Beach, CA 90803

Sales Price	\$4,325,000
Gross SF	3,749 SF
Price/SF	\$1,153.64
Close of Escrow	06/14/2023
Year Built/Renovated	1926/2009
Tenant	Van's Shoes

Notes
A +/- 3,749 sq. ft. retail building located on +/- 4,356 sq. ft. of land area with no on-site parking spaces. Zoning : CNP

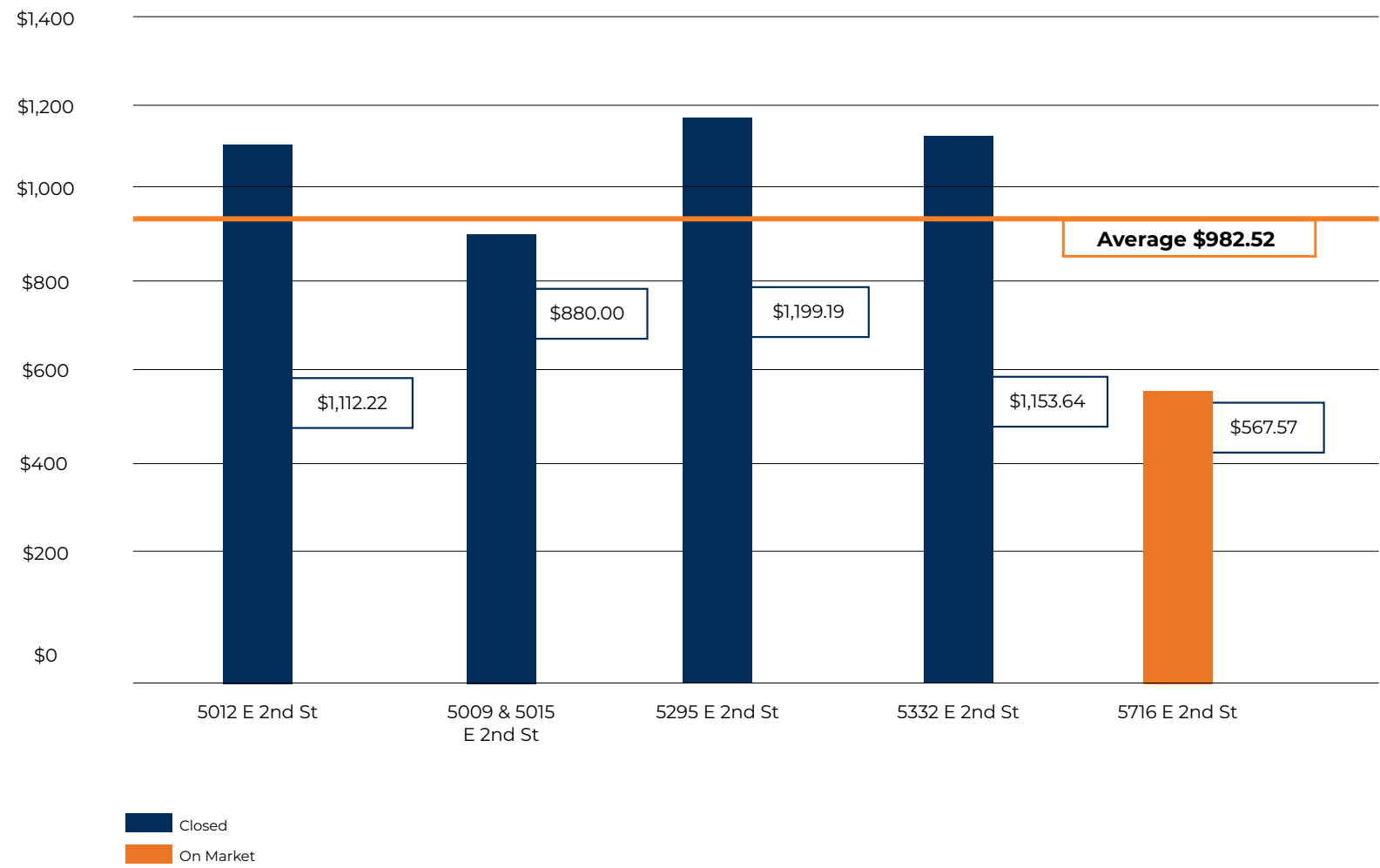


