

FOR LEASE

Naples Island Center

TWG

THE WOODS GROUP



Suite B : 5670 E 2nd St

EXCLUSIVE FLAGSHIP OPPORTUNITY ON ONE OF THE BUSIEST INTERSECTIONS IN LONG BEACH WITH OVER 80,000 CARS PER DAY

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LYONSTAH
INVESTMENT REAL ESTATE

5670 E 2ND ST **LONG**
BEACH, CA 90803

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PROPERTY OVERVIEW

5670 E 2nd St, Long Beach, CA 90803



FOR LEASE : NAPLES ISLAND CENTER

SUITE B NOW AVAILABLE

Description: Brand-new redevelopment at the corner of 2nd St & Ravenna Dr, the only shopping center on the affluent Naples Island in Long Beach California.

Ideal Tenants: Perfect for a wide variety of medical users, boutique grocers, fitness/wellness studios, veterinarians, banks, or flagship retailers serving a health-conscious, pet-loving, and upscale clientele.

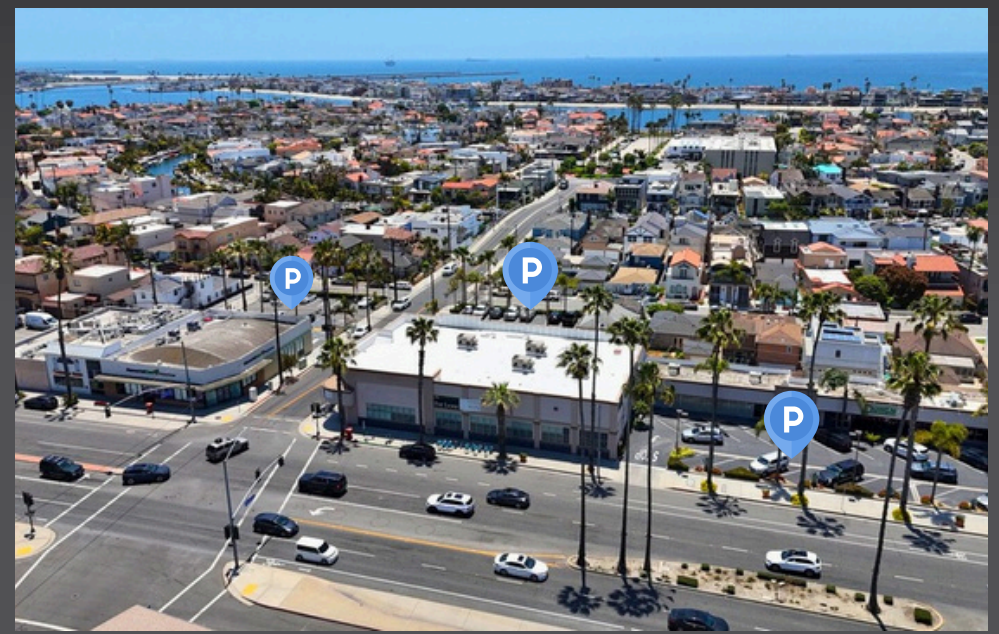
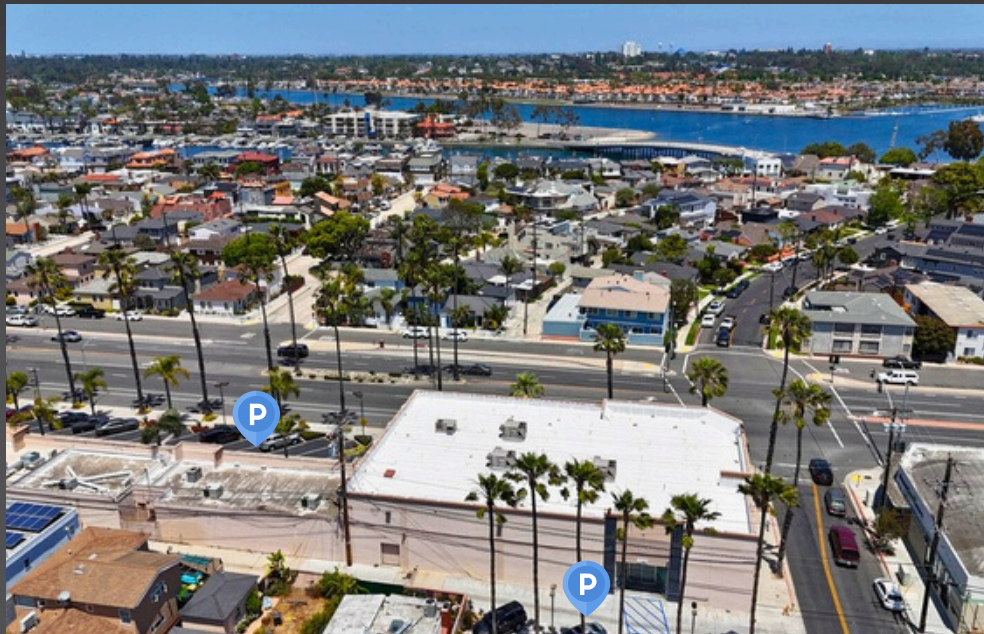
KEY FEATURES

