



OFFERING MEMORANDUM

4716 2nd Street, Long Beach, California

Marcus & Millichap

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap

ORANGE
COUNTY

GRANADA
BEACH

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SECTION 02
Market Comparables // Pg. 38

SECTION 03
Market Overview // Pg. 58



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

PORT OF LOS ANGELES
& LONG BEACH



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.	
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.

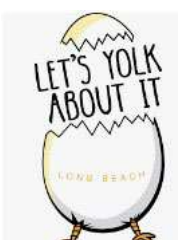
TENANT OVERVIEW

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.

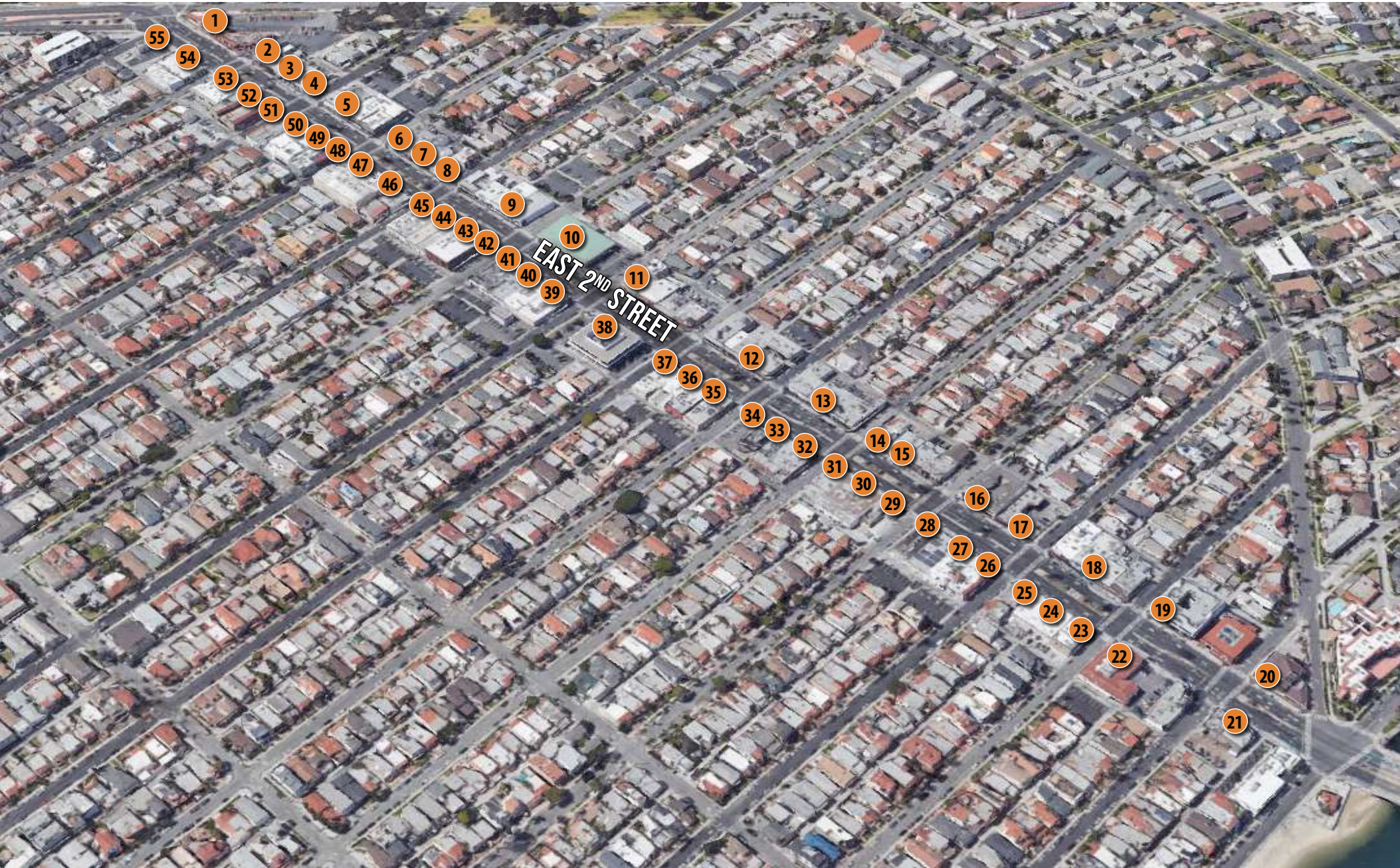


NORTH VIEW



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