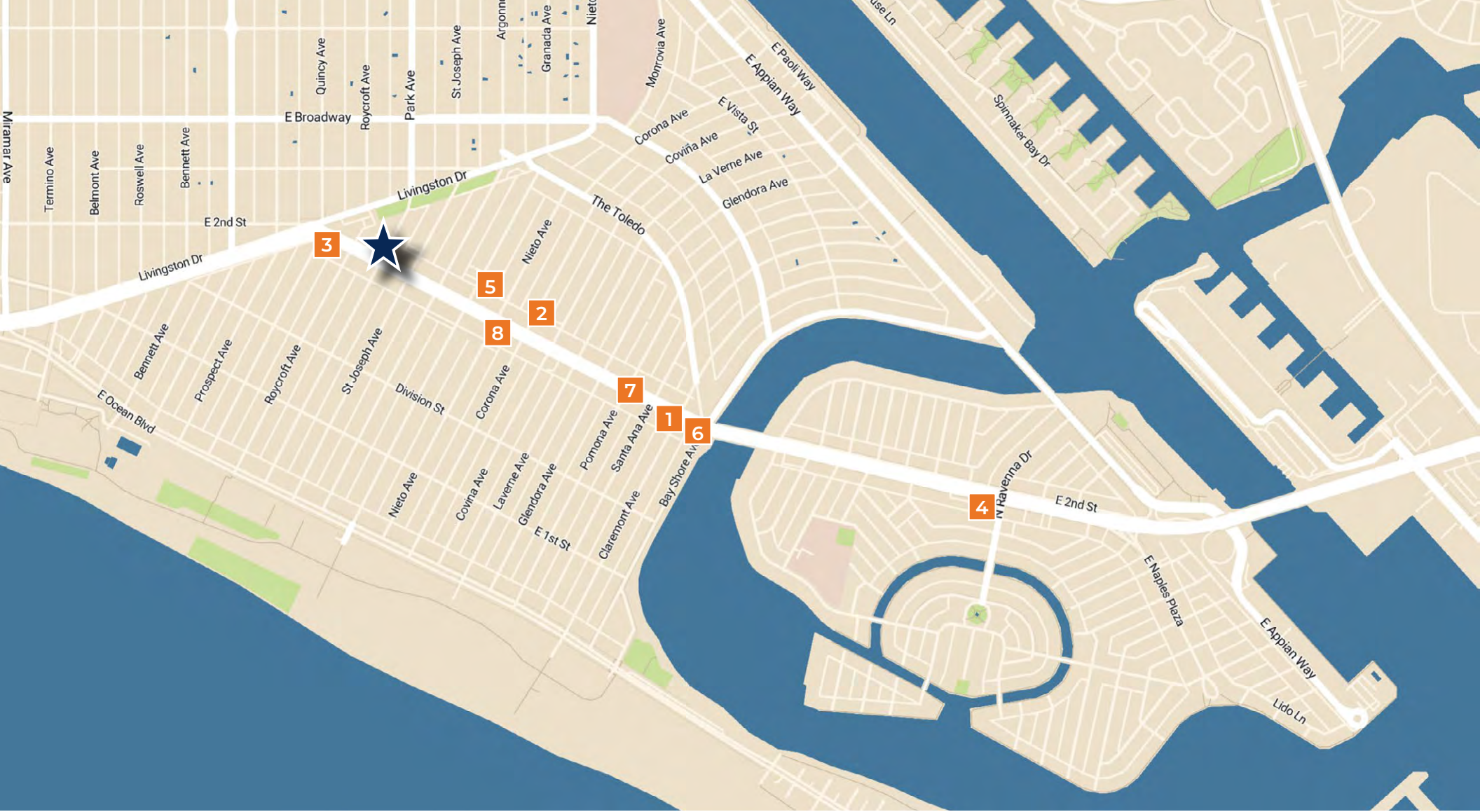
5706 2nd St | Long Beach, CA 90803

Sales Price	\$2,650,000
Gross SF	4,669 SF
Price/SF	\$567.57
Close of Escrow	10/22/2025
Year Built	1948

Notes
A +/- 4,669 sq. ft. Mixed-Use Retail and Residential Building located on +/- 2,396 sq. ft. of land area with no on-site surface parking spaces. Zoning: CNP.

