

# IRREPLACEABLE COASTAL LOCATION

Leasehold Investment Opportunity

 Shops at  
**The Shore**



5050 2nd Street | Long Beach, California

**BELMONT SHORE**

ACTUAL SITE

 **SRS** | CAPITAL  
MARKETS

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**MULTI-TENANT INVESTMENTS**

President/Designated Broker: Garrett Colburn, SRS Real Estate Partners, LLC | CA License No. #01416734





SRS National Net Lease is pleased to offer the opportunity to acquire the leasehold interest (building ownership) in The Shops at the Shore, a streetfront, mixed-use investment property located in the historic Belmont Shore of Long Beach, CA (Los Angeles MSA). The asset is currently 100% occupied and totals 10,536 square feet, made up of 6,242 square feet of ground floor retail, and 4,294 of second floor office space. The diverse tenant lineup is comprised of service, restaurant, law, financial, and wellness tenants, providing a stable income stream for a new owner. The ground-floor retail is anchored by the United States Postal Service, a U.S. government-backed tenant whose top-tier investment-grade credit (S&P: AA+) offers long-term stability for future investors. This offering presents an extremely rare opportunity to acquire a generational-grade asset within a wealthy coastal neighborhood of LA County, within a dense, infill trade area with extremely high barriers to entry.

The subject property has an unmatched location within the heart of the historic Belmont Shore Shopping District at the signalized, hard corner intersection of 2nd street and Granada Avenue, serving more than 40,800 vehicles per day. The Shops at the Shore is positioned within a thriving Long Beach coastal market consisting of high disposable incomes, dense population counts, and favorable trade area co-tenancy. Belmont shore is home to several national/credit tenants who have become staples within the community, including Chase Bank, Ace Hardware, Starbucks, Bank of America, along with dozens of premier restaurants and boutique retailers, creating an everlasting stream of direct consumer exposure. Located just minutes east of downtown Long Beach, Belmont Shore and the adjacent neighborhood of Naples have grown steadily over the years to become one of the region's most popular day and nighttime family destinations. Just blocks from the beach, the site also boasts an extremely high walk score of 97 (walkers paradise), strengthening the tourist draw and as well as surrounding college students and family residential population alike. Belmont Shore is positioned just 2.5 miles south of California State University Long Beach with more than 42,000 students currently enrolled, providing a direct consumer base from which to draw. Residents within a 1-mile radius boast extremely affluent average household incomes of more than \$156,000.

# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

**Price** \$2,700,000

**Occupancy** 100%

## PROPERTY SPECIFICATIONS

**Rentable Area** 1st Floor - 6,242 SF (Retail)  
2nd Floor - 4,294 SF (Office)  
**Total - 10,536 SF**

**Stories** 2 Floors

**Land Area** 0.16 Acres

**Property Address** 5050 2nd Street  
Long Beach, California 90803

**Year Built** 1940

**Parcel Number** 7247-003-005

**Ownership** Leasehold (Building Ownership)

## **Anchored by USPS - Nearly 30 Years of Historical Occupancy | 100% Occupied | Upside Through Conversion to NNN Leases**

- The asset is currently 100% occupied and totals 10,536 square feet, made up of 6,242 square feet of ground floor retail, and 4,294 of second floor office space
- The diverse tenant lineup is comprised of service, restaurant, law, financial, and wellness tenants, providing a stable income stream for a new owner
- The ground-floor retail is anchored by the United States Postal Service, a U.S. government-backed tenant whose top-tier investment-grade credit (S&P: AA+) offers long-term stability for future investors
- USPS has been operating at this location for nearly 3 decades
- A majority of the tenants are presently holding over on MTM terms with gross rents offering an investor the ideal opportunity to increase revenue and convert to NNN

## **California State University Long Beach (42,000 Students) | Historic Belmont Shore & Naples | 97 Walk Score**

- Belmont Shore is positioned just 2.5 miles south of California State University Long Beach with more than 42,000 students currently enrolled, providing a direct consumer base from which to draw
- Less than ¼ mile west of Naples Island - Alamitos Bay considered by many the most beautiful coastal neighborhood in Los Angeles and is a popular recreation and scenic destination by both locals and tourists
- Located on popular Second Street lined with restaurants, shops, bars and within walking distance to the beach
- Just blocks from the beach, the site also boasts an extremely high walk score of 97 (walkers paradise), strengthening the tourist draw and as well as surrounding college students and family residential population alike

## **Signalized, Hard Corner Intersection | 2nd Street (40,800 VPD) | Excellent Visibility & Access | Major Thoroughfare**

