



BELMONT SHORE

4923 E 2nd St, Long Beach, CA 90803

FOR LEASE

The Property

Located along the vibrant East 2nd Street corridor in Belmont Shore the property offers exceptional visibility, steady pedestrian traffic, and a highly curated mix of national brands, local boutiques, restaurants, and wellness concepts.

4923 E 2nd St, Long Beach
1,498 Sq Ft



The Area

Belmont Shore is one of Southern California's most sought after coastal neighborhoods. The dynamic retail district attracts residents and visitors alike with its walkable streets, outdoor dining, boutique shopping, and year-round coastal lifestyle.

COMMERCIAL WEST BROKERAGE
Doug Wombacher, LIC# 1424025 | Matt Berry, LIC# 2134414
(949) 723-7300 | mberry@commercialwest.com



FOR LEASE

4923 E 2ND STREET

- 1,498 SF retail space
- Prime frontage along East 2nd Street
- Excellent foot traffic and visibility
- Located at the corner of E 2nd and Argonne Ave
- Next to popular Stereoscope
- Immediate availability





NEIGHBORHOOD

With its unique blend of affluent demographics, coastal lifestyle, and destination shopping, Belmont Shore is one of the strongest neighborhood retail markets in Southern California.

NEARBY

- Trader Joe's
- Whole Foods Market
- Starbucks
- Nick's on 2nd
- Philz Coffee

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BY THE NUMBERS

4923 E 2nd St, Long Beach, CA 90803



	1 mile	3 mile	5 mile
Population	25,382	189,763	349,273
Median Age	43.6	38.9	39.3
Total Daytime Population	19,217	157,954	353,936
Daytime Population: Workers	9,140	69,546	183,663
Daytime Population: Residents	10,077	88,408	170,273
Average Household Income	\$157,775	\$127,160	\$130,380
Median Household Income	\$117,174	\$90,896	\$92,406
Per Capita Income	\$83,970	\$57,869	\$55,272