SALES COMPARABLES AVERAGE PRICE PER SQUARE FOOT CHART





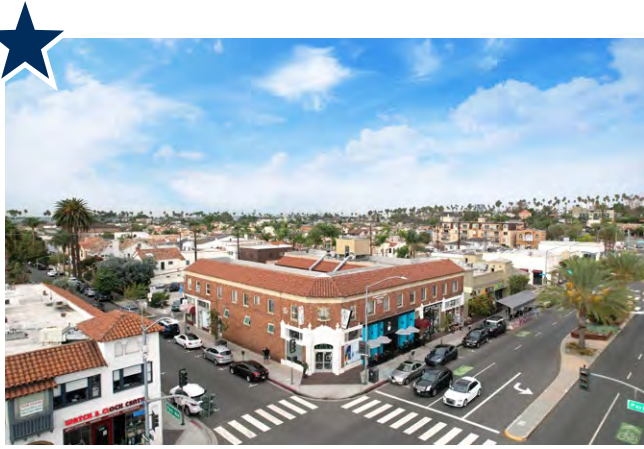
LEASE COMPARABLES

Property	Gross SF	Rentable SF	# of Units	# of Suites
★ 4716 2nd Street, Long Beach, CA, 90803	14,788 SF	14,788 SF	13	13
1 5354 2nd St, Long Beach, CA 90803	8,991 SF	8,991 SF	2	2
2 5207 2nd St, Long Beach, CA 90803	4,464 SF	4,464 SF	2	2
3 4606 2nd St, Long Beach, CA 90803	9,057 SF	9,057 SF	4	4
4 5670 2nd St, Long Beach, CA 90803	9,497 SF	9,497 SF	1	1
5 5015 2nd St, Long Beach, CA 90803	4,800 SF	4,800 SF	1	1
6 5368 2nd St, Long Beach, CA 90803	4,196 SF	4,196 SF	3	3
7 5308 2nd St, Long Beach, CA 90803	4,200 SF	4,200 SF	2	2
8 5128 2nd St, Long Beach, CA 90803	9,600 SF	9,600 SF	1	1

LEASE COMPARABLES

- ★ 4716 2nd Street
- 1 5354 2nd St
- 2 5207 2nd St
- 3 4606 2nd St
- 4 5670 2nd St
- 5 5015 2nd St
- 6 5368 2nd St
- 7 5308 2nd St
- 8 5128 2nd St

LEASE COMPARABLES



4716 2nd Street | Long Beach, CA 90803

Type	Tenant	Avg. SF	Avg. Monthly Rent	Rent/SF
1 Bed/1 Bath	8	644	\$1,681	\$2.60
Retail	5	1,927	\$6,273	\$3.26



5354 2nd St | Long Beach, CA 90803

Total GLA	Yr Renovated	# of Suites
8,991 SF	2023	2

Tenants
South of Nick's

Unit Type	Size SF	Rent	Rent/SF
Restaurant	5,707 SF	\$30,462	\$5.34

Notes
South of Nick's Mexican Restaurant & Bar. +/- 5,707 sq. ft. 15 year NNN Lease with 2-5 year Options. Opening Spring 2026.



5207 2nd St | Long Beach, CA 90803

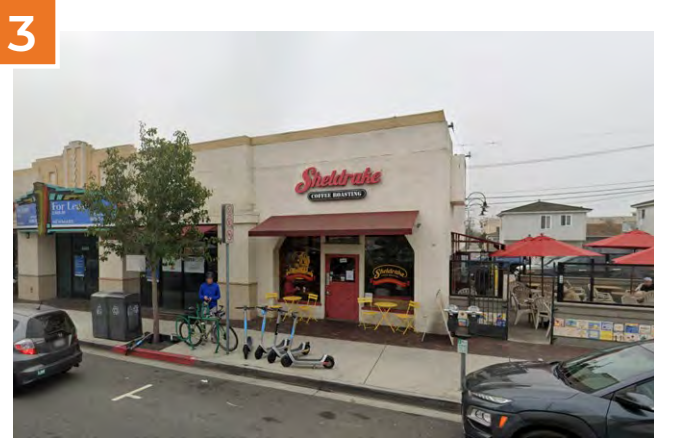
Total GLA	Yr Built	# of Suites
4,464 SF	1935	2

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	3,520 SF	\$9,187	\$2.61

Notes
A +/- 4,464 sq. ft. Urban-High Street Retail Building located on +/- 4,792 sq. ft. with no on-site parking. Asking Rent: NNN. Zoning: LBCNP.

