

FOR LEASE

Brand New Redevelopment in the Best Neighborhood in Long Beach



5470 E 2ND ST
NAPLES ISLAND

**SPACE C
AVAILABLE**

**SPACE B
AVAILABLE**

**SPACE A
AVAILABLE**

2ND STREET

SIENA DRIVE

Ideal for High-end Neighborhood
Tenants such as Medical, Wellness,
Fitness, Pet Store, Dentist,
Boutique Grocers and F&B Tenants

BILL DURSLAG
+1 213 613 3106
bill.durslag@cbre.com

TONY ITKIN
+1 805 338 8454
tony.itkin@cbre.com

CBRE

THE OFFERING



Brand New Flagship Opportunity at the Entrance to Naples Island



Strong Visibility and Prominent Signage Opportunities



Restaurant Infrastructure in Place



Premier Retail Corridor in Long Beach: Naples Island / Belmont Shore



42,000 VPD on 2nd St



Convenient Access to PCH, I-405, I-605, and CA-22

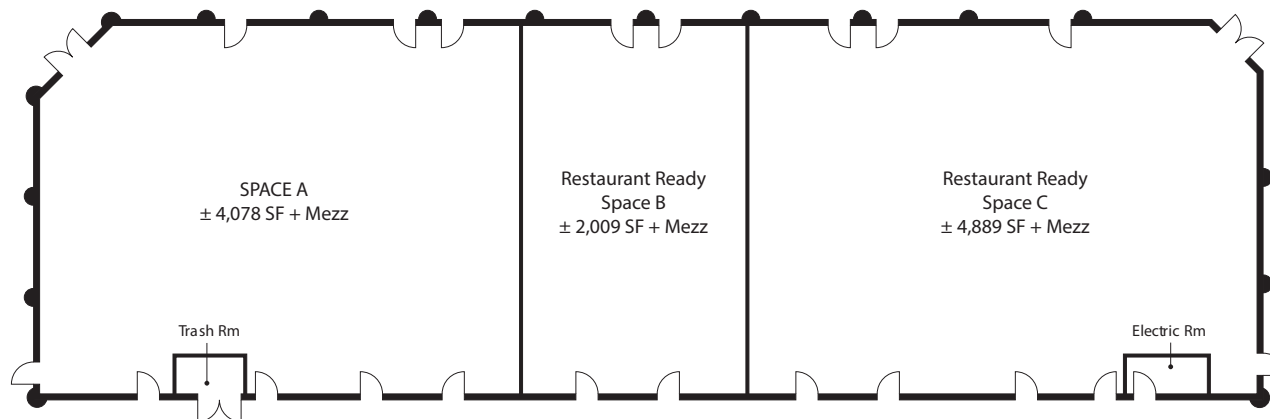


Surface Parking Lot with 20 Stalls



Space A B and C (Restaurant Ready for B and C)