- **Prime Location:** Corner of 2nd St & Ravenna Dr, main arteries to Naples Island's bridges, maximizing exposure.
- **Available Space:** Suite B provides 3,068 SF of premium retail space, now the only remaining unit available for lease in this exclusive center
- **High Traffic & Visibility:** 80,900 vehicles per day at 2nd St & Ravenna Dr ensure maximum exposure. Prominent signage and grand, high-ceiling entrances make your business stand out.
- **Attractions:** Near Alamitos Bay (1,624 boat slips), downtown Long Beach, and Belmont Shore's vibrant 2nd St.
- **Strategic Gateway:** All traffic to PCH or Belmont Shore must pass this property, making it one of Long Beach's most visible locations.
- **Abundant Parking:** The only property on 2nd St with dedicated retail parking exceeding an incredible parking ratio of 5/1000. Enjoy 3 surface parking lots
- **Strong Visibility:** Prominent signage opportunities in a high-profile location.
- **Grand Architecture:** Soaring ceilings for a prestigious, welcoming entrance.
- **Strategic Access:** Minutes from PCH, I-405, I-605, CA-22, near Marina Pacifica and 2nd & PCH.

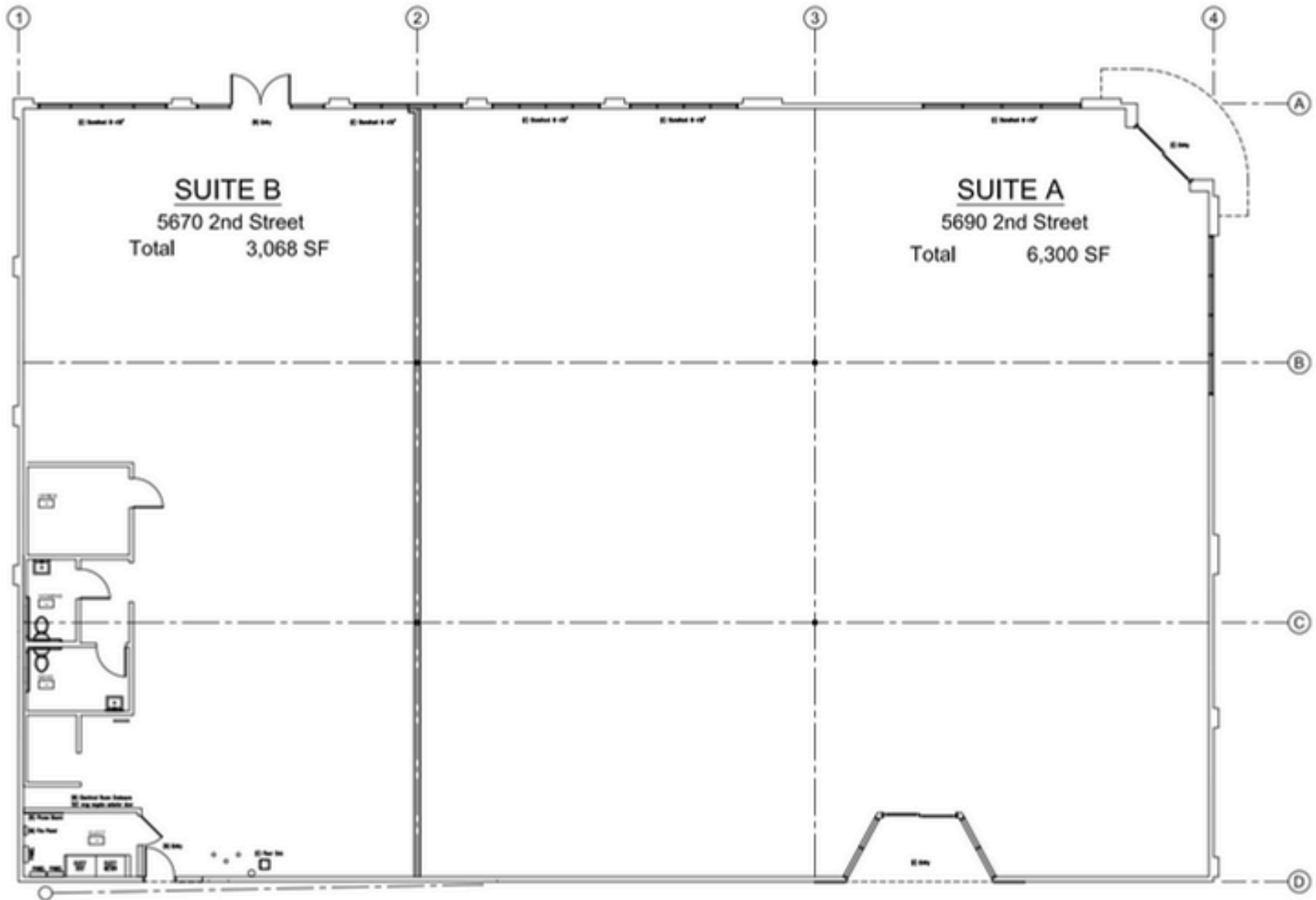
PROPERTY PHOTOS

5670 E 2nd St, Long Beach, CA 90803

EXTERIOR PHOTOS



FLOOR PLANS



LOCATION OVERVIEW

5670 E 2nd St, Long Beach, CA 90803

CAPTURE THE AFFLUENT NAPLES & BELMONT SHORE MARKET