- The asset is located at the signalized, hard corner intersection of Second Street and Granada Avenue with a combined 40,800 vehicles daily
- Second Street links Naples to Belmont Shore and Ocean Boulevard, All popular destinations
- The asset has excellent visibility along Second Street and is provided with a steady, everlasting stream of direct consumer exposure

## **Los Angeles MSA | Six Figure Incomes | Strong Demographics | Affluent Average Household Incomes | Sound Fundamentals**

- Trade area is poised to benefit long-term, consisting of high disposable incomes, high walk scores for consumers, dense population counts, and favorable co-tenancy
- More than 344,000 residents and 159,000 employees support the 5-mile trade area
- Residents within 1-mile of the asset boast an impressive \$156,000 average household income
- Strong market fundamentals offer the ideal investment opportunity

## **Rare Second Street Real Estate Opportunity | Belmont Shore Tourism | High Barriers To Entry**

- Generational opportunity to own commercial real estate on Second Street within the Belmont Shore - Naples area of Long Beach
- The ideal location benefits from a large local population seeking unique shopping experiences in a charming, beachside community with a vibrant dining scene
- Dense, infill trade area with high barriers for new development

# PROPERTY OVERVIEW

## LOCATION



2nd Street Shopping District, Belmont Shore  
Long Beach, CA  
Los Angeles MSA

## PARKING



Parking Agreement in place to use spaces located behind the building at 186 Granada Avenue. Belmont Shore contains street parking and a high walk score of 97 (Walker's Paradise).

## ACCESS



2nd Street: 1 Access Point  
Granada Avenue: 1 Access Point

## PARCEL



Parcel Number: 7247-003-005  
Acres: 0.16  
Square Feet: 6,802

## TRAFFIC COUNTS



2nd Street: 40,800 VPD  
Pacific Coast Highway/State Highway 1: 45,000 VPD

## CONSTRUCTION



Year Built: 1940

## IMPROVEMENTS



1st Floor - 6,242 SF (Retail)  
2nd Floor - 4,294 SF (Office)  
**Total - 10,536 SF**

## ZONING



CNP: Neighborhood Pedestrian-Oriented Commercial



**Shops at  
The Shore**

Port of Long Beach  
(\$176B in Income)

Long Beach Convention Center  
(13,500 Max Capacity)

**El Super**  
CVS pharmacy  
**ROSS**  
DRESS FOR LESS  
planet fitness

Dignity Health - St. Mary Medical Center  
(389 Beds)

