



CENTERS
BUSINESS
MANAGEMENT

Your Southern California
Shopping Center Management & Leasing Partner

NEIGHBORING

RETAILERS

FOR LEASE



2ND STREET RETAIL WITH RESTAURANT POTENTIAL



FANTASTIC SAM'S
CUT & COLOR

ORANGE COUNTY
MATTRESS



Located in Long Beach's Premier Shopping & Dining Corridor

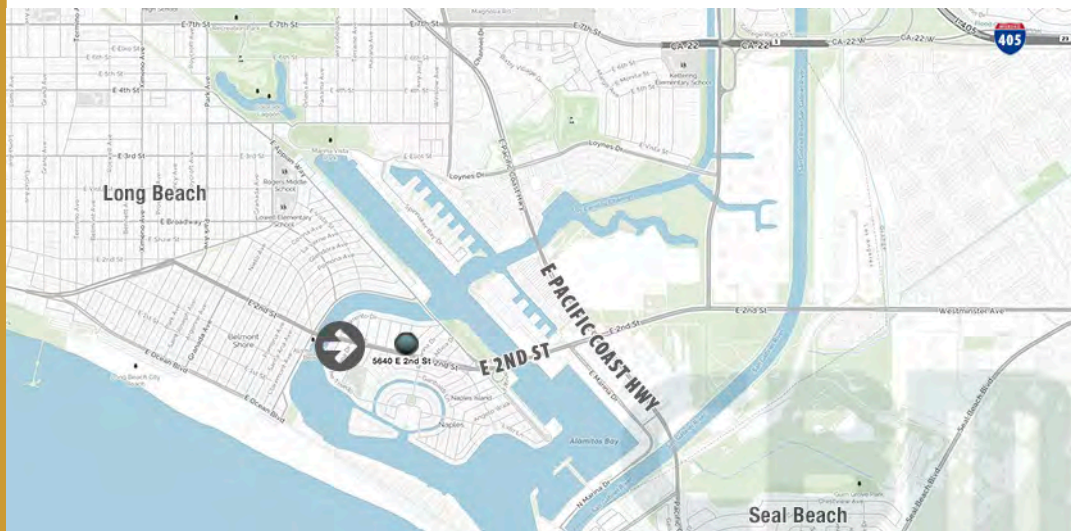
FEATURES...

- ± 1,650 sq ft former nail salon and spa!
- ± 1,250 sq ft approved restaurant space!
- Rare parking lot makes for convenient and easy access
- Surrounded by popular retail and restaurants
- Convenient patio seating!
- Plaza services both home owners and apartment renters

AREA AMENITIES...

- Going-to-work side of the heavily trafficked 2nd Street retail corridor
- Great neighboring retailer mix!
- Enormous auto + foot traffic counts
- 1-mile demographics:
\$125,442 income
17,851 people