BREAKFAST REPUBLIC



L'ANTICA PIZZERIA DA MICHELE



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







As RESTAURANT



EVEREVE



LULULEMON



SEPHORA





SURROUNDING RETAIL
& BUSINESSES



L'OPERA ITALIAN RESTAURANT



555 STEAKHOUSE



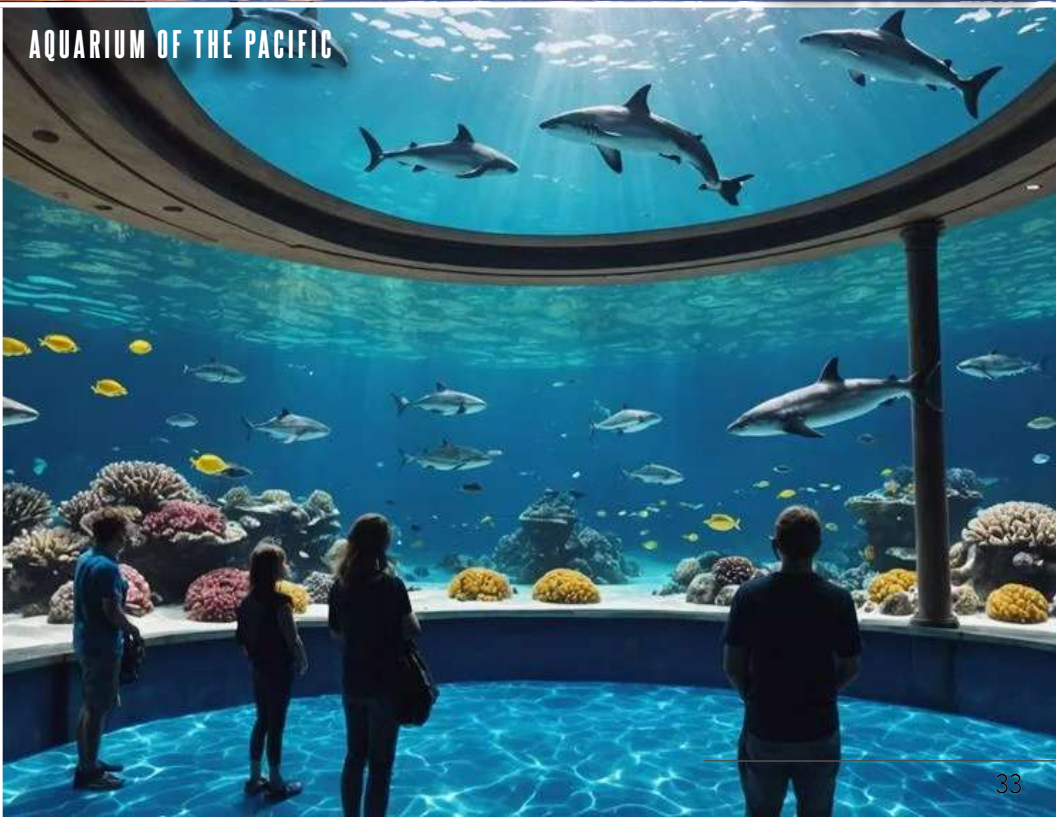
PARKER'S LIGHTHOUSE



LONG BEACH CONVENTION AND ENTERTAINMENT CENTER



KING'S FISH HOUSE



AQUARIUM OF THE PACIFIC



EAST VIEW

CITY METERED
PARKING LOT

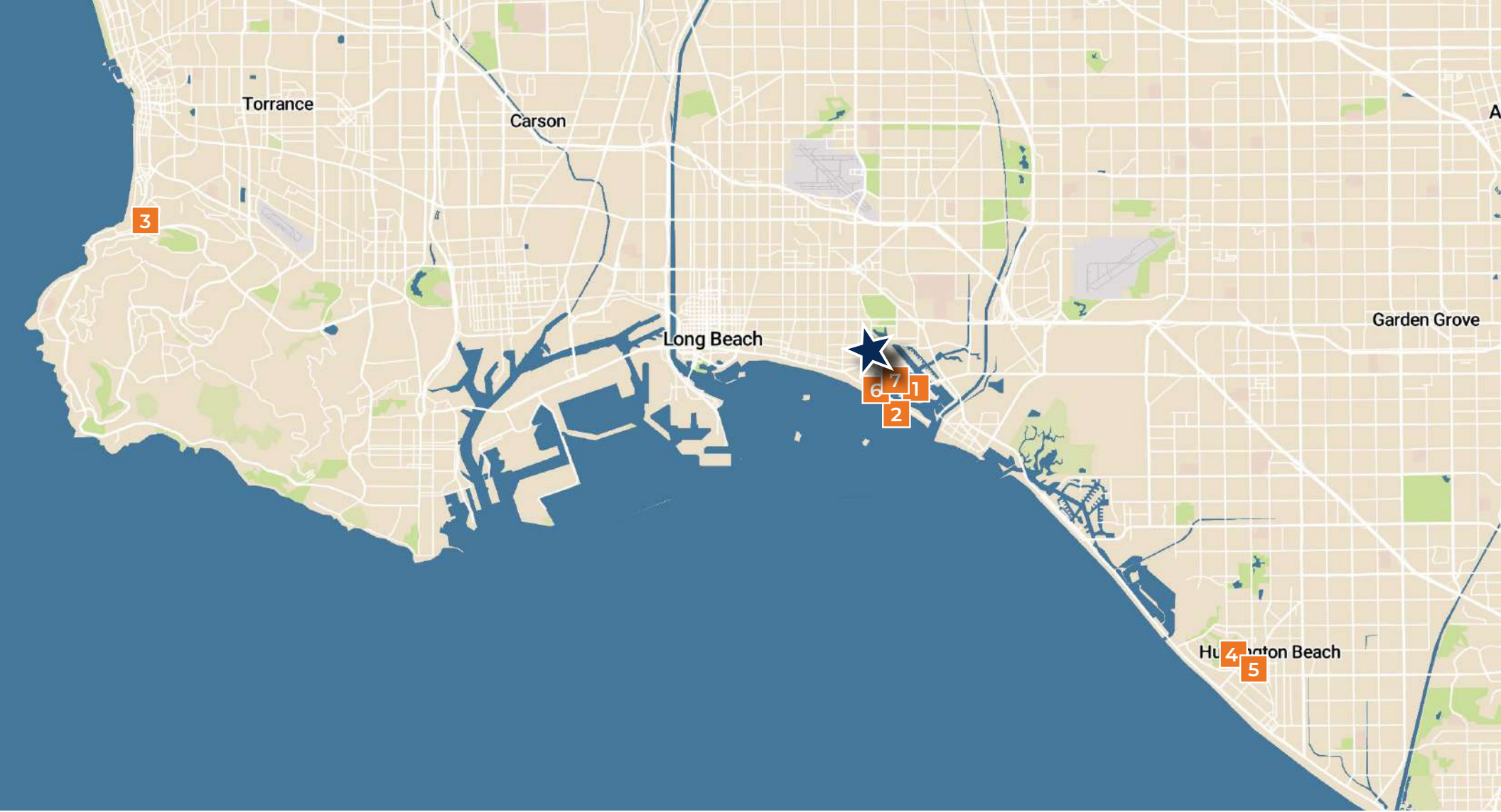


CITY METERED
PARKING LOT



SECTION TWO

MARKET COMPARABLES



SALES
COMPARABLES

- 4716 2nd Street
- 5706 2nd St
- 5354 E 2nd St
- 1010 S Pacific Coast Hwy
- 526 Main St
- 438 Main St
- 5050 2nd St
- 5030 2nd St

