



OFFERING MEMORANDUM

**2129 LOCUST AVE**

Long Beach, CA 90806

Marcus & Millichap

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Activity ID #ZAH0130121

Marcus & Millichap

2129 LOCUST AVE

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# 01



## EXECUTIVE SUMMARY

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Investment Highlights  
Additional Photos  
Regional Map  
Local Map  
Aerial Map

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# OFFERING SUMMARY

2129 LOCUST AVE



Listing Price  
**\$995,000**



Cap Rate  
**5.71%**



# of Units  
**4**

## FINANCIAL

Listing Price	\$995,000
Down Payment	100% / \$995,000
NOI	\$56,787
Cap Rate	5.71%
Price/SF	\$423.22
Rent/SF (Monthly)	\$2.87
Rent/SF (Annually)	\$34.45
Price/Unit	\$248,750

## OPERATIONAL

Gross SF	2,351 SF
# of Units	4
Lot Size	0.14 Acres (6,258 SF)
Year Built	1928



# 2129 LOCUST AVE

Long Beach, CA 90806

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a 4-unit multifamily property. Built in 1928 originally as a triplex, the subject property consists of 2,351 rentable square feet spread throughout a 6,258 square foot lot. The property consists of a Two Bedroom + Den / One Bathroom House with 2 Existing One Bedroom / One Bathroom Units and 1 Brand new One Bedroom ADU. It contains three garages and one storage space.

## INVESTMENT HIGHLIGHTS

South Wrigley Location: Centrally located to 405 and 710 Freeway, Memorial Medical Center, Signal Hill, and Downtown Long Beach

Brand New Ground Up Construction One Bedroom ADU: Built Between Front House and Back Buildings

Brand New Roofs, Upgraded Electrical Panels, and Copper / Pex Plumbing Throughout

Amenities That All Tenants Value: Synergized Outdoor Space, Laundry In-Unit (2/4 units), and Private Parking (3 Garages+Storage)

Two Bedroom + Den / One Bathroom House with 2 Existing One Bedroom / One Bathroom Units and 1 Brand new One Bedroom ADU