LEASE COMPARABLES



4606 2nd St | Long Beach, CA 90803

Total GLA	Yr Built	# of Suites
9,057 SF	1930	4

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	4,608 SF	\$16,128	\$3.50

Notes
A +/- 9,057 sq. ft. Retail Building located on +/- 9,627 sq. ft. on land area with +/- 16 on-site common parking spaces. Zoning: LBCNP. Previously Quoted Rent; NNN.



5670 2nd St | Long Beach, CA 90803

Total GLA	Yr Built	# of Suites
9,497 SF	1947	1

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	9,497 SF	\$33,239	\$3.50

Notes
A +/- 9,497 sq. ft. former Rite Aid Building located on +/-15,682 sq. ft. on land area with +/- 84on-site common parking spaces. Zoning: LBCNP. Market Rent Rate NNN. Verifying Rent Rate. Property Owner contemplating splitting



5015 2nd St | Long Beach, CA 90803

Total GLA	Yr Built	# of Suites
4,800 SF	1946	1

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	4,800 SF	\$14,160	\$2.95

Notes
A +/- 4,800 sq. ft. Retail Building located on +/- 5,000 sq. ft. on land area with no on-site common parking spaces. Zoning: LBCNP. Previously Quoted Asking Rent, NNN.1 New Tenant: Twice Threaded.Owner contemplating splitting

LEASE COMPARABLES



5368 2nd St | Long Beach, CA 90803

Total GLA	Yr Built	# of Suites
4,196 SF	1926	3

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	2,108 SF	\$7,378	\$3.50

Notes
A +/- 4,196 sq. ft. multi-tenant Retail Building located on +/-4,247 sq. ft. on land area with no on-site common parking spaces. Asking Rent: NNN. Zoning: LBCL.



5308 2nd St | Long Beach, CA 90803

Total GLA	Yr Built	# of Suites
4,200 SF	1930	2

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	2,100 SF	\$8,400	\$4.00

Notes
A +/- 4,200 sq. ft. 2-tenant Retail Building located on +/-4,356 sq. ft. on land area with no on-site parking spaces. Quoted Rent: NNN. Zoning: LBCNP.