SALES COMPARABLES

Property	Sale Price	GROSS SF	Price/SF	Close of Escrow
★ 4716 2 nd Street, Long Beach, CA 90803	Request for Offer	14,788 SF	TBD	TBD
1 5706 2nd St, Long Beach, CA 90803	\$2,650,000	4,669 SF	\$567.57	10/22/2025
2 5354 E 2nd St, Long Beach, CA 90803	\$9,900,000	8,991 SF	\$1,101.10	10/27/2025
3 1010 S Pacific Coast Hwy, Redondo Beach, CA 90277	\$3,500,000	4,404 SF	\$794.73	On Market
4 526 Main St, Huntington Beach, CA 92648-5165	\$3,300,000	5,862 SF	\$562.95	On Market
5 438 Main St, Huntington Beach, CA 92648-8152	\$3,100,000	3,755 SF	\$825.57	On Market
6 5050 2nd St, Long Beach, CA 90853	\$3,750,000	10,536 SF	\$355.92	04/02/2026
7 5030 2nd St, Long Beach, CA 90803	\$2,700,000	6,970 SF	\$387.37	On Market
Averages	\$4,128,571	6,455 SF	\$656.46	--

SALES COMPARABLES



4716 2 nd Street Long Beach, CA 90803	
Offering Price	TBD
Price/SF	TBD
Cap Rate	TBD
Year Built	1923
Gross SF	14,448 SF
Residential SF	5,152 SF
Commercial SF	9,296 SF
Unit Mix	
1 Bed/1 Bath	8
Retail	6



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
Property Type	Mixed-Use

Notes
A +/- 4,669 sq. ft. 2-story mixed-use retail and residential property located on +/- 2,396 sq. ft. of land area with no on-site parking. Zoning: CNP



5354 E 2nd St Long Beach, CA 90803	
Sales Price	\$9,900,000
Gross SF	8,991 SF
Price/SF	\$1,101.10
Close of Escrow	10/27/2025
Year Built/Renovated	1952 / 2026
Property Type	Mixed-Use

Notes
A +/- 8,991 sq. ft. 2-story mixed-use retail and office property located on +/- 13,068 sq. ft. of land area with twenty (20) on-site parking spaces. Zoning: LBCNP. Anchor Tenant: South of Nick's Restaurant. Opening: 06/22/2026.



1010 S Pacific Coast Hwy Redondo Beach, CA 90277	
Sales Price	\$3,500,000
Gross SF	4,404 SF
Price/SF	\$794.73
Close of Escrow	On Market
Year Built/Renovated	1971 / 2020
Property Type	Mixed-Use

Notes
A +/- 4,404 sq. ft. 2-story mixed-use retail and office property located on +/- 5,227 sq. ft. of land area with six (6) on-site parking spaces. Zoning: RBC-2-PD.



526 Main St Huntington Beach, CA 92648	
Sales Price	\$3,300,000
Gross SF	5,862 SF
Price/SF	\$562.95
Close of Escrow	On Market
Year Built	1960
Property Type	Mixed-Use

Notes
A +/- 5,662 sq. ft. 2-story mixed-use retail and residential property located on +/- 5,663 sq. ft. of land area with twelve (12) on-site parking spaces. Zoning: SP.



438 Main St Huntington Beach, CA 92648-8152	
Sales Price	\$3,100,000
Gross SF	3,755 SF
Price/SF	\$825.57
Close of Escrow	On Market
Year Built	2004
Property Type	Mixed-Use

Notes
A +/- 3,755 sq. ft. 2-story mixed-use retail and office property located on +/- 5,663 sq. ft. of land area with twelve (12) on-site parking spaces. Zoning: SP5.

SALES COMPARABLES

SALES COMPARABLES



5050 2nd St Long Beach, CA 90853	
Sales Price	\$3,750,000
Gross SF	10,536 SF
Price/SF	\$355.92
Close of Escrow	04/02/2026
Year Built	1978
Property Type	Mixed-Use

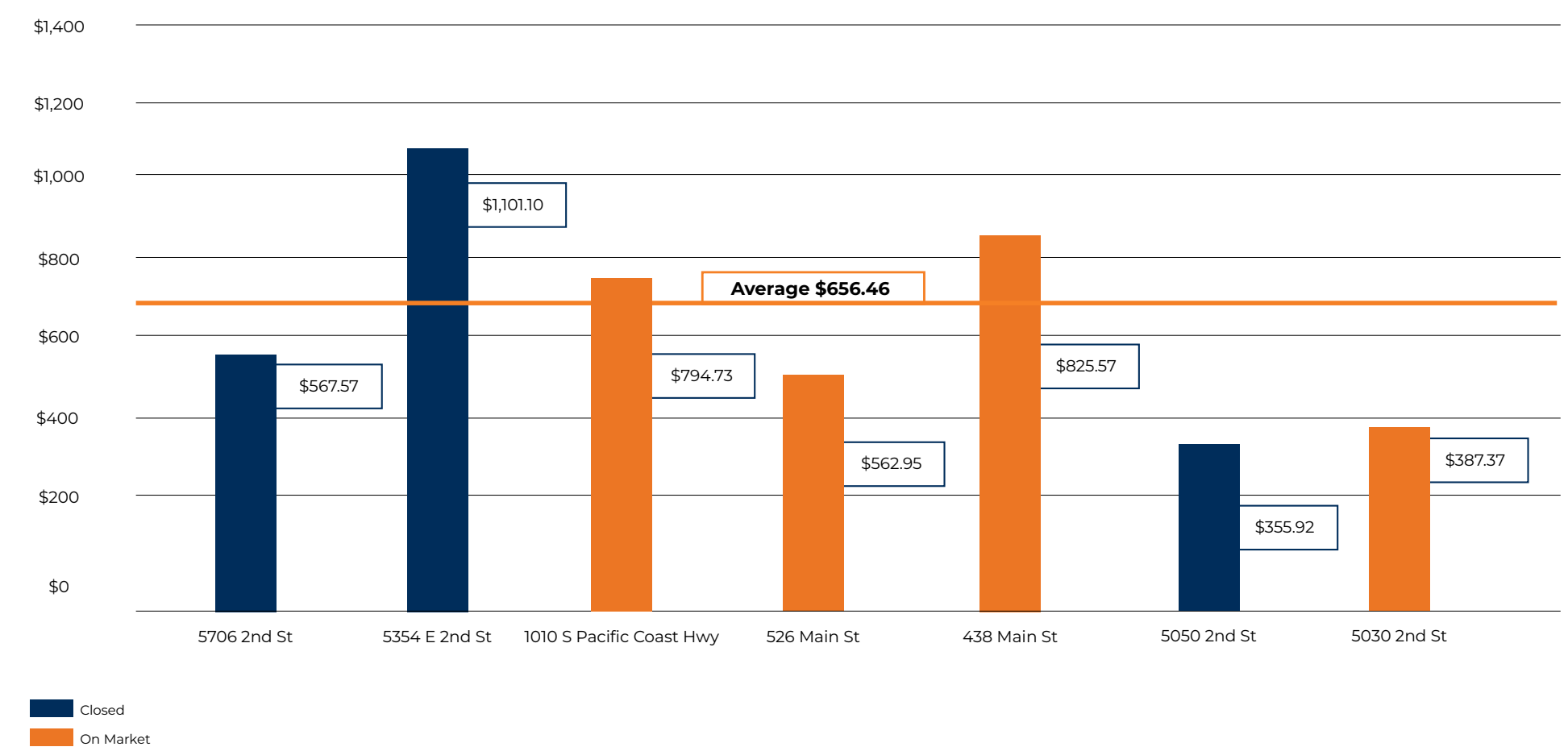
Notes
A +/- 10,503 sq. ft. 2-story mixed-use retail and office property located on +/- 6,970 sq. ft. of land area with no on-site parking spaces. Zoning: LBCNP. Sale included Building Improvements only. Ground Leasehold Interest owned separately.