FLOOR PLAN





Port of Long Beach

Downtown Long Beach

Alamitos Heights

Belmont Shore 2nd Street

SPACE A AVAILABLE

SPACE B AVAILABLE

SPACE C AVAILABLE

2ND STREET ± 42,000 VPD



Port of Long Beach

SPACE A AVAILABLE

SPACE B AVAILABLE

SPACE C AVAILABLE

± 42,000 VPD

2ND STREET

VENETIA DRIVE

STOP

STOP



Alamitos Heights

Signal Hill

Long Beach Airport

SPACE A AVAILABLE

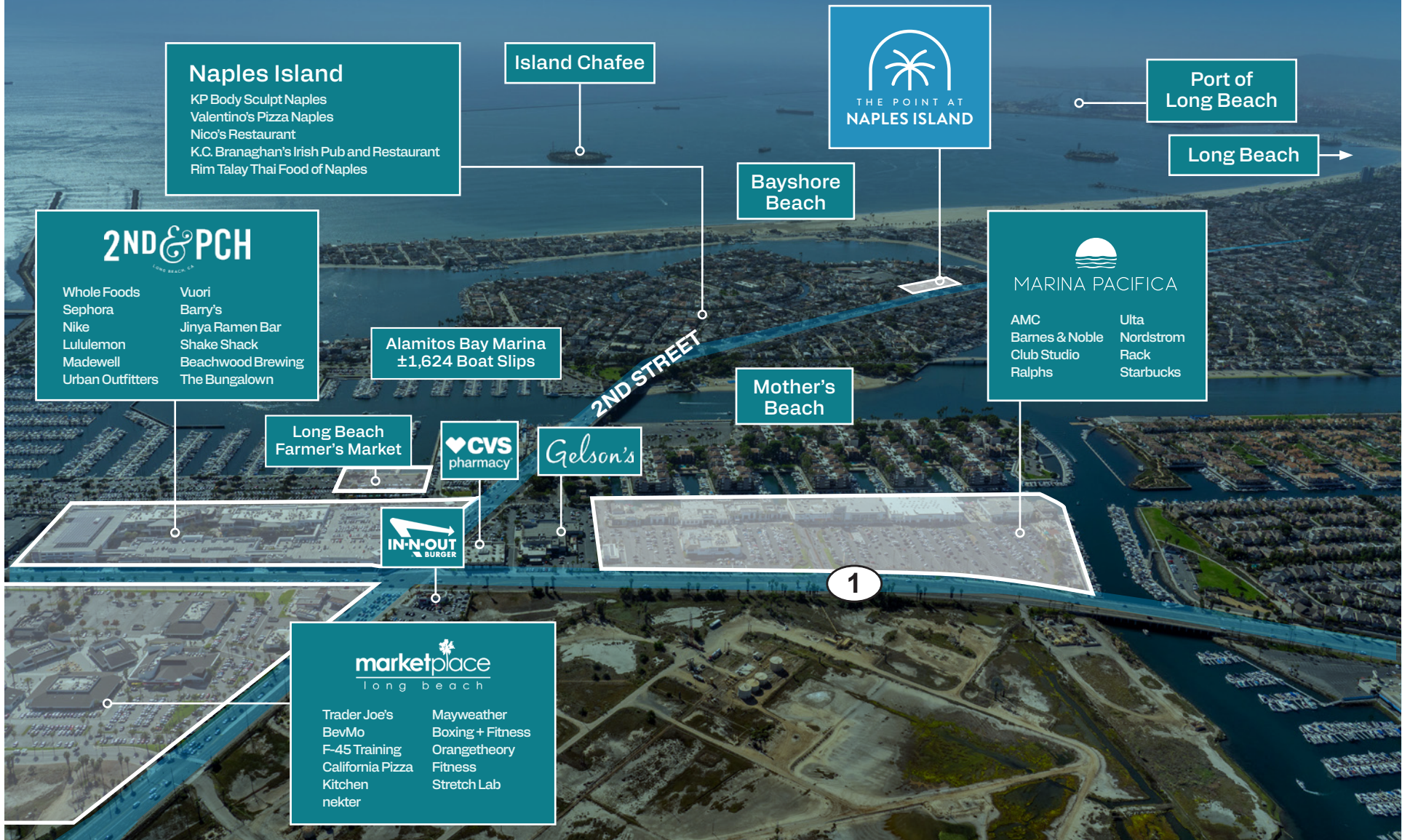
SPACE B AVAILABLE

SPACE C AVAILABLE

P Exclusive Parking

2ND STREET

LOCAL AMENITIES: A BIRD'S-EYE VIEW



NAPLES ISLAND DEMOGRAPHICS



±9,497 SF FREE-STANDING ANCHOR SPACE ON NAPLES ISLAND



Average Net Worth
\$3,612,898

Naples island residents are professional that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well connected and well educated consumers—avid readers and moviegoers, environmentally active and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily. Residents fill their weekends and evenings with dinners parties, opera, classical music concerts, and shopping



Median Age
43

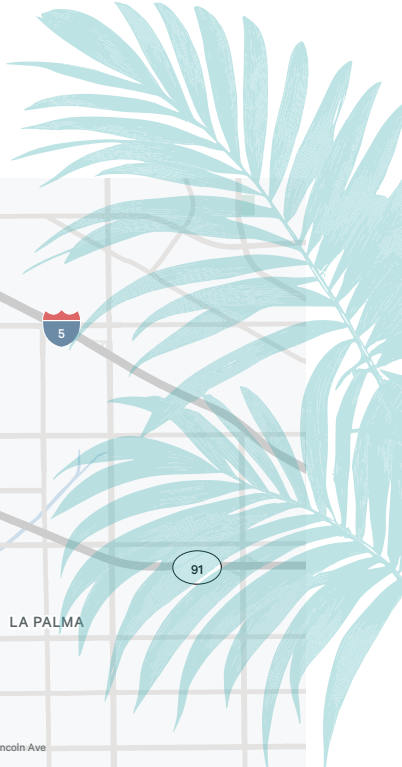


Average HH
Income
\$200,919



Average Home
Value
\$2,450,000

AREA MAP





5470 E 2ND ST
NAPLES ISLAND

SPACE C
AVAILABLE

SPACE B
AVAILABLE

SPACE A
AVAILABLE

For more information, please contact:

BILL DURSLAG
Senior Vice President
Lic. 00498427
+1 213 613 3106
bill.durslag@cbre.com

TONY ITKIN
Sales Assistant
Lic. 02239147
+1 805 338 8454
tony.itkin@cbre.com



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