Unlock an extraordinary leasing opportunity at Naples Island Center, the only shopping center on the prestigious Naples Island in Long Beach, California. This expansive 49,497 SF free-standing anchor space offers retailers a rare chance to establish a flagship location in one of Southern California's most affluent coastal enclaves. Strategically located at the bustling corner of 2nd Street and Ravenna Drive—the primary gateways to Naples Island—this property captures ±80,900 vehicles per day, ensuring unmatched visibility and brand exposure. With prominent signage opportunities and three surface parking lots providing 66 spaces, the center is perfectly equipped to draw and accommodate a robust customer base. Positioned as a critical thoroughfare, Naples Island Center is a must-pass destination for residents of Belmont Shore, Belmont Heights, and the Long Beach Peninsula commuting to work, amplifying daily foot and vehicle traffic.

Just minutes from PCH, I-405, I-605, and CA-22, and in close proximity to premier shopping destinations like Marina Pacifica and 2nd & PCH, this location serves as a vital link for the region's affluent and active communities. Naples Island's 3,356 residents, with an average net worth of \$3.61M and household income of \$200,919, form a sophisticated, well-educated demographic eager for premium retail, dining, and wellness offerings. Nearby, Belmont Shore's vibrant 15-block retail and dining district, with a population of 34,413 and an average household income of \$149,970, further boosts the center's appeal. Notably, customers traveling to the top-visited Whole Foods—Capture the Affluent Naples & Belmont Shore Marketed 2.5 times above the national average—pass directly by, ensuring consistent foot traffic.

