

FOR LEASE

5657 *Atlantic Ave*

LONG BEACH · CALIFORNIA 90805 · UPTOWN BUSINESS DISTRICT

PASHA DARVISHIAN

(949) 396-1075 · DRE #01397162

JAFET POLANCO

(562) 900-6791 · DRE #01989599

darvishiangroup.com

Property Overview

A turnkey retail & service storefront on one of North Long Beach's busiest corridors.

Suite 5657 offers high-visibility frontage on Atlantic Avenue with an open, improved interior ready for neighborhood retail, food, or owner-operated service use. The space sits within the Uptown Business Improvement District, which funds security patrols, maintenance, graffiti removal, beautification, and community events that drive consistent foot traffic. Flexible MU-2A zoning supports a wide range of commercial uses, and the building's recently refreshed façade gives tenants a clean, modern presence on the street.

PROPERTY HIGHLIGHTS

- ◆ **Prime frontage** — high-visibility position directly on Atlantic Avenue
- ◆ **Improved & turnkey** — open floor plan with existing food-prep / wash build-out and ADA restroom
- ◆ **Zoning flexibility** — MU-2A permits a broad mix of commercial & service uses
- ◆ **BID benefits** — security, maintenance, graffiti removal & local events
- ◆ **Walkable corridor** — minutes from shopping, schools, transit & LB City College
- ◆ **Strong neighbors** — CVS, Jack in the Box, Northgate Market, Super Mex, Metro by T-Mobile

ASKING RATE

\$2.50 / SF / MO

TRIPLE NET (NNN)

\$2,742.50 / MONTH

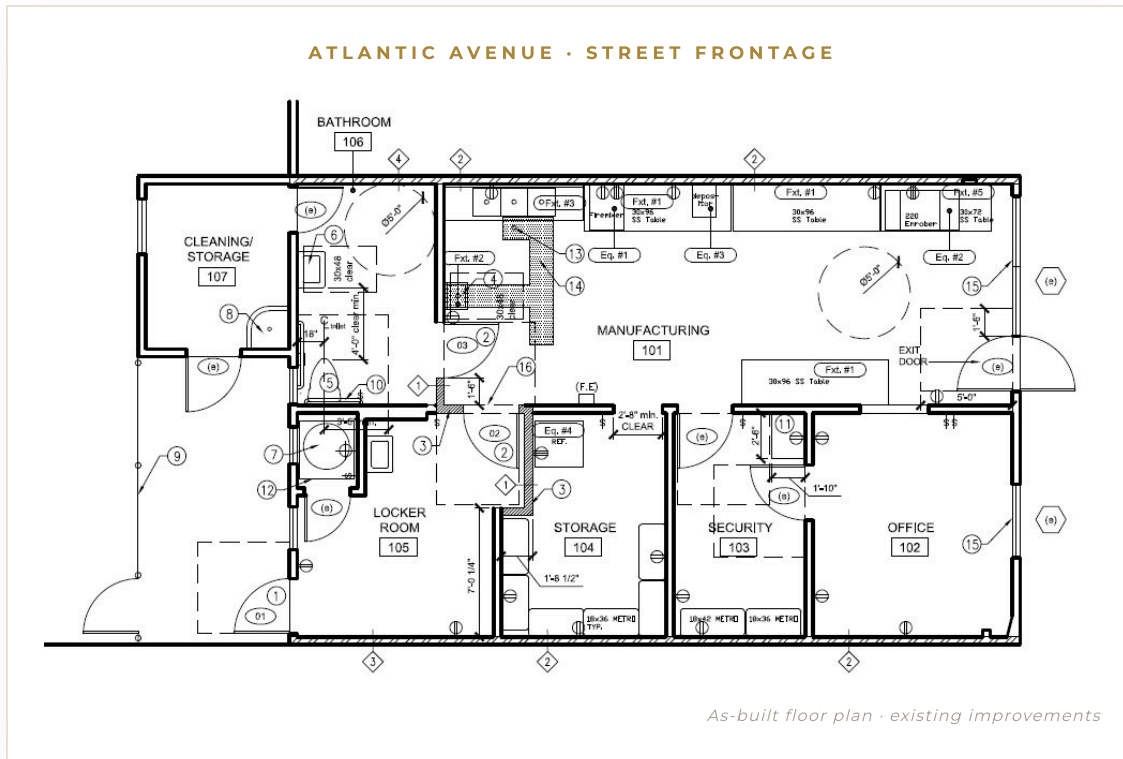
1,097 SF × \$2.50/SF · PLUS NNN

ADDRESS	5657 Atlantic Ave
CITY	Long Beach, CA 90805
UNIT	Suite 5657
APPROX. SIZE	1,097 SF
ZONING	MU-2A (Mixed-Use)
PROPERTY TYPE	Retail / Office
DISTRICT	Uptown BID
AVAILABILITY	Immediate

UPTOWN BUSINESS IMPROVEMENT DISTRICT

Enhanced security, regular maintenance, beautification and increased foot traffic driven by community events and local business support programs. uptownlongbeach.com

Floor Plan



Suite 5657

1,097 SF · ±48' ATLANTIC AVENUE FRONTAGE

An open production / retail floor across the full street frontage, supported by a rear row of back-of-house rooms — including an ADA restroom, break/locker room, storage, and two private offices.

EXISTING IMPROVEMENTS

- ◆ Open, flexible front floor with storefront glazing
- ◆ Food-prep / wash build-out: 3-compartment sink, hand-wash & mop sinks
- ◆ ADA-compliant restroom
- ◆ Two private offices + secured back room
- ◆ Dedicated storage & break / locker room
- ◆ Front entry + rear exit

As-built architectural floor plan reflecting existing improvements. Dimensions and square footage are approximate and to be verified by tenant.