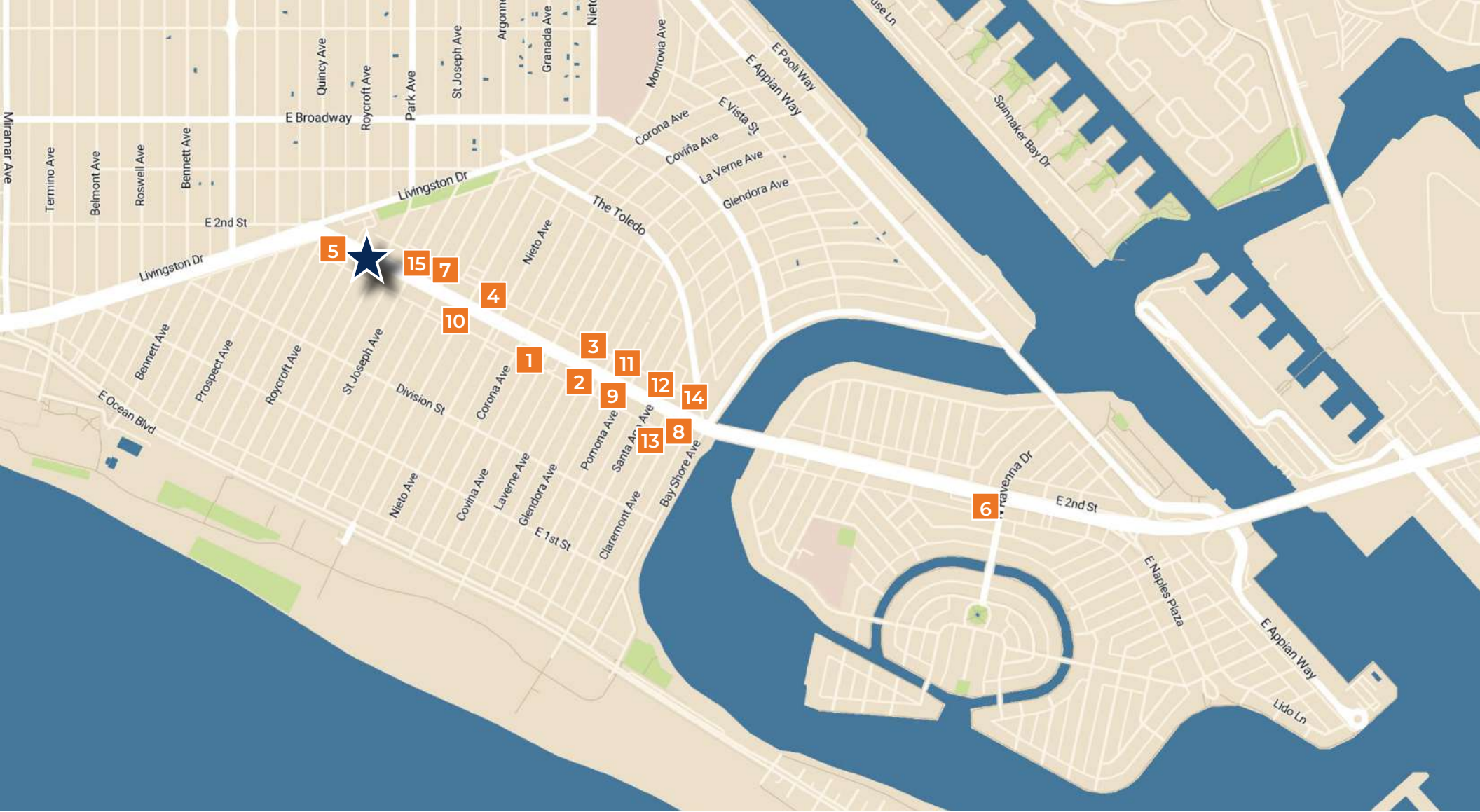


5030 2nd St Long Beach, CA 90803	
Sales Price	\$2,700,000
Gross SF	6,970 SF
Price/SF	\$387.37
Close of Escrow	On Market
Year Built	1978
Property Type	Mixed-Use

Notes
A +/- 10,503 sq. ft. 2-story mixed-use retail and office property located on +/- 6,970 sq. ft. of land area with no on-site parking spaces. Zoning: LBCNP. Ground Leasehold Interest only. Building Improvement owned separately.