5128 2nd St | Long Beach, CA 90803

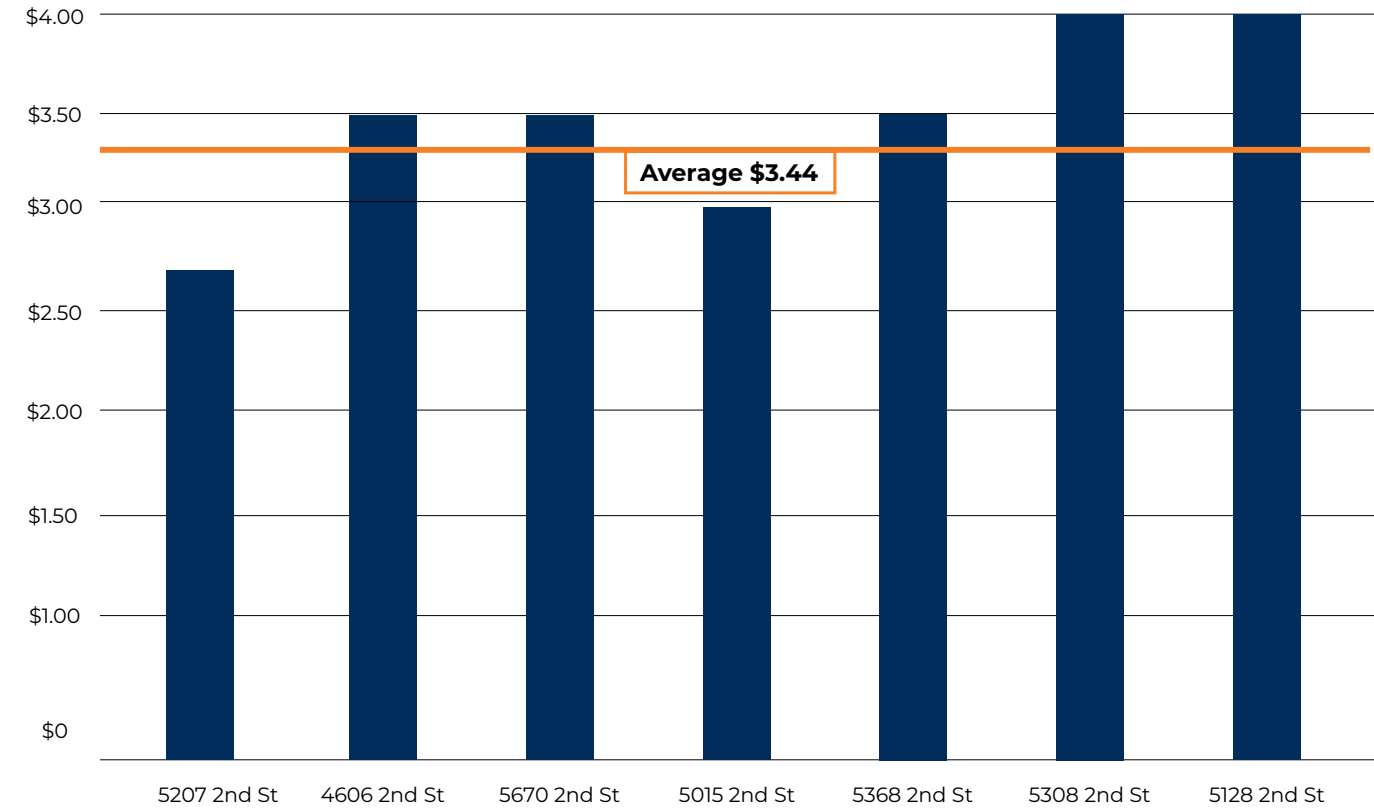
Total GLA	Yr Built	# of Suites
9,600 SF	1925	1

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	9,600 SF	\$38,400	\$4.00

Notes
A +/- 9,600 sq. ft. former Rite Aid Building located on +/-17,703sq. ft. on land area with +/- 20 on-site common parking spaces. Zoning: LBCNP. Previously Quoted Market Rent Rate: NNN. Property Owner contemplating splitting

LEASE COMPARABLES AVERAGE PRICE PER SQUARE FOOT/YEAR CHART



WEST VIEW





SECTION THREE

MARKET OVERVIEW

DOWNTOWN LONG BEACH AREA

Long Beach, California, is a dynamic coastal city in Los Angeles County, known for its diverse community, major port operations, and mix of urban and beachside lifestyles. With a population of around 460,000, it ranks among the largest cities in California and serves as a cultural and economic hub in Southern California.

Downtown Long Beach is an urban waterfront of approximately 31,000 people covering 1.38 square miles. Downtown Long Beach sits at the intersection of Orange County and the rest of LA County, serving as the bridge to Southern California's major counties. There are three major airports within a 20-mile radius of Downtown Long Beach: Los Angeles International Airport (LAX), Long Beach Airport (LGB), and JohnWayne Santa Ana Airport (SNA). The Downtown area is serviced by the 710 freeway, four Metro A Line stops, 23 Long Beach Transit buses, and 10 centerline miles of bike lanes.

The Port of Long Beach is one of the busiest seaports in the world, playing a vital role in international trade and serving as a gateway for goods moving between the U.S. and Asia. This makes logistics, shipping, and related industries central to the local economy, alongside sectors such as healthcare, aerospace, education, and tourism. Major employers include California State University, Long Beach (CSULB), Long Beach Unified School District, and MemorialCare Health System.

The city is known for its vibrant waterfront, anchored by the Aquarium of the Pacific, Shoreline Village, and the permanently docked RMS Queen Mary. Belmont Shore and Naples Island offer more laid-back beachside neighborhoods, while downtown Long Beach has become a hub for entertainment, dining, and conventions, highlighted by the Long Beach Convention Center.

There are 73 acres of parks and open space within downtown. Shoreline aquatic park was the most visited open space, with over 2.4 Million unique visits in 2023, an increase of 200,000 visitors from 2022.