This versatile space is tailor-made for boutique grocers, wine shops, pet/veterinary services, fitness/wellness studios, or medical practices, perfectly aligning with the upscale needs of the surrounding communities. The area's vibrant lifestyle, defined by Naples Island's serene canals, gondola rides, and festive boat parades, alongside Belmont Shore's sandy beaches, water sports, and events like the Belmont Shore Car Show and Christmas Parade, creates an inviting backdrop for businesses to flourish. With Alamitos Bay Marina's 1,624 boat slips and downtown Long Beach nearby, the center attracts a diverse and steady stream of visitors.

Don't miss this exceptionally rare opportunity to anchor your brand in a tightly held market, where exclusivity, high visibility, and a affluent consumer base converge. Naples Island Center is the ultimate destination for retailers seeking to thrive in a prestigious coastal hub.

Why this is important? These customers who live on Belmont Shore have to drive directly pass the subject property, so a new Tenant will capture this audience before going to Whole Foods.



NAPLES ISLAND LIFESTYLE

- **Premium Life-Style:** Affluent, sophisticated residents (average net worth \$3.6M and average home value of \$3M+) support demand for boutique grocers, flagship retail, and medical services.
- **Community:** Enjoy Venetian-inspired canals, gondola rides, waterfront dining, boutique shopping, and events like boat parades.
- **High Traffic & Visibility:** 80,900 vehicles per day at 2nd St & Ravenna Dr ensure maximum exposure. Prominent signage and grand, high-ceiling entrances make your business stand out.
- **Exclusivity:** Only shopping center on Naples Island and the only retail center on 2nd St with abundant parking dedicated to the shopping center.
- **Strategic Gateway:** All traffic to PCH or Belmont Shore must pass this property, making it one of Long Beach's most visible locations.
- **Attractions:** Near Alamitos Bay (1,624 boat slips), downtown Long Beach, and Belmont Shore's vibrant 2nd St.

5670 E 2nd St, Long Beach, CA

Located near 5670 2nd St, Long Beach, CA, this vibrant coastal neighborhood captures the essence of Southern California living—where beach-town charm meets urban convenience. Nestled in the heart of Belmont Shore, one of Long Beach's most beloved and walkable neighborhoods, residents enjoy tree-lined streets, Spanish-style architecture, and an easygoing, community-focused atmosphere. Just steps away, 2nd Street serves as the area's bustling commercial corridor, filled with boutique shops, cafés, gourmet restaurants, and local favorites that reflect the city's eclectic culture.

A short stroll leads you to Alamitos Bay and the Belmont Pier, offering serene water views, stand-up paddleboarding, and sunset walks along the shore. For nature lovers and recreation seekers, Marine Stadium Park and Colorado Lagoon provide ample green space, waterfront paths, and picnic areas for relaxation or family outings. The nearby Naples Island canals also offer a uniquely charming escape, where residents can kayak through quiet waterways or enjoy seasonal events like the Naples Boat Parade.

With easy access to Pacific Coast Highway (PCH) and major transit routes, the area is ideal for commuters and weekend explorers alike. Just minutes from downtown Long Beach, CSULB, and the Long Beach Airport, this location provides both convenience and a laid-back beach lifestyle. Whether you're drawn by the salty breeze, the vibrant food scene, or the close-knit community, life near 2nd Street delivers a quintessential Southern California experience.





