

FOR LEASE: RETAIL/OFFICE PROPERTY

2533-2535
EAST BROADWAY
LONG BEACH, CALIFORNIA 90803

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COLDWELL BANKER
COMMERCIAL
BLAIR



2533-2535 E. BROADWAY,

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 3



AVAILABLE:

SUITE 2533 1,050 SF

SUITE 2535: 1,100 SF

RATE: \$2.60 PSF Mod. Gross

ZONING: LBCNP

PARKING: Street Parking

HIGHLIGHTS

- Prime E. Broadway location with exceptional visibility and high traffic exposure
- Excellent storefront signage opportunity
- Surrounded by thriving restaurants, cafés, retail, and neighborhood amenities
- Minutes from Downtown Long Beach, Belmont Shore, and the beach
- Ideal for retail, office, medical, beauty, or professional service uses (subject to zoning)

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present 2533–2535 E. Broadway, Long Beach, CA, a prime retail/office leasing opportunity located along one of Long Beach’s most vibrant commercial corridors. The property offers two available suites of approximately 1,050 SF and 1,100 SF, which may be leased individually or combined to create a contiguous 2,150 SF space. Each suite features its own private restroom, excellent street frontage, prominent storefront signage, and outstanding visibility along highly traveled E. Broadway, making it well suited for a variety of retail, service-oriented, medical, beauty, or professional office users. The property is surrounded by a diverse mix of established businesses, including a neighboring flower shop, popular restaurants, cafés, coffee shops, boutiques, salons, fitness studios, and professional service providers, creating a vibrant environment that attracts consistent pedestrian and vehicle traffic. Positioned just minutes from Downtown Long Beach, Belmont Shore, and the beach, the property offers exceptional accessibility within a densely populated trade area, providing businesses with outstanding exposure and a strong local customer base.

ZONING

Neighborhood Commercial Zoning Districts. The Neighborhood Commercial Zoning District includes neighborhood-serving centers and corridors that provide small scale, low-intensity uses to meet the daily retail and service needs of surrounding residents. Uses and the scale of development shall be compatible with surrounding residential neighborhoods and shall be designed to promote pedestrian and bicycle access. Scale is determined by the size of adjoining residential uses, the commercial lot size and the commercial street width. Special scale restrictions apply in these districts. The Neighborhood Pedestrian (CNP) District is oriented towards serving pedestrians and encouraging pedestrian activity by locating buildings along the primary street frontage and parking behind the buildings.

2533-2535

EAST BROADWAY

LONG BEACH, CALIFORNIA 90803

BUSINESS DISTRICT

Located in the heart of Long Beach's vibrant Broadway Corridor, 2533-2535 E. Broadway is surrounded by a diverse collection of popular restaurants, cafés, coffee shops, specialty retailers, salons, wellness businesses, professional offices, and neighborhood services, creating a lively destination for both residents and visitors. The property is just minutes from Downtown Long Beach, Belmont Shore, and the waterfront, benefiting from a dense residential population and consistent pedestrian and vehicle traffic. With convenient access to Pacific Coast Highway (SR-1), Interstate 710, and other major thoroughfares, the location offers excellent connectivity throughout Long Beach, the South Bay, Orange County, and the greater Los Angeles area, making it an ideal setting for businesses seeking visibility, accessibility, and long-term growth.



2533-2535 E. BROADWAY

PROPERTY PHOTOS



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2533-2535 E. BROADWAY

PROPERTY PHOTOS



2533-2535 E. BROADWAY

DEMOGRAPHICS

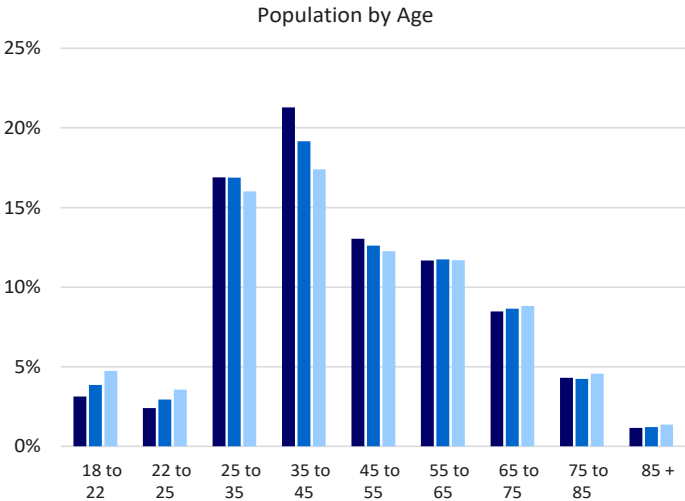
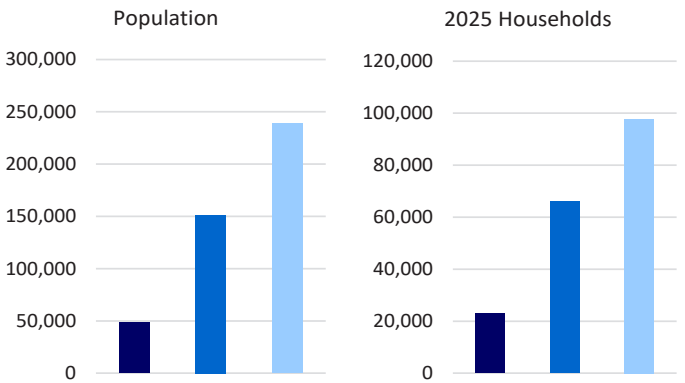
Address 2533 East Broadway



