5670 2ND STREET LONG BEACH

FLAGSHIP ±3,250 SF RETAIL END-CAP OPPORTUNITY ON NAPLES ISLAND

Adjacent to 2nd & PCH and Belmont Shore

LOCAL IS BETTER | Join:

KIHON · Flavor of Punjab INDIAN CUISINE · MemorialCare · Tropics Coffee · The Small Cafe Naples Island Long Beach, CA Est. 2000

VEG ER for Pets · WINE ON 2ND · THE SMALL MARKET · NAPLES SALON · NAPLES LEARNING CENTER

EXCLUSIVE LEASING AGENT



CUSHMAN & WAKEFIELD



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±3,250 SF RETAIL SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **High Income Neighborhood:** $120,946 Median Household Income within 1-mile
- **Retail Opportunity:** Approximately +/-3,250 SF of a former Rite-Aid with high ceilings available
- **Excellent Visibility:** Located at the signalized corner of 2nd St & Ravenna Dr and is the primary access point to Naples Island
- **Strong Traffic Counts:** Positioned along a heavily traveled corridor with significant vehicle and pedestrian traffic from Naples Island, Belmont Shore, and Alamitos Bay visitors
- **Ample Parking:** Highest parking of any retailer on 2nd St. with substantial on-site parking, including multiple surface lots for customers and employees
- **Regional Access:** Easy access to Pacific Coast Highway, I-405, I-605, and CA-22

Rare leasing opportunity at The Island Center, Naples Island's only shopping center. Veterinary Emergency Group (VEG) has committed, leaving +/-3,250 SF available for lease. The property offers outstanding visibility, dedicated parking, strong demographics, and exposure to the affluent Naples Island and Belmont Shore communities. Ideal for retail, medical, wellness, financial or pet related users seeking a premier coastal Long Beach location.

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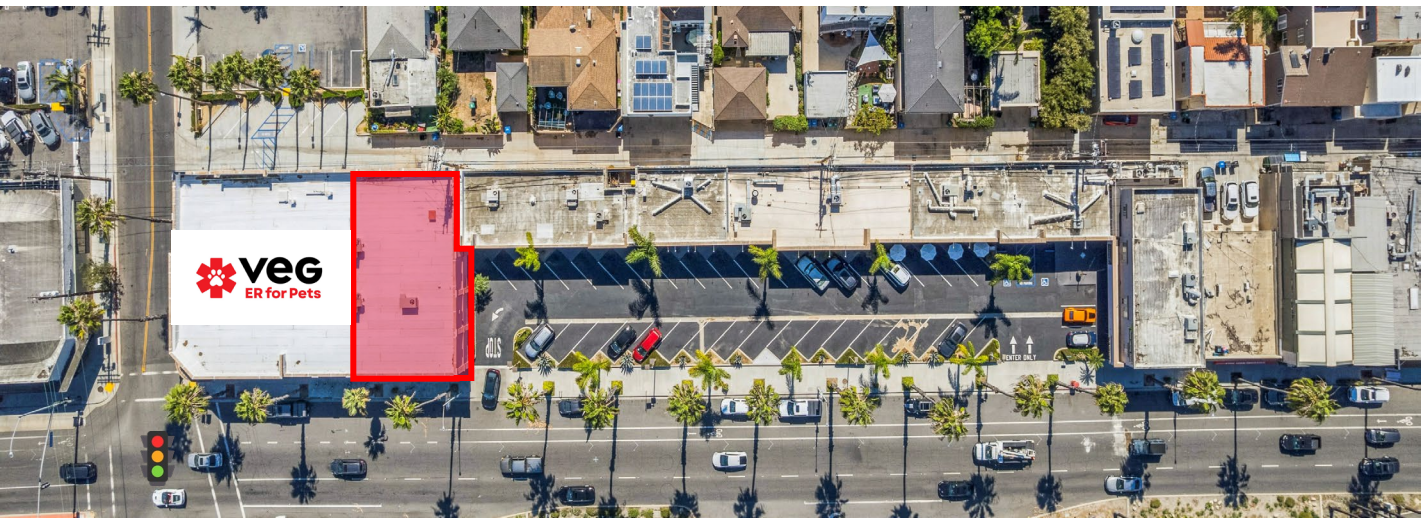
Naples/Belmont Shore Location Overview:
Naples/Belmont Shore area of Long Beach, is one of the city's most affluent and walkable costal trade areas. The neighborhood is known for its waterfront homes, upscale demographics, vibrant retail environment, and strong daily traffic generated by both residents and visitors. Residents within the immediate trade area enjoy above-average household incomes and strong consumer spending power. The location also benefits from proximity to Marine Stadium, Alamitos Bay, Mother's Beach, Belmont Veterans Memorial Pier, California State University Long Beach, and more.