Alhambra Heights

Cal State Long Beach

RAVENA DR

COMBINED VPD
\$80,900

Main Streets Leading
to Both Bridges on/off
Naples Island

2ND ST

2ND ST

P

P

P



Downtown
Long Beach

Signal Hill

Long Beach
Airport

P

P

2ND ST



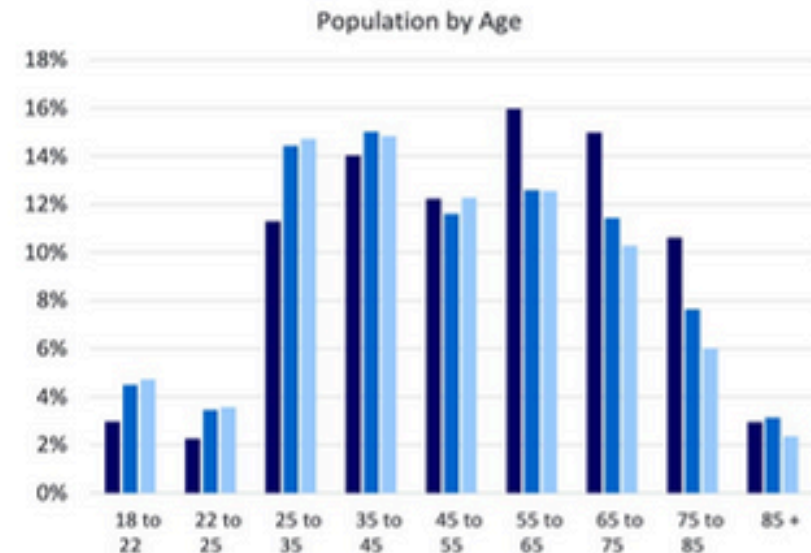
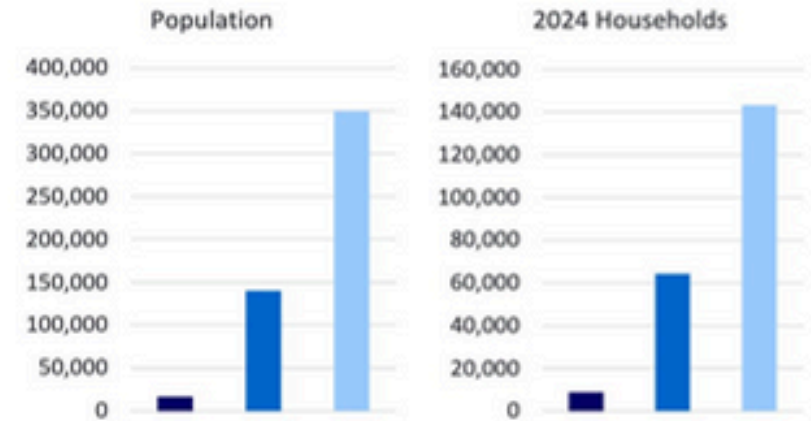
DEMOGRAPHICS