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	48,736	---	151,248	---	238,762	---
2030 Projected Population	49,489	---	153,857	---	242,507	---
Pop Growth (%)	1.5%	---	1.7%	---	1.6%	---
2025 Households	22,969	---	65,955	---	97,783	---
2030 Projected Households	23,345	---	67,300	---	99,550	---
HH Growth (%)	1.6%	---	2.0%	---	1.8%	---
Census Year						
2010 Population	49,653	---	153,227	---	244,164	---
2020 Population	49,539	---	153,150	---	241,862	---
Pop Growth (%)	-0.2%	---	-0.1%	---	-0.9%	---
2010 Households	22,839	---	63,580	---	94,370	---
2020 Households	23,358	---	66,590	---	98,791	---
HH Growth (%)	2.3%	---	4.7%	---	4.7%	---
Total Population by Age						
Average Age (2025)	40.0		39.5		39.4	
Children (2025)						
0 - 4 Years	3,601		10,475		15,441	
5 - 9 Years	1,952		6,739		11,323	
10-13 Years	1,592		5,518		9,257	
14-17 Years	1,470		5,619		10,780	
Adults (2025)						
18 to 22	1,523	3.1%	5,827	3.9%	11,326	4.7%
22 to 25	1,166	2.4%	4,438	2.9%	8,489	3.6%
25 to 35	8,231	16.9%	25,515	16.9%	38,218	16.0%
35 to 45	10,371	21.3%	28,979	19.2%	41,552	17.4%
45 to 55	6,355	13.0%	19,063	12.6%	29,278	12.3%
55 to 65	5,690	11.7%	17,755	11.7%	27,917	11.7%
65 to 75	4,127	8.5%	13,084	8.7%	21,055	8.8%
75 to 85	2,094	4.3%	6,401	4.2%	10,881	4.6%
85 +	563	1.2%	1,836	1.2%	3,246	1.4%