Market Overview



10k

Long Beach Marathon



185k

Long Beach Grand Prix



4.3M

SF of Total Office Inventory



37k

Total Number of Students in Area



10k

Workers in Area - Average Age of 37

DOWNTOWN SHORELINE VISION PLAN

The Downtown Shoreline area serves as the threshold between Downtown Long Beach and the City's waterfront and covers the coastal area south of Ocean Boulevard from Golden Shore Drive to Alamitos Avenue. This area is home to iconic residences, offices, hotels and restaurants set amid the City's convention center, Aquarium of the Pacific, harbors, marinas, shoreline parks and beaches.

Because the existing Plan for this area has not been comprehensively updated since the 1970s, the vision planning process underway aims to create a community vision for Downtown Shoreline as an inclusive world-class waterfront destination and community amenity.

The City is undertaking a multistep planning effort to overhaul the District's outdated land use and zoning regulations. The City is currently working to establish the Vision Plan, with an anticipated completion date of fall 2025. The Vision Plan will then form the foundation for a modern specific plan to guide development and change. In the final phase, the City will certify the proposed changes with the California Coastal Commission.

PD-6 or Downtown Shoreline includes areas south of Ocean Boulevard, from the Los Angeles River on the west to Alamitos Beach on the east. The area is home to Rainbow Harbor, the Downtown Marina, the Aquarium of the Pacific, the Convention Center and Elephant Lot, the Pike outlets, as well as the Catalina Landing development. The Queensway Bridge connects Downtown Shoreline to the other side of the Bay, to destinations such as the Queen Mary and the Carnival Cruise Terminal.

[CLICK HERE FOR THE FULL PLAN](#)



LONG BEACH A BURGEONING CORE MARKET

STRONG UNDERLYING FUNDAMENTALS WILL DRIVE OPERATIONS & GROWTH

Long Beach's central location and proximity to a diverse labor pool have made the city a logical choice for many California and international businesses. The city is anchored by two world-class ports and a modernized airport, and offers numerous amenities and a well-developed infrastructure including quality office and commercial space, public transit options, and freeway accessibility. Downtown Long Beach acts as the city's economic and cultural center and is home to over 1,700 businesses, employing approximately 44,000 people. The city's economy is well diversified, with no single employment sector accounting for a majority of the regional workforce.

Major Employers Include:

The City of Long Beach
The California State University • BRAGG Companies Apparel • EPSON
MemorialCare Health System • BOEING • Verizon
Molina HealthCare



Over \$2B
 Invested in real estate transactions & new development projects since 2013



2,000
 Residential units built within the last 10 years



Over 100
 Restaurants in DTLB



1.3M SF
 Of ground retail space



\$114K
 DTLB has many wealthy workers who earn an average income of \$114k



Port of Long Beach
 One of the largest ports in the world



344k SF
 of retail & entertainment space



\$6.5M
 Invested into the Pine Avenue refresh project

DOWNTOWN ECONOMIC DEVELOPMENT

Downtown Long Beach has one of the highest employment densities in Long Beach. It also provides a large share of job opportunities for the residents of nearby cities. More than 37,000 people are employed in Downtown Long Beach. More than 24 percent of the people employed in Downtown are from Long Beach; nearby cities such as Los Angeles, Lakewood, Carson, Bellflower and Torrance account for an additional 24 percent of the employed in Downtown.

The next wave of investment will continue Downtown Long Beach's remarkable evolution. Over the next few years, the following swell of planned development will deliver:

- ◀ Nearly 1,700 residential units
- ◀ 740,000 sq.ft. of office space
- ◀ 400 hotel rooms
- ◀ 56,370 sq.ft. of retail space
- ◀ 15,000 sq.ft. of arts-related uses
- ◀ 500,000+ sq.ft. of civic space
- ◀ 31 new courtrooms
- ◀ 545,000 sq.ft. court building



DEVELOPMENT ACTIVITY

DTLB has 38 major projects in the development pipeline totaling approximately 6,500 new housing units.

Project types include market-rate and below- market rate housing, adaptive reuse projects, micro-units and commercial development.

Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan. PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.

These planned developments also address building design, streetscape standards and open space to promote a cohesive community character.