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PRIME +/- 3,250 SF RETAIL END-CAP AVAILABLE FOR LEASE

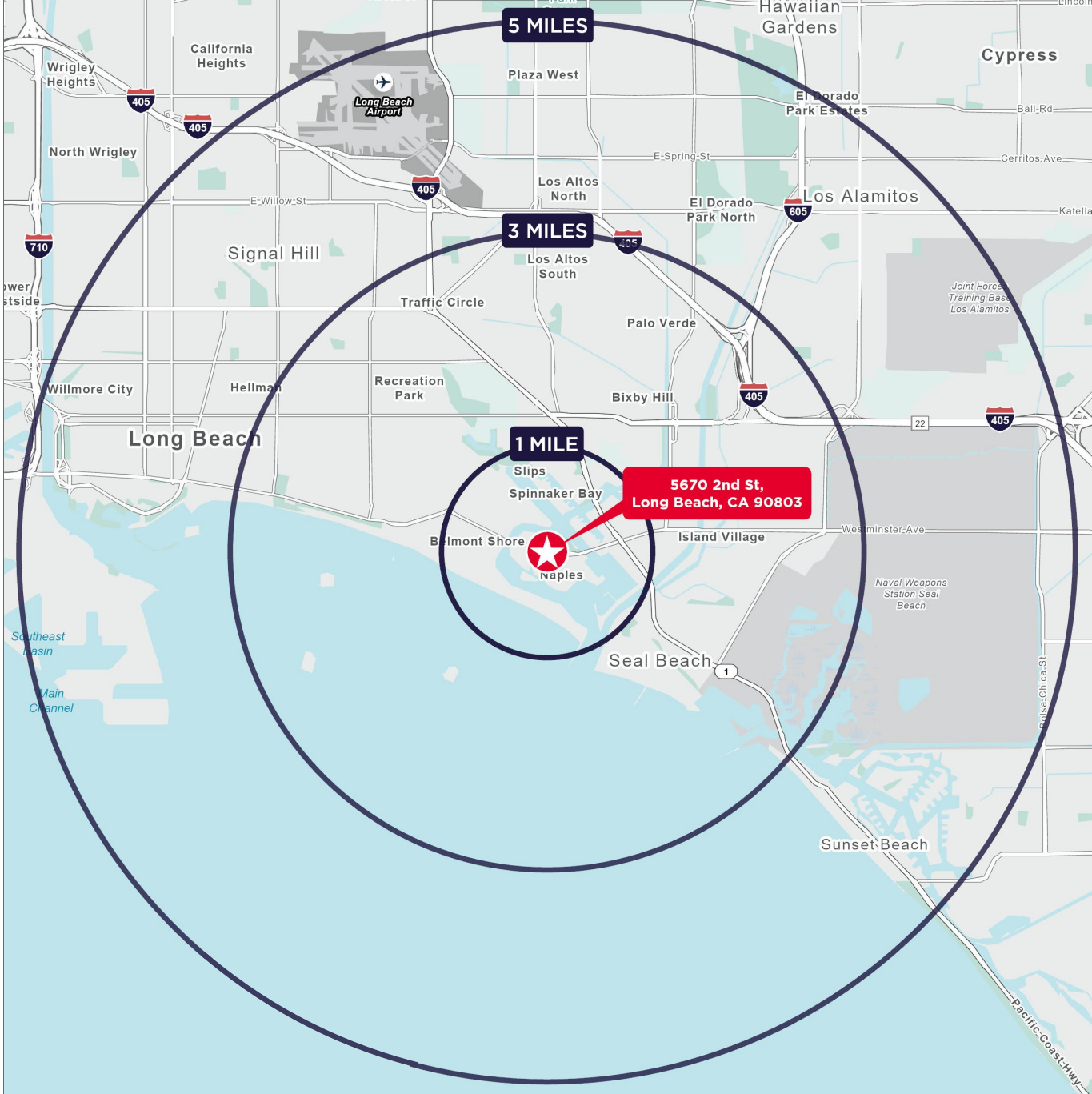
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	15,632	137,124	341,212
Median Household Income	$120,946	$99,684	$94,070
Total Households	8,472	64,906	147,778