**CINEMARK**  
**five BELOW**  
**Levi's**  
**H&M**  
**GAP**



**THE WIN-DOW**

**WELLS FARGO**

**SCHOOLS FIRST**

**F&M BANK**

**THE BELMONT**  
ATHLETIC CLUB



**AT&T**

**pressed**  
JUICERY

**SAGA**

**sunglass hut**



**2nd STREET**

**BANK OF AMERICA**





Ralphs  
BARNES & NOBLE  
Gelson's  
RACK

WHOLE FOODS MARKET  
petco

pet food express  
Starbucks

SUBWAY

usbank

goodies

TILLY'S  
Pollo Loco

Belmont Shore Land Co.  
CITY LIGHTS STREETWEAR

Open Sesame  
Gibata

verizon

belmont shore 2

CHASE

VANS

GRANADA AVE

2ND ST 40,800 VPD

BANK OF AMERICA

2nd STREET

Shops at The Shore

pressed JUICERY

sunglass hut

ACE Hardware

ONIX



Optique

THE BELMONT ATHLETIC CLUB

SHORE STRENGTH LAB





**Shops at The Shore**

CHASE

BANK OF AMERICA

2nd STREET

TR

Shoreline

sunglass hut

SAGA

pressed JUICERY

AT&T

Optique

THE BELMONT ATHLETIC CLUB

SHORE STRENGTH LAB



Bayshore Playground

Pig Beach Volleyball Courts