SALES COMPARABLES AVERAGE PRICE PER SQUARE FOOT CHART





LEASE
COMPARABLES

★ 4716 2nd Street

1 5242 E 2nd Street

2 5282 E 2nd Street

3 5291 E 2nd St

4 5207 2nd St

5 4608 2nd St

6 5670 2nd St

7 5015 2nd St

8 5368 2nd St

9 5308 2nd St

10 5128 2nd St

11 5305 2nd St

12 5353 2nd St

13 5354 2nd St

14 5375 2nd St

15 4913 2nd St

LEASE COMPARABLES

Property	Gross SF	Rentable SF	# of Units	# of Suites
★ 4716 2nd Street, Long Beach, CA, 90803	14,448 SF	14,448 SF	14	--
1 5242 E 2nd Street, Long Beach, CA 90803	4,085 SF	2,064 SF	--	--
2 5282 E 2nd Street, Long Beach, CA 90803	8,313 SF	2,032 SF	--	--
3 5291 E 2nd St, Long Beach, CA 90803	1,450 SF	1,450 SF	--	--
4 5207 2nd St, Long Beach, CA 90803	4,464 SF	3,520 SF	--	2
5 4608 2nd St, Long Beach, CA 90803	9,057 SF	3,590 SF	4	4
6 5670 2nd St, Long Beach, CA 90803	9,497 SF	9,497 SF	1	1
7 5015 2nd St, Long Beach, CA 90803	4,800 SF	4,800 SF	--	1
8 5368 2nd St, Long Beach, CA 90803	4,196 SF	2,108 SF	--	3
9 5308 2nd St, Long Beach, CA 90803	4,200 SF	2,100 SF	2	2
10 5128 2nd St, Long Beach, CA 90803	9,600 SF	9,600 SF	1	--
11 5305 2nd St, Long Beach, CA 90803	10,319 SF	737 SF	--	--
12 5353 2nd St, Long Beach, CA 90803	10,866 SF	960 SF	--	--
13 5354 2nd St, Long Beach, CA 90803	8,991 SF	5,707 SF	--	2
14 5375 2nd St, Long Beach, CA 90803	4,862 SF	1,345 SF	--	--
15 4913 2nd St, Long Beach, CA 90803	3,163 SF	2,540 SF	--	--
Averages	6,524 SF	3,470 SF	2	--

LEASE COMPARABLES



4716 2nd Street | Long Beach, CA 90803

Property Type	Retail
Gross SF	14,448 SF
Lot Size	0.21 Acres

1



5542 E 2nd Ave | Long Beach, CA 90803

Property Type	Retail
Gross SF	4,085 SF
Lot Size	0.1 Acres

Tenants

Chagee Tea House

Unit Type	Size SF	Rent	Rent/SF
Retail	2,064 SF	\$136,224	\$66.00

Notes

A +/- 4,085 sq. ft. Urban-High Street Retail Building located on +/- 4,356 sq. ft. with no on-site parking. Asking Rent: NNN. Zoning: LBCNP.

2



5282 E 2nd Street | Long Beach, CA 90803

Property Type	Retail
Gross SF	8,313 SF
Lot Size	0.19 Acres

Tenants

Tilly's, BluPrint Home Loans

Unit Type	Size SF	Rent	Rent/SF
Retail	2,032 SF	\$93,878	\$46.20

Notes

A +/- 8,313 sq. ft. Urban-High Street Retail Building located on +/- 8,313 sq. ft. with no on-site parking. Asking Rent: NNN. Zoning: LBCNP.

3



5291 E 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	1,450 SF
Lot Size	0.1 Acres

Tenants

Available

Unit Type	Size SF	Rent	Rent/SF
Retail	1,450 SF	\$91,350	\$63.00

Notes

A +/- 1,450 sq. ft. Urban-High Street Retail Building located on +/- 4,182 sq. ft. with no on-site parking. Asking Rent: NNN. Zoning: LBCNP.

4



5207 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	4,464 SF
Lot Size	4,792 SF

Tenants

Available

Unit Type	Size SF	Rent	Rent/SF
Retail	3,520	\$110,246	\$31.32

Notes

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

5



4608 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	9,057 SF
Lot Size	0.22 Acres

Tenants

Available

Unit Type	Size SF	Rent	Rent/SF
Retail	3,590 SF	\$150,780	\$42.00

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.

LEASE COMPARABLES



5670 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	9,497 SF
Lot Size	0.36 Acres

Tenants Available

Unit Type	Size SF	Rent	Rent/SF
Retail	9,497 SF	\$450,342	\$47.42
Total	9,497 SF	\$450,342	\$47.42

Notes
A +/- 9,497 sq. ft. former Rite Aid Building located on +/- 15,682 sq. ft. on land area with +/- 84 on-site common parking spaces. Zoning: LBCNP. Market Rent: NNN. Confirming Rent. Owner splitting space into 2 units.



5015 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	4,800 SF
Lot Size	0.11 Acres

Tenants Available

Unit Type	Size SF	Rent	Rent/SF
Retail	4,800 SF	\$169,920	\$35.40

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. New Tenant: Twice Threaded.



5368 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	4,196 SF
Lot Size	0.1 Acres

Tenants Available

Unit Type	Size SF	Rent	Rent/SF
Retail	2,108 SF	\$88,536	\$42.00

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.

LEASE COMPARABLES



5308 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	4,200 SF
Lot Size	0.1 Acres

Tenants Available

Unit Type	Size SF	Rent	Rent/SF
Retail	2,100 SF	\$90,000	\$42.86

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. New ease: Modified Gross. Zoning: LBCNP.



5128 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	9,600 SF
Lot Size	0.41 Acres

Tenants Available

Unit Type	Size SF	Rent	Rent/SF
Retail	9,600 SF	\$460,800	\$48.00

Notes
A +/- 9,497 sq. ft. former Rite Aid Building located on +/- 15,682 sq. ft. on land area with +/- 84 on-site parking spaces. Zoning: LBCNP. Market Rent Rate NNN. Confirming Rent Rate. Property Owner splitting space into 2 or 3 units.