DTLB ECONOMIC PROFILE 2024

THE PORT OF LONG BEACH



SECOND BUSIEST PORT IN THE UNITED STATES



The Port of Long Beach, also known as the Harbor Department of the City of Long Beach, is the second-busiest container port in the United States, after the Port of Los Angeles, which it adjoins. Acting as a major gateway for US–Asian trade, the port occupies 3,200 acres of land with 25 miles of waterfront in the city of Long Beach, California. The Port of Long Beach is located less than two miles southwest of Downtown Long Beach and approximately 25 miles south of Downtown Los Angeles. The seaport generates approximately US\$100 billion in trade and employs more than 316,000 people in Southern California.

THE PORT OF LONG BEACH FACTS & STATS

Each year the port handles over 6.8 million 20-foot container units (TEUs).



1.4 million jobs throughout the U.S. are related to trade generated by the Port of Long Beach.



The top imports are crude oil, electronics, plastics, furniture and clothing.



The Port of Long Beach provides about 370,000 jobs and generates close to \$5.6 billion a year in state and local tax revenues.



The port has 80 available berths and 10 piers.

*The Port Los Angeles & The Port of Long Beach
Combine to Make the
BUSIEST
Port in the United States*





DEMOGRAPHIC SNAPSHOT

'LONG BEACH BOWL' AMPHITHEATER CONCEPT AT THE QUEEN MARY TAKES ANOTHER STEP TOWARD REALITY

It is being dubbed the “Long Beach Bowl”—think Greek Theater in capacity and Hollywood Bowl in style. And it will be by the Queen Mary with the DTLB skyline as its backdrop. With the potential to draw from a larger pool of artists with such a distinctly unique venue, the city has taken a significant step toward making the Bowl a reality. Announced last year, the Long Beach Bowl was packaged as part of the City’s “Elevate 28” focus on the Olympics. Mayor Rex Richardson considers this a large part of his tenure’s focus on the need for city entertainment and culture. The first part? A temporary structure—approved back in January after directing the City Manager in his budget to look at the feasibility of the project with the DTLB skyline and water as its backdrop—would allow some 8,000 to 10,000 people to view concerts and shows. The second, much more complicated part? A permanent venue.

	Population		
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	26,014	199,142	359,961
2024 Estimate			
Total Population	25,738	197,843	357,209
2020 Census			
Total Population	26,164	199,560	359,840
2010 Census			
Total Population	25,695	198,600	358,402
Daytime Population			
2024 Estimate	15,828	176,202	375,136

	Households by Income		
	1 Mile	3 Miles	5 Miles
2019 Estimate			
\$200,000 or More	19.8%	13.7%	14.6%
\$150,000 - \$199,000	11.9%	9.2%	9.7%
\$100,000 - \$149,000	24.1%	18.0%	17.6%
\$75,000 - \$99,999	14.0%	13.4%	12.8%
\$50,000 - \$74,999	12.2%	15.5%	15.0%
\$35,000 - \$49,999	6.1%	9.1%	9.1%
\$25,000 - \$34,999	3.4%	6.6%	6.8%
\$15,000 - \$24,999	3.8%	6.2%	6.0%
Under \$15,000	4.7%	8.2%	8.3%
Average Household Income	\$141,692	\$109,650	\$114,022
Median Household Income	\$117,681	\$87,254	\$92,154
Per Capita Income	\$74,348	\$50,308	\$47,902

	Households		
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	13,755	88,535	149,395
2024 Estimate			
Total Households	13,676	87,695	147,707
Average (Mean) Household Size	1.9	2.3	2.5
2020 Census			
Total Households	13,568	86,557	145,398
2010 Census			
Total Households	13,581	84,199	140,378

	Population Profile		
	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	25,738	197,843	357,209
Under 20	13.8%	19.1%	21.2%
20 to 34 Years	24.0%	25.9%	23.4%
35 to 39 Years	8.8%	8.0%	7.5%
40 to 49 Years	13.8%	12.6%	12.8%
50 to 64 Years	21.7%	19.0%	19.1%
Age 65+	17.9%	15.4%	16.0%
Median Age	43.0	40.0	40.0

4716 2ND STREET

EXCLUSIVELY LISTED BY

MARTIN PORTER

Director - Investments

South Bay Office

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CITYOLOGY

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