Lifeguard Hut Tower

La Verne Tower

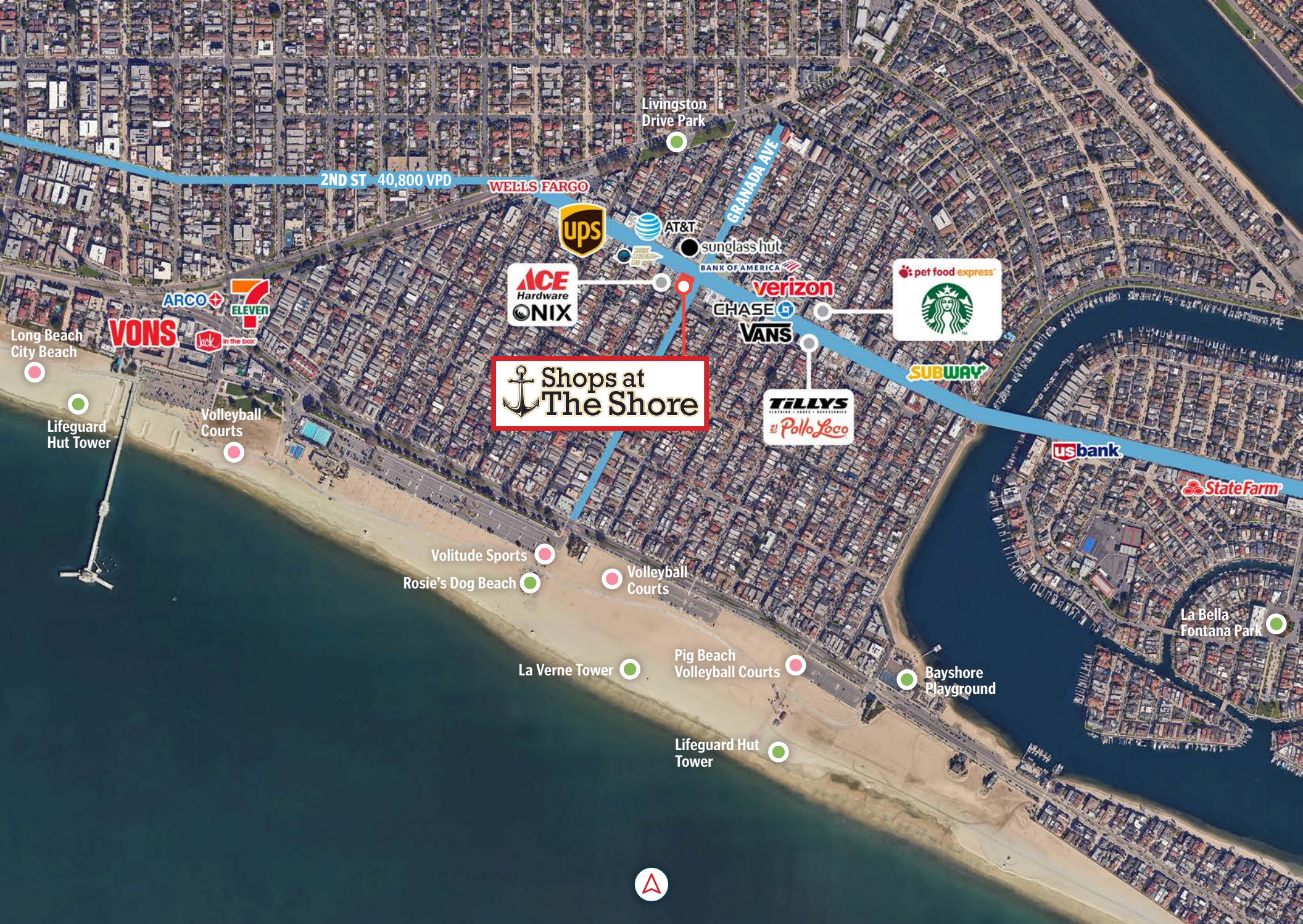
Volleyball Courts

Volitude Sports

Rosie's Dog Beach

GRANADA AVE

2ND ST - 40,800 VPD



2ND ST 40,800 VPD

WELLS FARGO

Livingston Drive Park

GRANADA AVE



sunglass hut

BANK OF AMERICA



verizon

pet food express



CHASE

VANS

SUBWAY

 Shops at The Shore



usbank

State Farm

Long Beach City Beach

Lifeguard Hut Tower

Volleyball Courts

Volitude Sports

Rosie's Dog Beach

Volleyball Courts

La Verne Tower

Pig Beach Volleyball Courts

Bayshore Playground

Lifeguard Hut Tower

La Bella Fontana Park

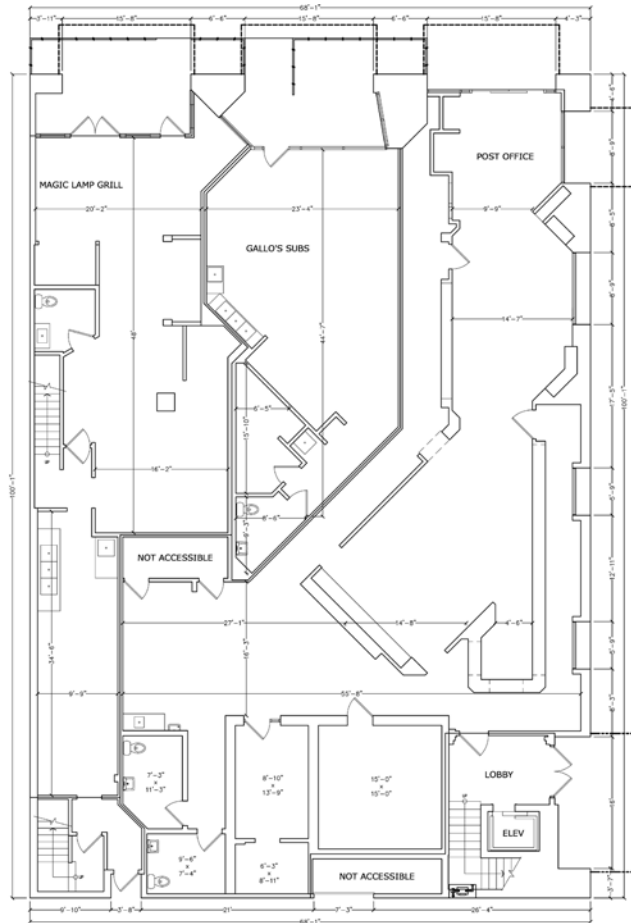
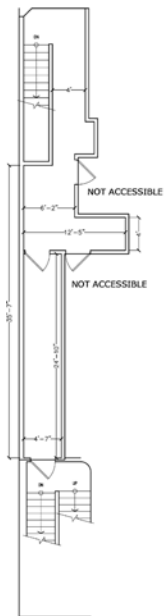




## FIRST FLOOR

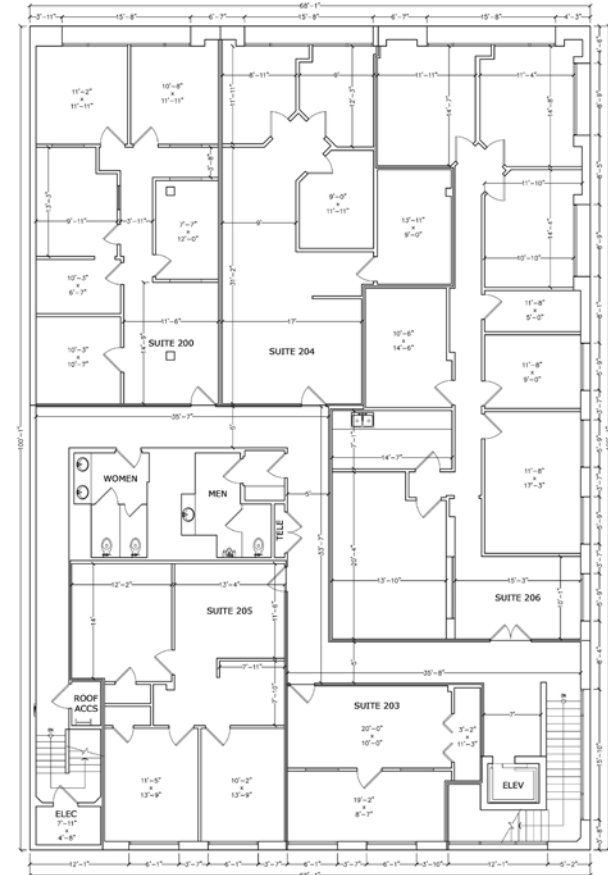
Grupo Nikkei	1,766 SF
USPS	3,270 SF
Poke Pola	1,206 SF

ABOVE  
GRUPO NIKKEI



## SECOND FLOOR

Suite 200	762 SF
Suite 203	434 SF
Suite 204	829 SF
Suite 205	840 SF
Suite 206	1,429 SF