Award Winning Poly High School Walking Distance

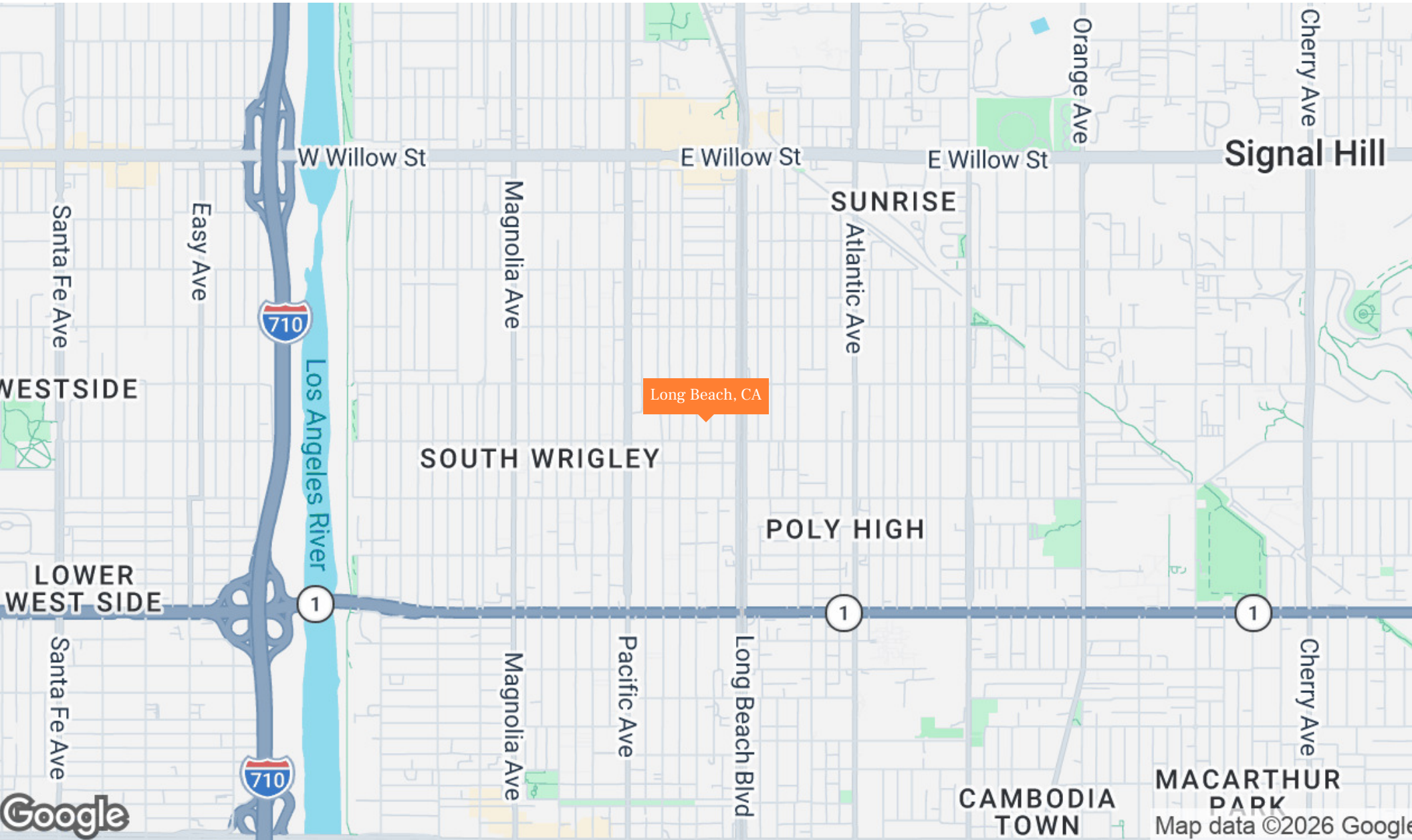
# 2129 LOCUST AVE

ADDITIONAL PHOTOS



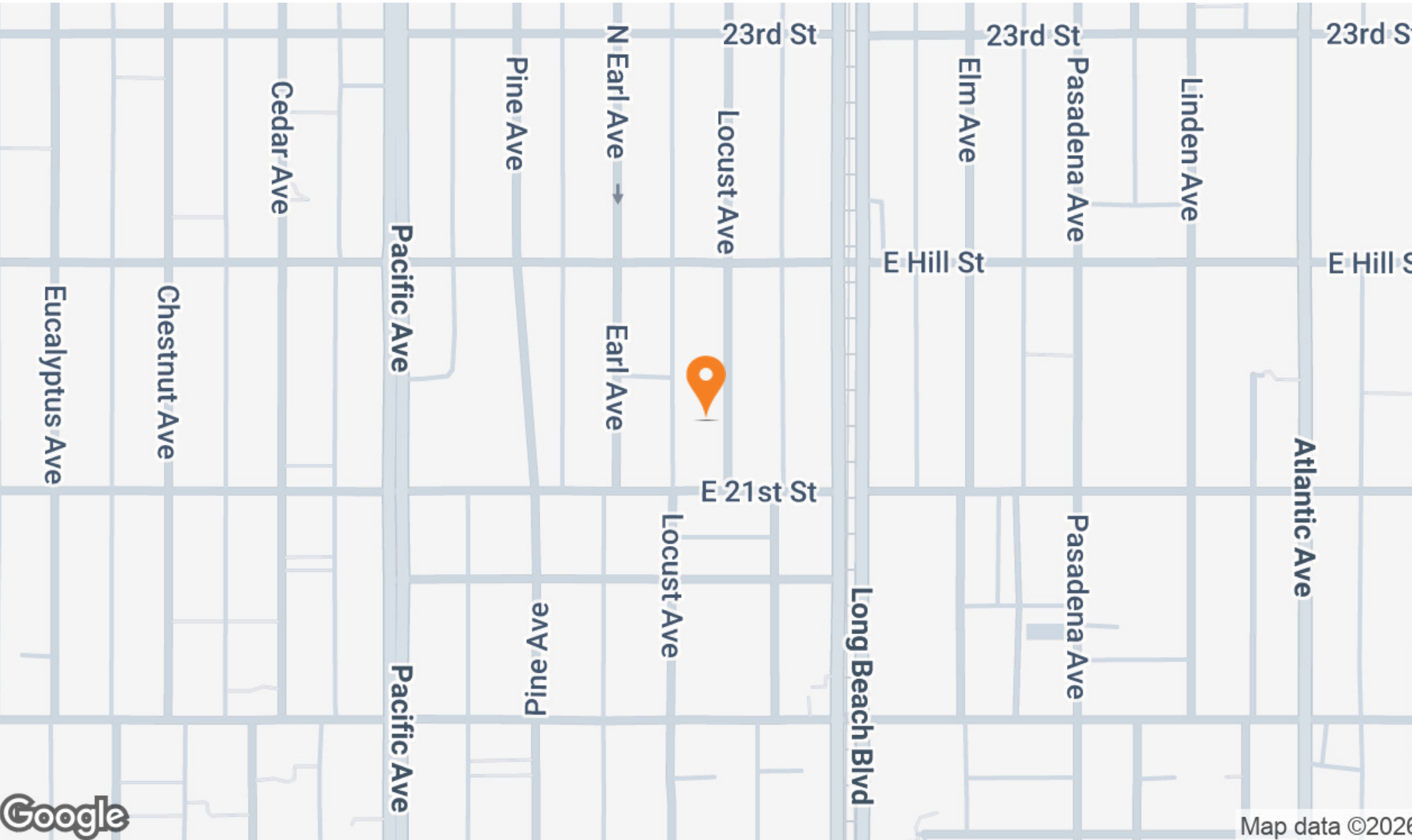
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REGIONAL MAP