5670 E 2nd St, Long Beach, CA 90803

DEMOGRAPHICS



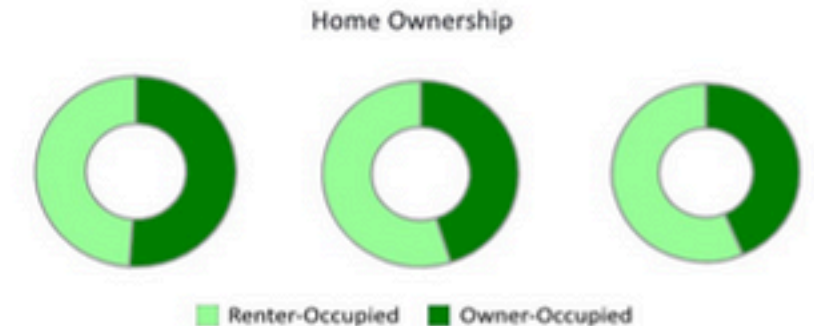
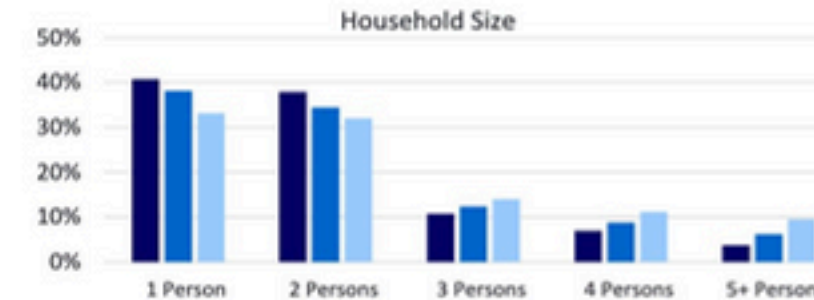
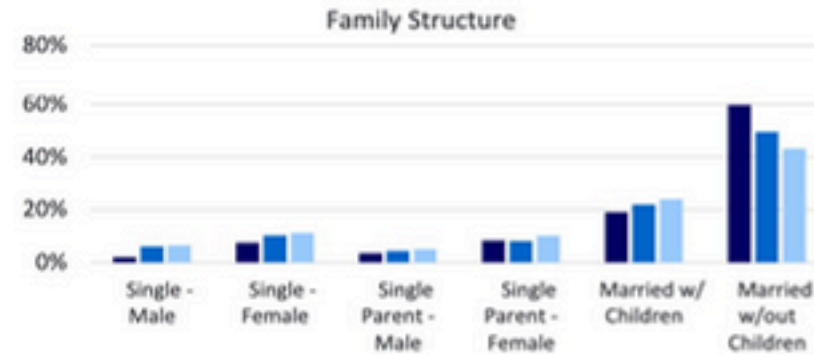
	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	16,679	---	140,173	---	349,451	---
2029 Projected Population	16,666	---	140,626	---	353,035	---
Pop Growth (%)	-0.1%	---	0.3%	---	1.0%	---
2024 Households	8,766	---	64,284	---	143,305	---
2029 Projected Households	8,753	---	64,443	---	144,737	---
HH Growth (%)	-0.1%	---	0.2%	---	1.0%	---
Census Year						
2000 Population	16,468	---	139,163	---	351,041	---
2010 Population	17,083	---	141,515	---	351,354	---
Pop Growth (%)	3.7%	---	1.7%	---	0.1%	---
2000 Households	8,999	---	65,170	---	138,754	---
2010 Households	9,001	---	65,012	---	144,040	---
HH Growth (%)	0.0%	---	-0.2%	---	3.8%	---
Total Population by Age						
Average Age (2024)	48.5		43.7		41.5	
Children (2024)						
0 - 4 Years	749		7,477		19,304	
5 - 9 Years	465		5,170		16,399	
10-13 Years	429		4,370		13,667	
14-17 Years	467		5,698		15,824	
Adults (2024)						
18 to 22	497	3.0%	6,300	4.5%	16,494	4.7%
22 to 25	378	2.3%	4,837	3.5%	12,435	3.6%
25 to 35	1,884	11.3%	20,239	14.4%	51,462	14.7%
35 to 45	2,340	14.0%	21,050	15.0%	51,843	14.8%
45 to 55	2,041	12.2%	16,263	11.6%	42,927	12.3%
55 to 65	2,666	16.0%	17,649	12.6%	43,879	12.6%
65 to 75	2,500	15.0%	16,039	11.4%	35,941	10.3%
75 to 85	1,772	10.6%	10,702	7.6%	21,008	6.0%
85 +	492	3.0%	4,380	3.1%	8,269	2.4%



DEMOGRAPHICS



	1 Mile		3 Miles		5 Miles	
Single Parent - Male	145	3.5%	1,345	4.2%	4,034	5.0%
Single Parent - Female	351	8.3%	2,575	8.1%	8,083	10.1%
Married w/ Children	801	19.1%	6,953	21.9%	19,228	24.0%
Married w/out Children	2,510	59.8%	15,742	49.5%	34,581	43.2%
Household Size (2024)						
1 Person	3,572	40.7%	24,573	38.2%	47,559	33.2%
2 Persons	3,325	37.9%	22,150	34.5%	45,949	32.1%
3 Persons	942	10.7%	7,929	12.3%	20,121	14.0%
4 Persons	605	6.9%	5,641	8.8%	16,071	11.2%
5+ Persons	323	3.7%	3,991	6.2%	13,606	9.5%
Home Ownership (2024)						
Owners	4,473	51.0%	28,952	45.0%	62,465	43.6%
Renters	4,293	49.0%	35,332	55.0%	80,840	56.4%
Components of Change (2024)						
Births	139	0.8%	1,434	1.0%	3,657	1.0%
Deaths	193	1.2%	1,320	0.9%	2,737	0.8%
Migration	-103	-0.6%	-1,130	-0.8%	-1,366	-0.4%
Unemployment Rate (2024)		2.7%		3.5%		4.5%
Employment, Pop 16+ (2024)						
Armed Services	1	0.0%	253	0.2%	604	0.2%
Civilian	10,000	67.6%	78,253	65.0%	191,859	65.7%
Employed	9,728	65.7%	75,473	62.7%	183,181	62.7%
Unemployed	272	1.8%	2,780	2.3%	8,678	3.0%
Not in Labor Force	4,803	32.4%	42,106	35.0%	100,342	34.3%
Businesses						
Establishments	1,191	---	6,126	---	16,295	---
Employees (FTEs)	5,182	---	44,799	---	144,156	---



DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
White, Non-Hispanic	11,779	70.6%	70,839	50.5%	136,294	39.0%
Hispanic	2,553	15.3%	37,762	26.9%	123,699	35.4%
Black	402	2.4%	9,734	6.9%	28,884	8.3%
Asian	964	5.8%	13,893	9.9%	41,301	11.8%
Language at Home (2024)	15,930		132,696		330,148	
Spanish	1,424	8.9%	22,858	17.2%	85,374	25.9%
Asian Language	551	3.5%	6,730	5.1%	20,552	6.2%
Ancestry (2024)						
American Indian (ancestry)	43	0.3%	333	0.2%	831	0.2%
Hawaiian (ancestry)	51	0.3%	395	0.3%	1,277	0.4%
Household Income (2024)						
Per Capita Income	\$87,067	---	\$58,553	---	\$50,550	---
Average HH Income	\$165,654	---	\$127,676	---	\$123,266	---
Median HH Income	\$119,642	---	\$94,340	---	\$89,806	---
Less than \$25,000	737	8.4%	7,621	11.9%	18,481	12.9%
\$25,000 - \$34,999	346	3.9%	3,756	5.8%	9,053	6.3%
\$35,000 - \$49,999	593	6.8%	5,476	8.5%	12,586	8.8%
\$50,000 - \$74,999	896	10.2%	8,956	13.9%	20,547	14.3%
\$75,000 - \$99,999	1,096	12.5%	7,796	12.1%	17,272	12.1%
\$100,000 - \$149,999	1,762	20.1%	12,557	19.5%	26,528	18.5%
\$150,000 - \$199,999	1,180	13.5%	7,503	11.7%	16,104	11.2%
\$200,000+	2,156	24.6%	10,619	16.5%	22,735	15.9%
Education (2024)	13,695		106,322		255,329	
Less than 9th Grade	167	1.2%	6,544	6.2%	24,124	9.4%
Some High School	170	1.2%	3,626	3.4%	13,925	5.5%
High School Grad	1,281	9.4%	13,703	12.9%	38,224	15.0%
Some College	2,756	20.1%	22,414	21.1%	55,608	21.8%
Associate Degree	1,026	7.5%	7,580	7.1%	17,869	7.0%
Bachelors Degree	4,418	32.3%	32,190	30.3%	65,106	25.5%
Graduate Degree	2,623	19.2%	14,171	13.3%	28,278	11.1%
Family Structure (2024)	4,199		31,782		80,014	
Single - Male	79	1.9%	1,912	6.0%	5,154	6.4%
Single - Female	314	7.5%	3,256	10.2%	8,934	11.2%

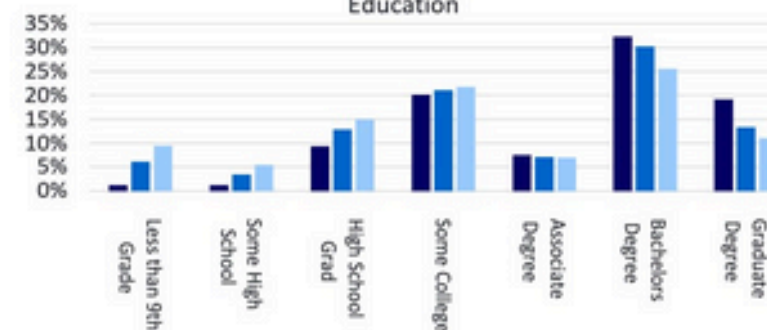
Race/Ethnicity



Household Income



Education





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