Luna Belmont Shore

NUYU Wellness

Salon Indah

Z Fabrique

ARGONNE AVENUE



2nd STREET

2ND STREET 40,800 VPD



**ACE**  
100 YEARS OF HELPFUL

**NIX**

HOUSE OF INTUITION

 **Shops at  
The Shore**



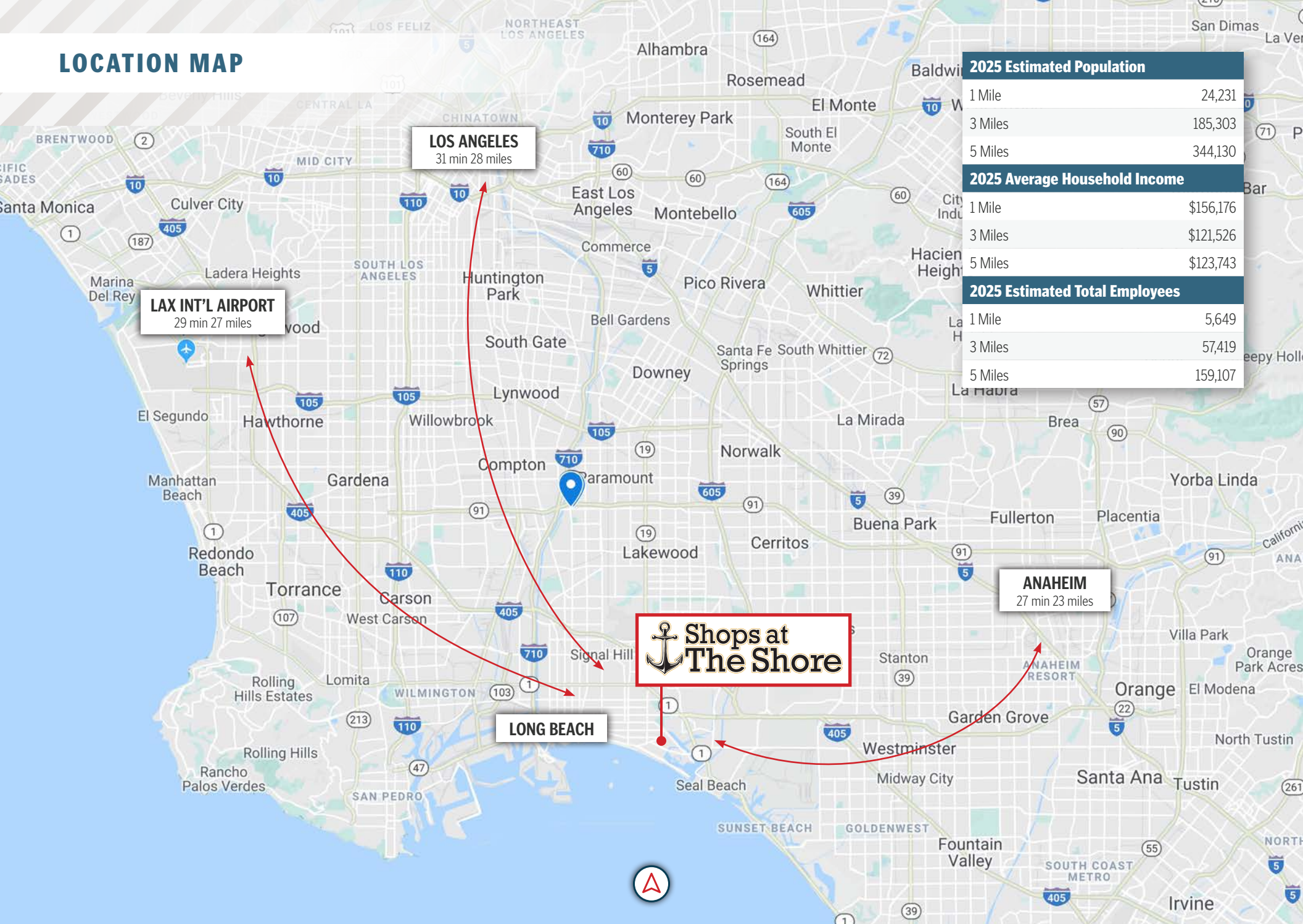
GRANADA AVENUE

  
**PANAMA JOE'S**  
*de Cocina y Tequila*

  
ANGEL'S  
SHARE



# LOCATION MAP



**LOS ANGELES**  
31 min 28 miles

**LAX INT'L AIRPORT**  
29 min 27 miles

**LONG BEACH**

**Shops at The Shore**

**ANAHEIM**  
27 min 23 miles

2025 Estimated Population	
1 Mile	24,231
3 Miles	185,303
5 Miles	344,130
2025 Average Household Income	
1 Mile	\$156,176
3 Miles	\$121,526
5 Miles	\$123,743
2025 Estimated Total Employees	
1 Mile	5,649
3 Miles	57,419
5 Miles	159,107