2533-2535 E. BROADWAY

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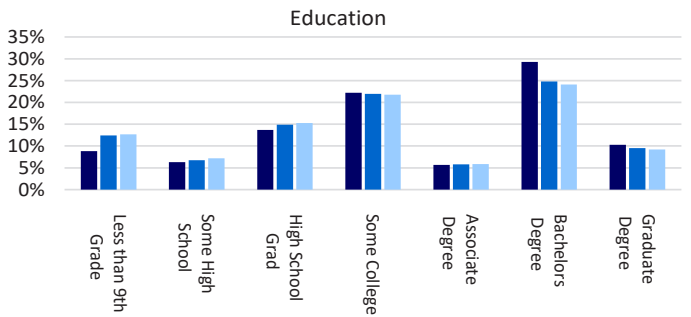
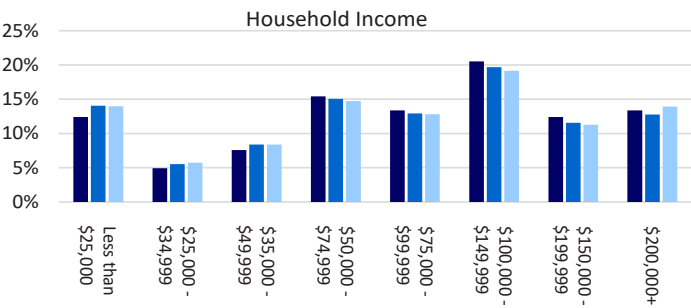
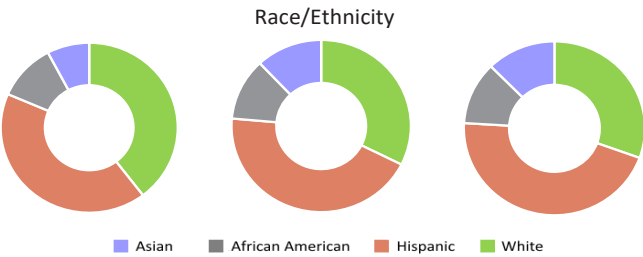
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Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	18,138	37.2%	46,154	30.5%	68,938	28.9%
Hispanic	19,161	39.3%	62,723	41.5%	102,591	43.0%
Black	4,949	10.2%	16,547	10.9%	26,342	11.0%
Asian	3,533	7.3%	17,089	11.3%	27,923	11.7%
Language at Home (2025)						
Spanish	12,008	26.6%	45,936	32.6%	75,012	33.6%
Asian Language	1,457	3.2%	8,539	6.1%	14,026	6.3%
Ancestry (2025)						
American Indian (ancestry)	162	0.3%	494	0.3%	648	0.3%
Hawaiin (ancestry)	164	0.3%	632	0.4%	1,056	0.4%
Household Income (2025)						
Per Capita Income	\$54,143	---	\$49,516	---	\$48,588	---
Average HH Income	\$114,882	---	\$113,549	---	\$118,640	---
Median HH Income	\$92,683	---	\$87,729	---	\$88,337	---
Less than \$25,000	2,847	12.4%	9,268	14.1%	13,660	14.0%
\$25,000 - \$34,999	1,130	4.9%	3,645	5.5%	5,598	5.7%
\$35,000 - \$49,999	1,742	7.6%	5,535	8.4%	8,196	8.4%
\$50,000 - \$74,999	3,544	15.4%	9,926	15.0%	14,417	14.7%
\$75,000 - \$99,999	3,074	13.4%	8,537	12.9%	12,530	12.8%
\$100,000 - \$149,999	4,713	20.5%	12,984	19.7%	18,714	19.1%
\$150,000 - \$199,999	2,848	12.4%	7,636	11.6%	11,037	11.3%
\$200,000+	3,070	13.4%	8,424	12.8%	13,631	13.9%
Education (2025)						
Less than 9th Grade	3,296	8.8%	14,007	12.4%	21,839	12.7%
Some High School	2,354	6.3%	7,577	6.7%	12,386	7.2%
High School Grad	5,119	13.7%	16,747	14.9%	26,219	15.2%
Some College	8,319	22.2%	24,710	21.9%	37,425	21.7%
Associate Degree	2,129	5.7%	6,499	5.8%	10,117	5.9%
Bachelors Degree	10,953	29.3%	27,903	24.8%	41,443	24.1%
Graduate Degree	3,835	10.2%	10,712	9.5%	15,839	9.2%



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Family Structure (2025)	9,399		30,554		49,559	
Single - Male	759	8.1%	2,651	8.7%	3,855	7.8%
Single - Female	1,239	13.2%	3,934	12.9%	6,316	12.7%
Single Parent - Male	678	7.2%	2,029	6.6%	3,087	6.2%
Single Parent - Female	859	9.1%	3,692	12.1%	6,356	12.8%
Married w/ Children	2,038	21.7%	6,362	20.8%	10,416	21.0%
Married w/out Children	3,826	40.7%	11,887	38.9%	19,529	39.4%
Household Size (2025)						
1 Person	9,357	40.7%	25,303	38.4%	34,535	35.3%
2 Persons	7,841	34.1%	21,168	32.1%	30,622	31.3%
3 Persons	2,697	11.7%	8,337	12.6%	13,263	13.6%
4 Persons	1,646	7.2%	5,703	8.6%	9,687	9.9%
5+ Persons	1,428	6.2%	5,443	8.3%	9,677	9.9%
Home Ownership (2025)	22,969		65,955		97,783	
Owners	5,305	23.1%	16,000	24.3%	28,167	28.8%
Renters	17,664	76.9%	49,956	75.7%	69,616	71.2%
Components of Change (2025)						
Births	549	1.1%	1,674	1.1%	2,580	1.1%
Deaths	245	0.5%	765	0.5%	1,279	0.5%
Migration	-243	-0.5%	-543	-0.4%	-569	-0.2%
Unemployment Rate (2025)	5.2%		5.4%		5.5%	
Employment, Pop 16+ (2025)	40,844		125,712		197,440	
Armed Services	86	0.2%	229	0.2%	319	0.2%
Civilian	30,180	73.9%	90,249	71.8%	136,068	68.9%
Employed	28,609	70.0%	85,462	68.0%	128,666	65.2%
Unemployed	1,571	3.8%	4,787	3.8%	7,402	3.7%
Not in Labor Force	10,663	26.1%	35,462	28.2%	61,372	31.1%
Businesses						
Establishments	1,455	---	6,795	---	11,678	---
Employees (FTEs)	7,670	---	50,293	---	95,467	---