5640-5668 E. 2ND STREET – LONG BEACH, CA 90803



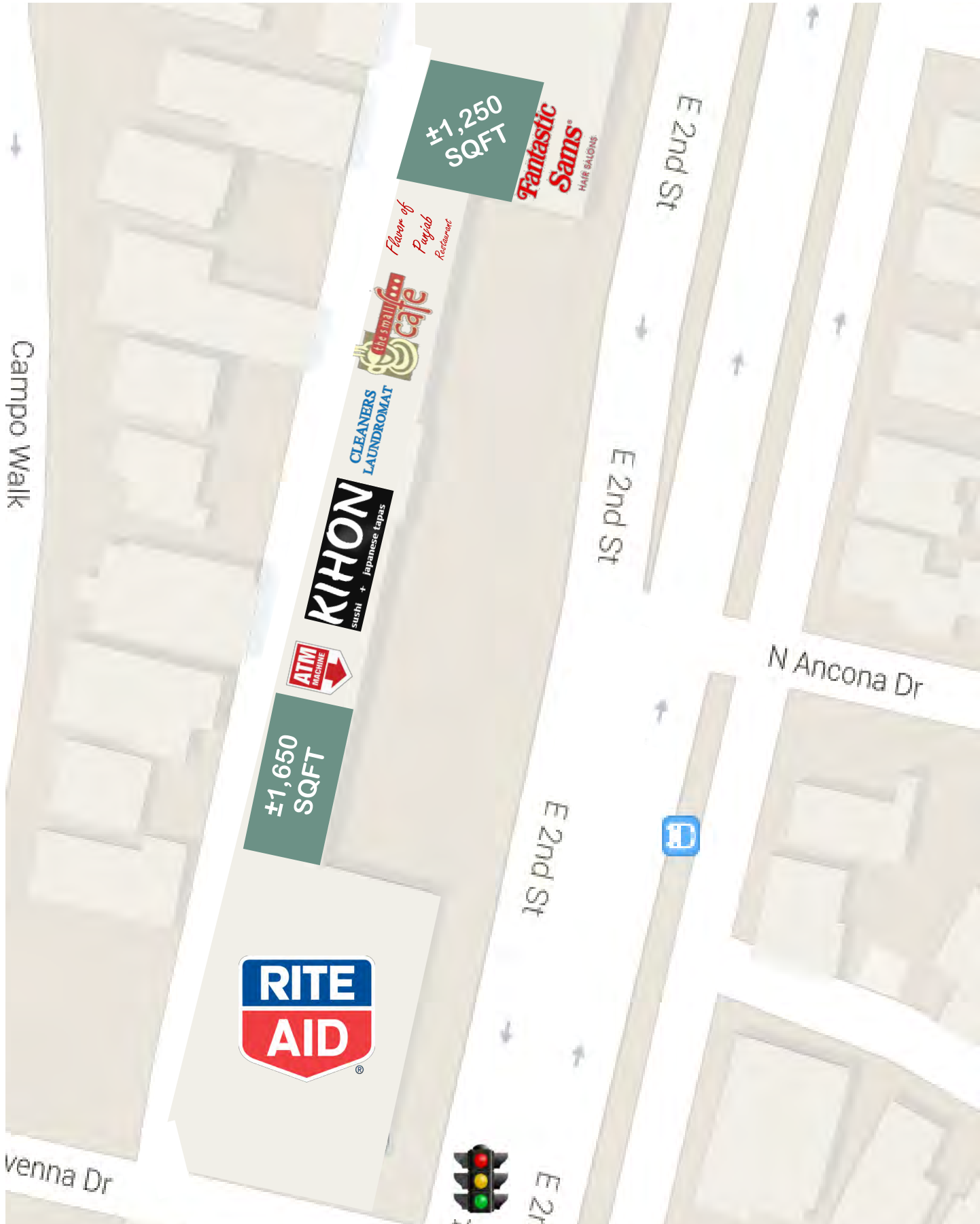
CONTACT...

Aaron Guido
license #0192454
714.769.6117
ext. 104
aaron@cbm1.com

MORE INFO...
▶ visit cbm1.com

2nd Street Restaurant OR RETAIL





	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2014A			
Total Population	17,851	149,956	360,481
Female Population	51.7%	52.0%	51.2%
Male Population	48.3%	48.0%	48.8%
Population Density	5,682	5,303	4,589
Population Median Age	45.7	38.9	36.4
Total Employees	5,171	38,877	140,803
Total Establishments*	983	5,447	14,111
Population Growth 2000-2010	4.1%	-0.4%	0.3%
Population Growth 2014A-2019	0.8%	0.9%	0.7%
Income: 2014A			
Average Household Income	\$125,442	\$85,316	\$81,406
Median Household Income	\$81,051	\$54,561	\$51,342
Per Capita Income	\$66,867	\$40,120	\$33,196
Avg Income Growth 2000-2010	28.2%	39.1%	39.8%
Avg Income Growth 2014A-2019	15.5%	15.4%	15.3%
Households: 2014A			
Households	9,515	69,706	145,446
Average Household Size	1.88	2.10	2.43
Hhld Growth 2000-2010	0.2%	-1.3%	0.9%
Hhld Growth 2014A-2019	0.7%	1.1%	1.3%
Housing Units: 2014A			
Occupied Units	9,515	69,706	145,446
% Occupied Units	97.6%	97.2%	96.5%
% Vacant Housing Units	2.4%	2.9%	3.6%
Owner Occ Housing Growth 2000-2010	3.1%	-0.5%	1.1%
Owner Occ Housing Growth 2000-2019	8.0%	4.2%	4.9%
Owner Occ Housing Growth 2014A-2019	1.1%	1.3%	1.1%
Occ Housing Growth 2000-2010	0.2%	-1.3%	0.9%
Occ Housing Growth 2010-2019	6.5%	6.8%	6.3%
Occ Housing Growth 2014A-2019	0.7%	1.1%	1.3%
Race and Ethnicity: 2014A			
% American Indian or Alaska Native Population	0.4%	0.6%	0.7%
% Asian Population	5.3%	9.9%	11.5%
% Black Population	1.8%	7.3%	9.3%
% Hawaiian or Pacific Islander Population	0.1%	0.3%	0.5%
% Multirace Population	3.8%	5.5%	5.4%
% Other Race Population	2.9%	10.2%	15.8%
% White Population	85.6%	66.3%	56.8%
% Hispanic Population	12.3%	24.7%	34.0%
% Non Hispanic Population	87.7%	75.3%	66.0%