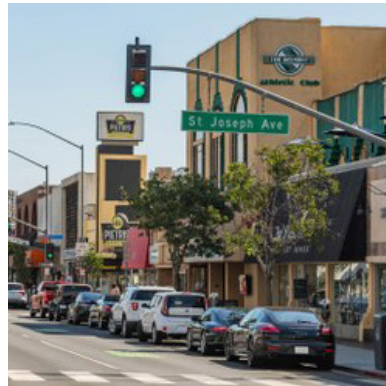


## LONG BEACH, CALIFORNIA

The City of Long Beach is located in coastal southern California within the County of Los Angeles. Long Beach covers an area of 50 square miles, which includes 162 parks, six miles of beaches, a municipal golf system with five courses, and the largest municipally operated marina system in the nation. The City of Long Beach is the 7th largest city in California with a population of 450,339 as of July 1, 2025. Known as “The International City,” Long Beach is recognized as a primary gateway for international trade and also for being one of the nation’s most ethnically diverse cities. The strengths inherent in the City’s diversity are reflected in its motto, “Many unique neighborhoods, and one great city.”

Long Beach’s economic base, much like the City itself, is diverse, with significant contributions from international trade, oil, aerospace and aviation, healthcare, education and tourism. Long Beach is a major industrial port, ranked second-busiest in the United States. Trade valued annually at more than \$176 billion moves through the Port of Long Beach. The Port supports more than 30,000 jobs in the City of Long Beach and 316,000 jobs throughout Southern California. Aerospace and aviation continue to play an important role in Long Beach’s economy. The Long Beach Airport area complex is a vital economic hub, providing employment that accounts for 9% of jobs in the City of Long Beach and generating sales valued at more than \$8.6 billion regionally. The City’s oil industry can also be a strong contributor to the local and State economy.

The Long Beach Convention & Entertainment Center has the Long Beach Arena and the Long Beach Performing Arts Center, which hosts the Long Beach Symphony Orchestra, the International City Theater, and a wide variety of musical acts. The city is home to the Long Beach Museum of Art, the Museum of Latin American Art and one of the country’s largest aquariums. Each summer Long Beach is home to a 3-day Bayou Festival, featuring Louisiana music and food, plus the 2-day Long Beach Blues Festival, with some of the biggest names in the genre’s past and present.



## 2ND STREET SHOPPING DISTRICT

Belmont Shore has a shopping district along 2nd Street which runs parallel to the Pacific Ocean with most of its length between E. Pacific Coast Highway and Livingston Drive, which becomes Ocean Boulevard in Long Beach's downtown area. The shopping opportunities extend approximately a mile and a half. Visitors find restaurants, clothing stores and various other shops. The Belmont Pier and Belmont Shore Beach are just a few blocks away from the shops as well as Alamitos Bay Beach on the protected waters of Alamitos Bay.

2nd Street features 2 Starbucks Coffee shops, boutiques, chain stores, restaurants with indoor & outdoor dining, a flower kiosk, gifts, furnishings, beauty supplies, banks, realty offices and more.

Several events throughout the year choose 2nd Street as their host. The largest is the Christmas Parade held on a Saturday evening in early December. A car show also is hosted on the street during the summer, and draws tourists from across California and beyond.

With the beach looming just three to four blocks away, all street parking, and one long strip of shops from eclectic to hardware, 2nd Street is the place where college students like to go, friends prefer to meet for a brew, and couples head over for a table in or outdoors at restaurants ranging from Mexican, Irish, Thai and Mediterranean cuisine to American burgers & fries or Italian.

Clothing stores include: Banana Republic, Beach on 2nd St., Buffalo Exchange, Castaways at "The Shore", Chico's, Children's Place, DoppoChic, The Gap, Greater LA Woman, Heavenly Couture, Lucky Brand Jeans, White House/Black Market, and Vans Shoes (subject).

# AREA OVERVIEW





## LOS ANGELES, CALIFORNIA

The City of Los Angeles and often known by its initials L.A., is the cultural, financial, and commercial center of Southern California. The City of Los Angeles is the largest city in California with a population of 3,898,747 as of June 1, 2024. It is the second-most populous city in the United States (after New York City) and the most populous city in California. Located in a large coastal basin surrounded on three sides by mountains reaching up to and over 10,000 feet, Los Angeles covers an area of about 469 square miles. Los Angeles is also the seat of Los Angeles County, the most populated county in the United States. The city’s inhabitants are referred to as Angelenos.