5305 2nd St | Long Beach, CA 90803

Property Type	Mixed-Use
Gross SF	10,319 SF
Lot Size	0.19 Acres

Tenants
Tilly's, BluPrint Home Loans

Unit Type	Size SF	Rent	Rent/SF
2nd Level Office	737 SF	\$33,165	\$45.00

Notes
A +/- 10,319 sq. ft. 2-Story Mixed-Use Retail and Office Building located on +/- 8,276 sq. ft. of land area with on-site surface and covered parking spaces. Zoning: LBCNP. Asking Rent: Modified Gross.

LEASE COMPARABLES

12



5353 2nd St | Long Beach, CA 90803

Property Type	Mixed-Use
Gross SF	10,866 SF
Lot Size	0.26 Acres

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
2nd Level Office	960 SF	\$40,320	\$42.00

Notes
A +/- 10,866 sq. ft. 2-Story Mixed-Use Retail and Office Building located on +/- 11,326 sq. ft. of land area with 18 onsite surface parking spaces. Asking Rent: Modified Gross. Zoning: LBCNP.

13



5354 2nd St | Long Beach, CA 90803

Property Type	Retail
Gross SF	8,991 SF
Lot Size	0.3 Acres

Tenants
South Of Nick's

Unit Type	Size SF	Rent	Rent/SF
Restaurant	5,707 SF	\$365,544	\$64.05

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

14



5375 2nd St | Long Beach, CA 90803

Property Type	Mixed-Use
Gross SF	4,862 SF
Lot Size	0.14 Acres

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail/Office	1,345 SF	\$72,630	\$54.00

Notes
A +/- 4,862 sq. ft. 2-Story Office Building located on 6,098 sq. ft of land area with minimal on-site surface and covered parking spaces. Asking Rent: Modified Gross. Zoning: CNP.

15



4913 2nd St | Long Beach, CA 90803

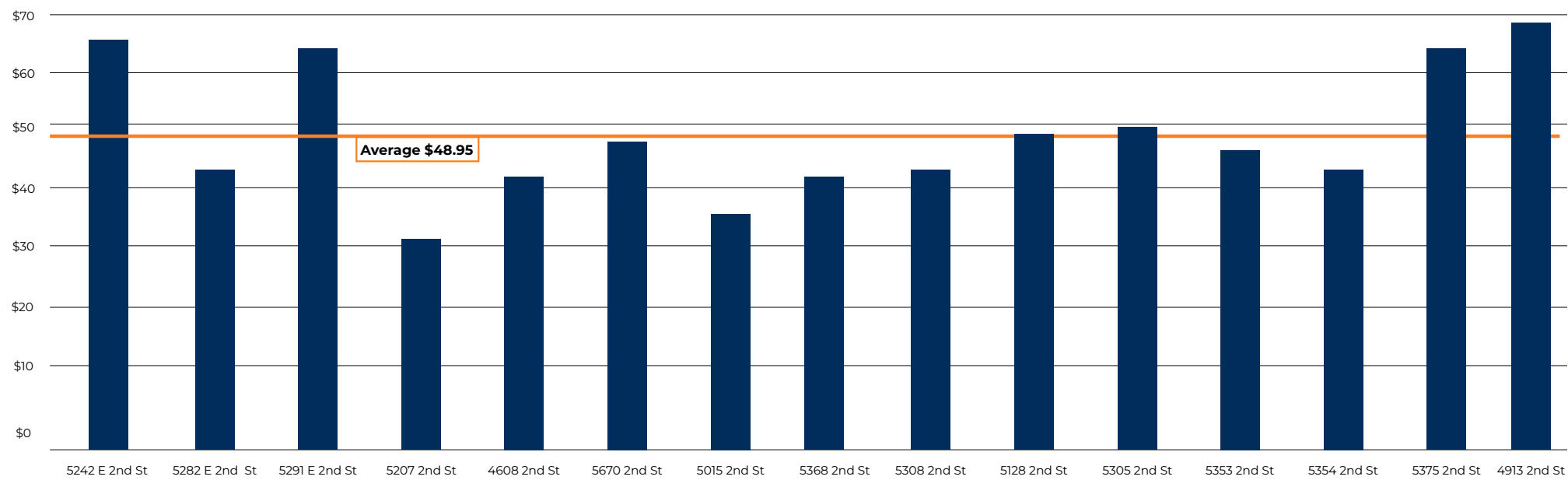
Property Type	Retail
Gross SF	3,163 SF
Lot Size	0.12 Acres

Tenants
Available

Unit Type	Size SF	Rent	Rent/SF
Retail	2,540 SF	\$175,260	\$69.00

Notes
A +/- 3,163 sq. ft. Urban-High Street Retail Building located on +/- 5,035 sq. ft. with three (3) on-site parking. Asking Rent: NNN (Being verified). Zoning: LBCNP.

LEASE COMPARABLES AVERAGE PRICE PER SQUARE FOOT/YEAR CHART



WEST VIEW





SECTION THREE

MARKET OVERVIEW

DOWNTOWN LONG BEACH AREA

Historically known for its status as the preeminent harbor city on the West Coast, Long Beach continues to gain notoriety as an exciting and vibrant waterfront destination. Long Beach is centrally located between Los Angeles and Orange County, making it an ideal location for residents to access both markets, and the city is connected to the region via multiple modes of transportation, including the Metro Blue Line connecting Long Beach to Downtown Los Angeles as well as Southern California's vast freeway network. The seventh largest city in California with a population of over 490,000, Long Beach is home to a diverse and growing labor pool and offers the amenities of a large city within a clean and safe beachfront community. Long Beach's world-class port, prestigious university, unique business market, and unmatched local attractions have made it one of Southern California's most desirable and versatile markets.

DESIRABLE COASTAL COMMUNITY

Long Beach offers high quality of life attributes that attract recent college graduates, young couples, affluent professionals, and corporate executives seeking coastal living proximate to leading corporate concentrations. The city's population has increased 4% since 2010, and it is projected to increase an additional 3.4% in the next five years. Individuals and families seeking a dynamic urban environment are increasingly choosing downtown Long Beach. Downtown Long Beach offers abundant resident-serving amenities and services; is one of the most walkable and bike-friendly neighborhoods in Southern California; enjoys convenient public transit (downtown Long Beach is the southern terminus for the Metro Blue Line light rail corridor connection to downtown Los Angeles) and freeway accessibility; and offers easy beach access.