A Concept for *Suite 5657*

ARTIST'S CONCEPT RENDERING



Imagine the corner reactivated. The improved storefront lends itself to a café, refreshería, or boutique neighborhood retailer — order window, sidewalk seating and warm signage drawing the Atlantic Avenue foot traffic. A turnkey canvas for an owner-operator's vision.

Rendering shown for illustrative purposes only - not a representation of current condition

THE POSSIBILITIES

Concept Interiors

ARTIST'S CONCEPT RENDERINGS · MU-2A FLEXIBILITY



Aguas Frescas & Paletería
REFRESQUERÍA · GRAB-AND-GO



Specialty Coffee House
CAFÉ · BAKERY



Gelato & Dessert Bar
SWEETS · WALK-UP COUNTER



Boutique & Apothecary
CURATED RETAIL · SERVICE

Renderings illustrate potential uses permitted under MU-2A zoning. Shown for illustrative purposes only.

Location & Demographics

POPULATION & INCOME

	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Estimate	75,949	234,369	403,864
2029 Projection	74,485	227,598	391,198
HOUSEHOLD INCOME			
Median Income	\$54,705	\$63,479	\$71,260
Average Income	\$72,454	\$83,898	\$94,950
TENURE			
Owner Occupied	17.4%	25.4%	36.8%
Renter Occupied	82.6%	74.6%	63.2%

75,949

POP · 1 MILE

234K

POP · 3 MILE

404K

POP · 5 MILE

LOCATION ADVANTAGES

- ◆ Hard-corner exposure on Atlantic Avenue, a primary North Long Beach retail & commuter corridor
- ◆ Walking distance to Long Beach City College & the Michelle Obama Neighborhood Library
- ◆ Directly north of **KB Home “Rhythm”** — a new for-sale townhome community at Atlantic Ave & 59th St, bringing new rooftops & daytime/evening demand
- ◆ Dense, renter-heavy trade area with strong daytime & evening foot traffic

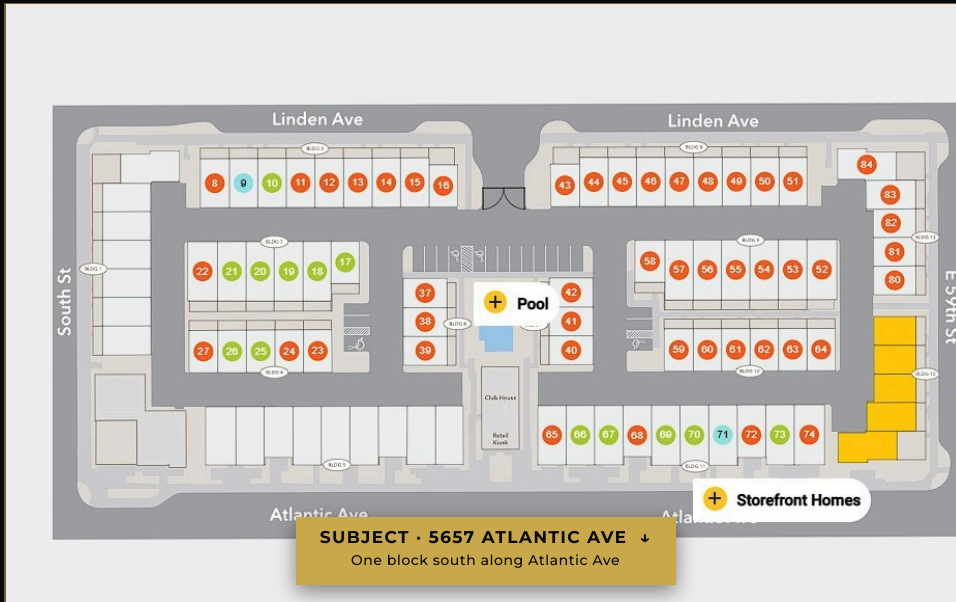
SURROUNDING TENANTS

- ◆ CVS Pharmacy
- ◆ Chevron
- ◆ Northgate Market
- ◆ Metro by T-Mobile
- ◆ Jack in the Box
- ◆ KB Home (new)
- ◆ Super Mex Restaurant
- ◆ Chiltepe

NEW DEVELOPMENT · ONE BLOCK NORTH

KB Home “Rhythm”

MASTER-PLANNED TOWNHOMES · FRONTING ATLANTIC AVE



Community site plan — ~84 townhomes plus live/work “storefront homes,” pool, clubhouse & retail kiosk, fronting Atlantic Avenue between South St & E 59th St.

From mid-\$600ks
FOR-SALE TOWNHOMES

Live / Work
STOREFRONT HOMES

2-4 BR
3-STORY · UP TO 2,165 SF

Pool · Clubhouse
EV CHARGING · GUEST PARKING



Why it matters for Suite 5657

~84 new owner households arriving directly up Atlantic Avenue — a built-in, walkable customer base. KB's own plan calls for a retail kiosk and live/work storefronts, and the community is marketed as adjacent to a future café & restaurant. Suite 5657 is the established storefront ready to serve that demand today.

Imagery & community details courtesy of KB Home (Rhythm, 5901 Atlantic Ave). Unit count approximate. Not affiliated with or endorsed by KB Home.

Let's *connect.*

The Darvishian Group guides clients through every step of the commercial real estate journey — investment sales, leasing, 1031 exchanges, and advisory across Southern California. Reach out to tour Suite 5657 or to discuss terms.



Pasha Darvishian

MANAGING MEMBER

(949) 396-1075

pasha@darvishiangroup.com

CA DRE #01397162



Jafet Polanco

LEAD AGENT

(562) 900-6791

jafet@darvishiangroup.com

CA DRE #01989599