The economy of Los Angeles is driven by international trade, entertainment (television, motion pictures, video games, music recording, and production), aerospace, technology, petroleum, fashion, apparel, and tourism. Other significant industries include finance, telecommunications, law, healthcare, and transportation. Three of the six major film studios—Paramount Pictures, 20th Century Fox, and Universal Pictures—are located within the city limits. Los Angeles is the largest manufacturing center in the western United States. The contiguous ports of Los Angeles and Long Beach together comprise the fifth-busiest port in the world and the most significant port in the Western Hemisphere and is vital to trade within the Pacific Rim. Los Angeles has been classified an “Alpha world city” according to a 2012 study by a group at Loughborough University. The largest employers in the city, in descending order, the City of Los Angeles, the County of Los Angeles, and University of California, Los Angeles. The University of Southern California (USC) is the city’s fourth largest employer and the largest private sector employer.

There are three public universities located within the city limits: California State University, Los Angeles, California State University, Northridge and University of California, Los Angeles.



**Los Angeles International Airport**  
(LAX)

**6th** Busiest In The World

**5th** National Air Cargo Tonnage



2<sup>ND</sup> LARGEST CITY IN THE US (2024)  
**HOME TO 3,898,747**



**Los Angeles Ranks As The Third-Best City In America To Live And Visit In 2024.**

Recent data from Resonance’s annual ranking of the best cities in the U.S. shows that Los Angeles holds the prestigious third spot.

2022 EMPLOYMENT RATE  
**62.6%**

2022 BACHELOR'S OR HIGHER  
**38.2%**

2022 MEDIAN HOUSEHOLD INCOME  
**\$76,135**

2022 MEDIAN AGE  
**37.1**

2022 AVERAGE FAMILY SIZE  
**3.35**

2022 TOTAL HOUSEHOLDS  
**1,439,805**

MAJOR EMPLOYERS	
Company	Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California	33,900
University of Southern California	21,000
Northrop Grumman Corp	16,600
Amazon	16,200



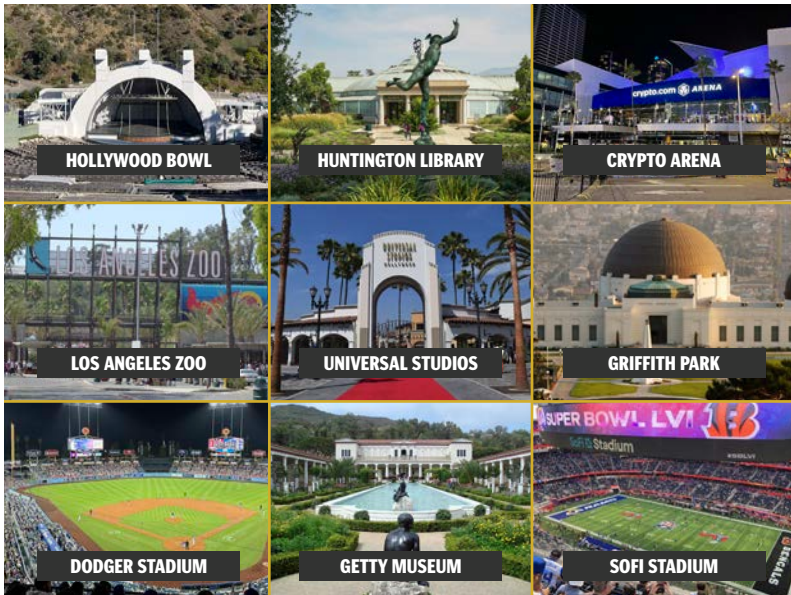


SECOND LARGEST RETAIL MARKET IN THE NATION

Los Angeles boasts a massive inventory of 453 million SF of retail space and is the second-most valuable retail market in the U.S., behind only New York City. There is currently only 2.2 million SF of retail space under construction and there has only been a small expansion of approximately 300,000 SF added to the market in the last five years. Conversions and demolitions have tightened available SF and continued demand has pushed rents to all-time market highs as of Q4 2023, growing a cumulative 8.7% since 2020.

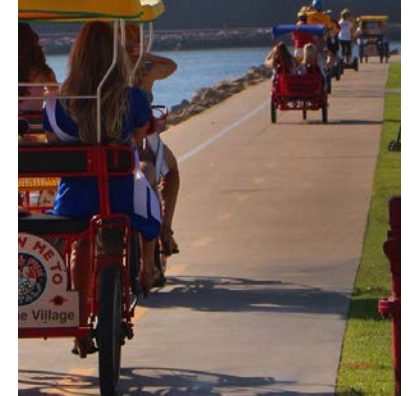
Historically, many submarkets within Los Angeles, such as Beverly Hills and West Hollywood, have controlled some of the highest rents in the country, with average rents across the market typically 50% higher than the national average.