Market Overview



65k

International City Bank Marathon



180k

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

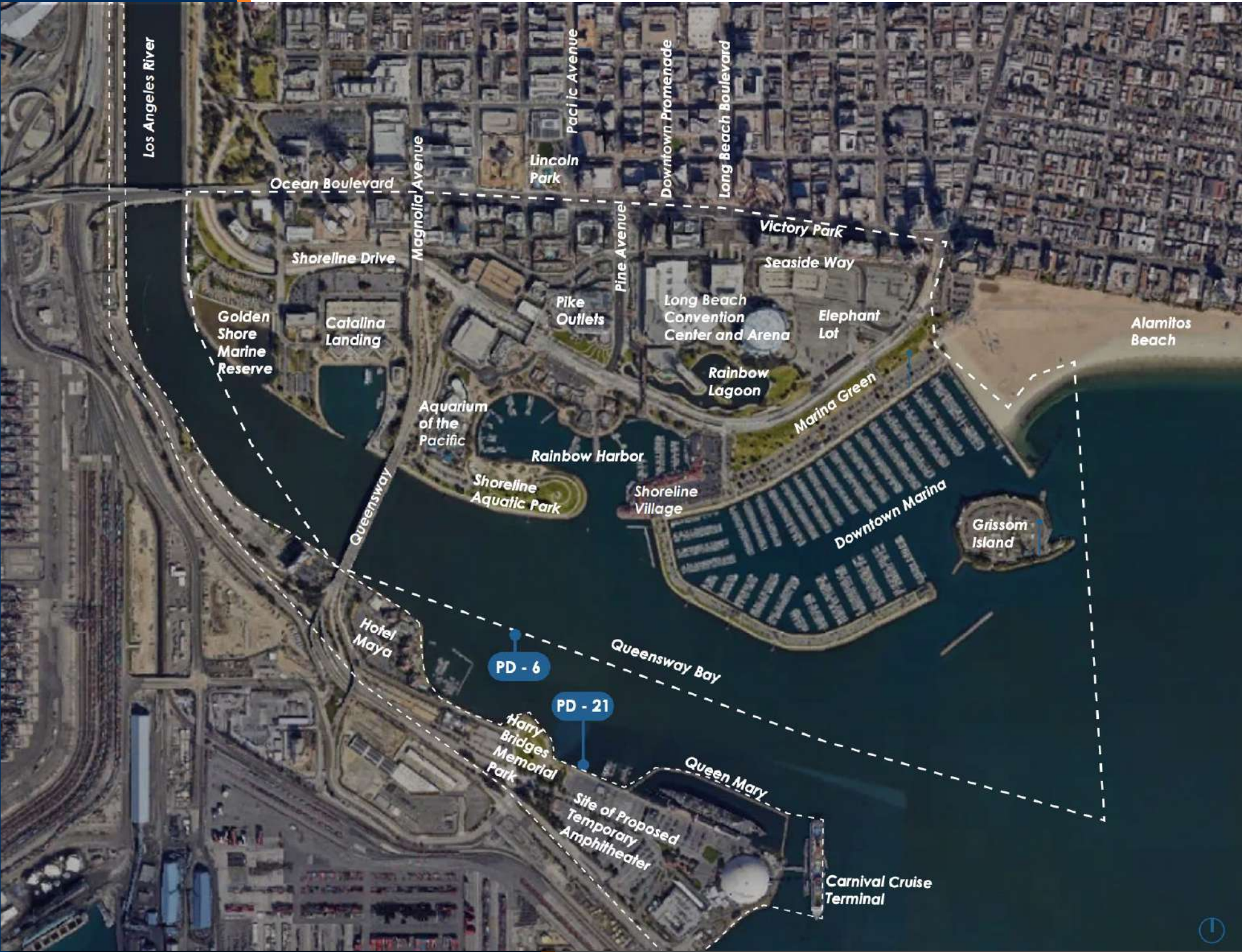
The Downtown Shoreline area serves as the threshold between Downtown Long Beach and the City's waterfront and covers the coastal area south of Ocean Boulevard from Golden Shore Drive to Alamitos Avenue. This area is home to iconic residences, offices, hotels and restaurants set amid the City's convention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



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



2,000
Residential units built within the last 10 years



344k SF
of retail & entertainment space



Over 100
Restaurants in DTLB



\$6.5M
Invested into the Pine Avenue refresh project



1.3M SF
Of ground retail space



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

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

Downtown Long Beach (DTLB) had 33 major projects in the development pipeline totaling approximately 5,000 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

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

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 remained the busiest container port in North America during the first quarter of 2026 despite volume declines from the record-breaking levels seen in 2025. Cargo activity was impacted by tariff uncertainty, changing trade flows, and tougher year-over-year comparisons against an exceptionally strong 2025. According to the San Pedro Bay Ports Long-Term Cargo Forecast, the Port of Long Beach will need to process 20 MILLION TEUs annually in 2050 – essentially doubling the volume of 2025. **\$1.8 BILLION** Pier B On-Dock Rail Support Facility to provide seamless connection to national rail, tripling Long Beach on-dock rail capacity, and reducing rail dwell from 4 days to 24 hours by 2032.

THE PORT OF LONG BEACH FACTS & STATS

In 2026 Q1, the port handled nearly 2,390,225 TEUs (twenty-foot equivalent units).

The Port of Long Beach closed out 2025 by handling a record 9,881,595 twenty-foot equivalent units (TEUs), marking the busiest year in the port's 115-year history. This represented a 2.4% increase over 2024 and was driven heavily by importers frontloading cargo ahead of expected tariffs.

