

FOR LEASE

BELMONT SHORE | 4,000 - 9,600 SF

SWC 2nd St & Nieto Ave | Long Beach



For leasing, please contact:

Brittany Freeman

Lic. 02254356

T 310 430 7790 x133

Brittany.Freeman@BetaAgency.com

Jake Gordon

Lic. 02225974

T 310 430 7790 x140

Jake.Gordon@BetaAgency.com

Richard Rizika

Lic. 01044064

T 310 430 7790 x101

Richard.Rizika@BetaAgency.com

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137 Eucalyptus Dr, El Segundo, CA 90245

PROPERTY HIGHLIGHTS

- **Dense Seaside Neighborhood** – 80,000+ residents within 2-miles
- **Prime Location** – 2nd St. is a 14 block corridor with active shops and restaurants
- **Supply Constrained Area** – Very few comparable boxes in immediate vicinity and barriers to new development
- **Dedicated Surface Parking** – 20 dedicated parking spaces at grade & metered parking on 2nd St.
- **Signalized intersection** – With over 27,000 cars per day
- **Rooftop Pylon** – Prime location facing 2nd St.
- **Zoning** – CNP ([Link](#))
- **Electrical** – There are 1,000 Amps total



POPULATION

1 mile	2 mile	3 mile
25,195	81,520	190,075



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$172,423	\$147,065	\$129,139



AREA EMPLOYMENT

1 mile	2 mile	3 mile
22,146	71,135	162,071



| Site Plan

SWC 2nd St and Nieto Ave | Long Beach



2nd STREET

GRANADA AVE $\pm 5,600$ CPD



2ND ST $\pm 27,000$ CPD



NIETO AVE $\pm 1,266$ CPD



PANAMA JOE'S
El Cocino y Tapas

N.A.P

BELMONT
SHORE
Real Estate

ANGEL'S
SHARE
Real Estate



360° virtual tour

Storage Room

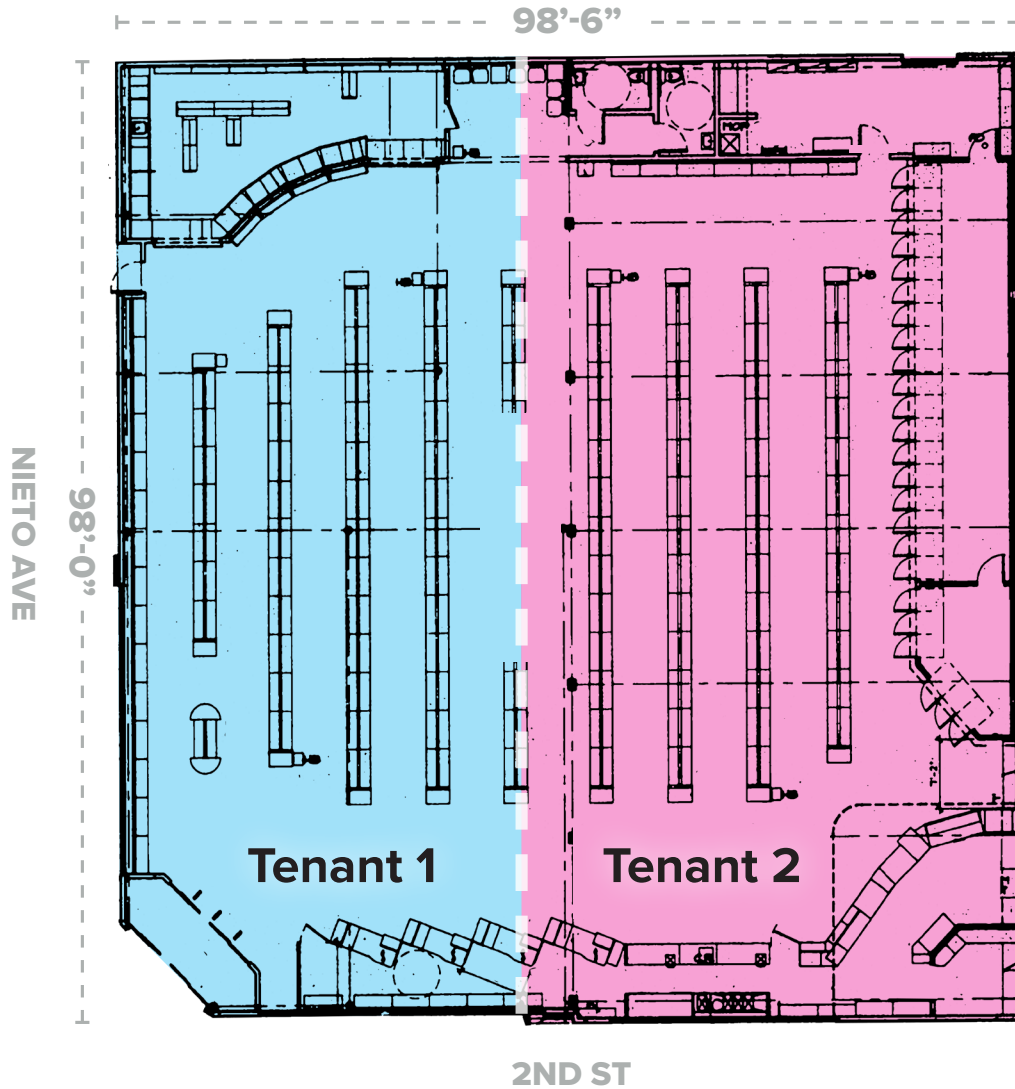
[CLICK HERE](#)

EXCLUSIVE
PARKING

AVAILABLE
4,000 - 9,600 SF

CHASE

beta.



Explore virtual tour of premises

[CLICK HERE](#)



Demographics	1 mile	2 mile	3 mile
Population	56,111	168,816	241,950
Average Household Income	\$172,423	\$147,0645	\$129,139
Median Household Income	\$124,915	\$106,316	\$96,770
White	65.4%	54.3%	45.0%
Black or African American	4.4%	8.2%	9.9%
Asian	9.1%	11.0%	13.6%
Hispanic or Latino	34.9%	42.4%	49.1%
Median Age	44	41	39
Median Home Value	\$1.26M	\$1.09M	\$911,991

[Click here for full demographic report](#)





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