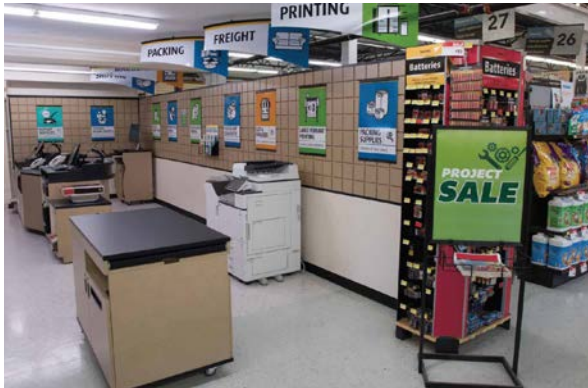
Given the enormous amount of wealth and disposable income within the market, occupancy has maintained a ten-year moving average of 94.8%. Even in the quarters immediately following the pandemic in 2020, average vacancy never grew above 5.5%, speaking to both the resilience and quick absorption rate within the metro. Historically, net absorption has outpaced net deliveries at an average of 32,000 SF per year over the past ten years. Notably, high-profile, mixed-use projects are common and typically thrive throughout Los Angeles. Recent completions include Related California's The Grand on Bunker Hill in Downtown Los Angeles. The project comprises 175,000 SF of retail space, along with a 436-unit rental community and a 305-room Hilton Conrad.



# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	24,231	185,303	344,130
2030 Projected Population	23,656	180,741	338,294
2010 Census Population	24,810	192,416	354,521
Historical Annual Growth 2010 to 2020	0.13%	0.04%	0.04%
<b>Households &amp; Growth</b>			
2025 Estimated Households	12,959	83,698	144,985
2030 Projected Households	12,889	83,559	146,135
2010 Census Households	13,135	82,103	138,899
Historical Annual Growth 2010 to 2020	-0.05%	0.23%	0.36%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	78.18%	58.91%	55.27%
2025 Estimated Black or African American	3.40%	8.85%	9.32%
2025 Estimated Asian or Pacific Islander	7.05%	12.08%	12.97%
2025 Estimated American Indian or Native Alaskan	0.64%	1.32%	1.32%
2025 Estimated Other Races	6.47%	19.15%	21.23%
2025 Estimated Hispanic	20.68%	35.36%	37.94%
<b>Income</b>			
2025 Estimated Average Household Income	\$156,176	\$121,526	\$123,743
2025 Estimated Median Household Income	\$115,890	\$87,534	\$88,536
2025 Estimated Per Capita Income	\$83,418	\$55,007	\$52,245
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	1,000	6,230	14,600
2025 Estimated Total Employees	5,649	57,419	159,107





## USPS

**usps.com**

**Company Type:** Independent Gov Agency 

**Locations:** 31,436+

The United States Postal Service is an independent federal establishment, mandated to be self-financing and to serve every American community through the affordable, reliable and secure delivery of mail and packages to 167 million addresses six and often seven days a week. Overseen by a bipartisan Board of Governors, the Postal Service is implementing a 10-year transformation plan, Delivering for America, dramatically improve service across all mail and shipping categories, and maintain the organization as one of America's most valued and trusted brands.

Source: [about.usps.com/newsroom](https://about.usps.com/newsroom)



## POKE POLA

**pokepola.com**

**Company Type:** Private

**Locations:** 1



Poke had its start as a simple Hawaiian appetizer, fish with seaweed, salt, candlenut, and limu. When Japanese (then later, Korean) laborers brought their cuisines (and condiments) to Hawaii, poke began to change to look and taste like the poke bowls they know and love today. They started Poke Pola, or Poke Bowl in Hawaiian, as an homage to this unique record of both indigenous people and Asian immigrants to the United States.

Source: [pokepola.com](https://pokepola.com)



## SUSHI NIKKEI

**sushinikkei-la.com**

**Company Type:** Private

**Locations:** 2



Sushi Nikkei is a renowned restaurant in Long Beach, California, offering a fusion of Japanese and Peruvian cuisines, known as Nikkei. The establishment has received recognition from the MICHELIN Guide in both 2022 and 2023. Sushi Nikkei offers a unique blend of traditional Japanese sushi with Peruvian flavors. While specific menu items are not detailed in the available sources, patrons can expect innovative dishes that reflect this fusion cuisine.

Source: [sushinikkei-la.com](https://sushinikkei-la.com)



## MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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