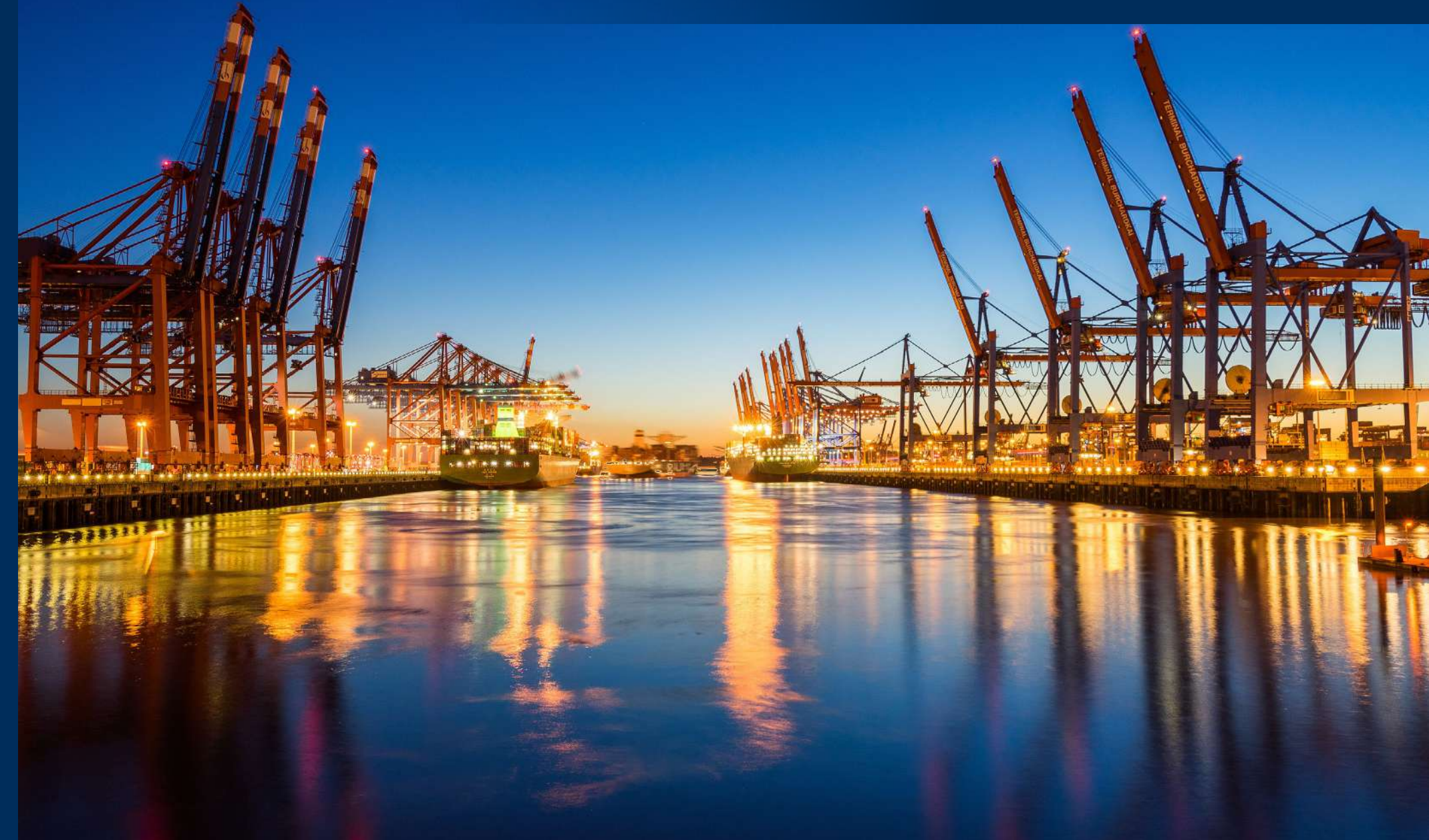
\$309 billion added to U.S. gross domestic product and \$141.2 billion in value contributed to California economy (the world's fourth-largest) with \$84.4 billion a year in local, state and general federal tax revenues

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

The Port of Long Beach provides 543,000 jobs (or 1 in 17) in L.A. and Orange counties and 691,000 jobs (or 1 in 17) in the five-county Southern California region. Over 2.7 million jobs throughout the U.S. are related to Long Beach-generated trade

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





‘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.

DEMOGRAPHIC SNAPSHOT

Population			
	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	26,042	199,148	359,070
2025 Estimate			
Total Population	25,735	197,207	355,421
2020 Census			
Total Population	26,164	199,560	359,840
2010 Census			
Total Population	25,695	198,600	358,402
Daytime Population			
2025 Estimate	15,858	177,113	372,523

Households			
	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	13,838	90,078	152,033
2025 Estimate			
Total Households	13,742	88,853	149,724
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

Households by Income			
	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	20.9%	14.4%	15.4%
\$150,000-\$199,999	11.4%	9.4%	9.8%
\$100,000-\$149,999	24.1%	18.8%	18.3%
\$75,000-\$99,999	14.1%	13.3%	12.5%
\$50,000-\$74,999	11.8%	15.3%	14.8%
\$35,000-\$49,999	5.9%	8.7%	8.9%
\$25,000-\$34,999	3.2%	6.0%	6.2%
\$15,000-\$24,999	3.9%	6.1%	6.0%
Under \$15,000	4.7%	8.2%	8.1%
Average Household Income	\$143,669	\$112,311	\$116,704
Median Household Income	\$119,112	\$90,086	\$94,971
Per Capita Income	\$75,810	\$52,239	\$49,806

Population Profile			
	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	25,735	197,207	355,421
Under 20	13.7%	19.0%	21.0%
20 to 34 Years	23.3%	25.1%	22.7%
35 to 39 Years	9.0%	8.1%	7.7%
40 to 49 Years	13.9%	12.8%	12.9%
50 to 64 Years	21.6%	19.0%	19.2%
Age 65+	18.5%	16.0%	16.5%
Median Age	43.0	40.0	40.0



4716 2ND STREET

EXCLUSIVELY LISTED BY

MARTIN PORTER

Director Investments

Long Beach Office

Tel: (562) 257 - 1233

Martin.Porter@MarcusMillichap.com

License: CA 00861399

KEVIN J. KING

Senior Managing Director Investments

Long Beach Office

Tel: (562) 257 - 1246

Kevin.King@MarcusMillichap.com

License: CA 01158184

Marcus & Millichap