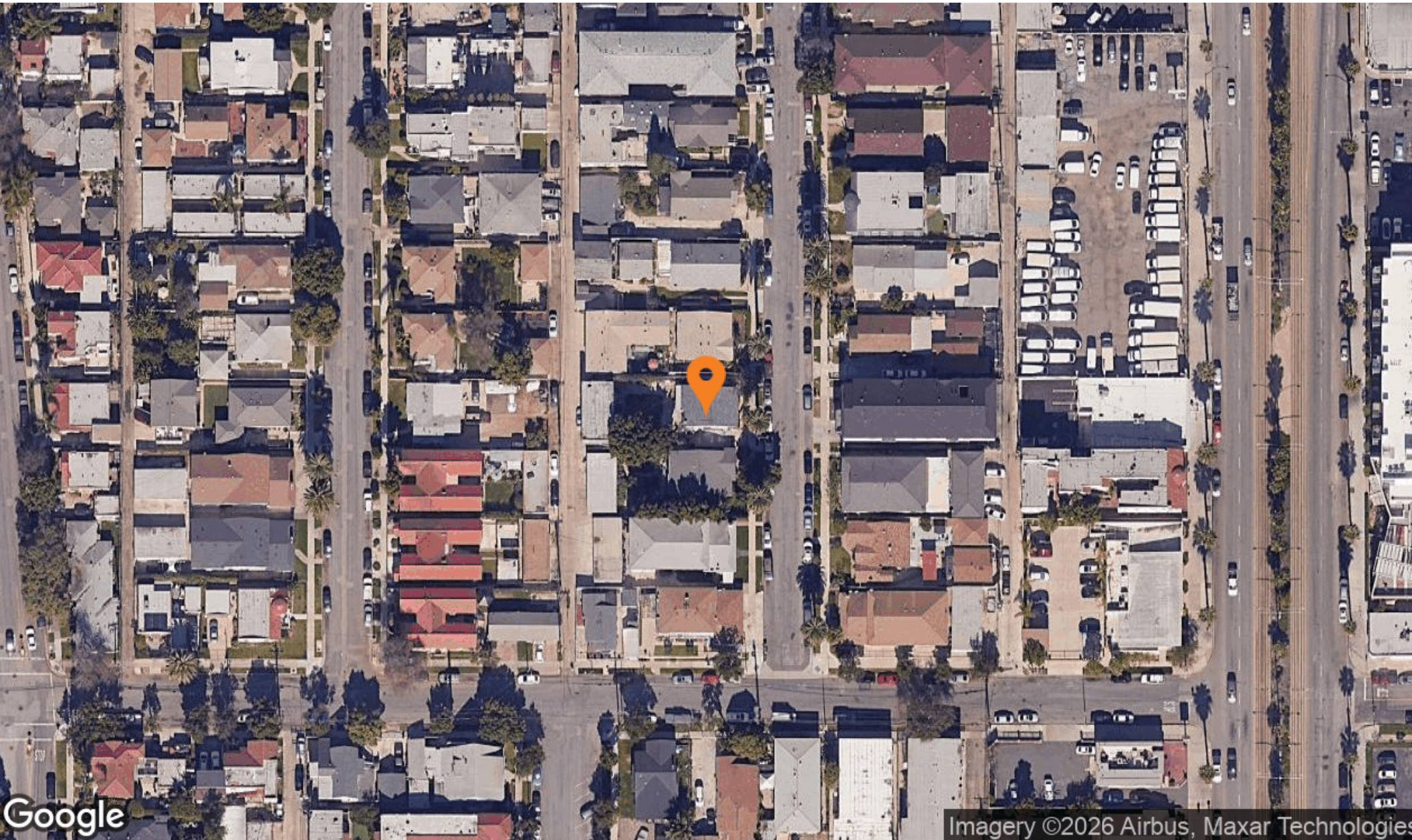
# 2129 LOCUST AVE

LOCAL MAP



# 2129 LOCUST AVE

AERIAL MAP



Google

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SECTION 2

02

# FINANCIAL ANALYSIS

Financial Details

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# 2129 LOCUST AVE

## FINANCIAL DETAILS

As of April,2026

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	2 Bed / 1 Bath	\$2,500	\$0.00	\$2,750	\$0.00
2	1 Bed / 1 Bath	\$1,300	\$0.00	\$1,595	\$0.00
3	1 Bed / 1 Bath	\$1,400	\$0.00	\$1,595	\$0.00
4	1 Bed / 1 Bath ADU	\$1,550	\$0.00	\$1,695	\$0.00
<b>Total</b>	<b>Square Feet: 2,351</b>	<b>\$6,750</b>	<b>\$2.87</b>	<b>\$7,635</b>	<b>\$3.25</b>

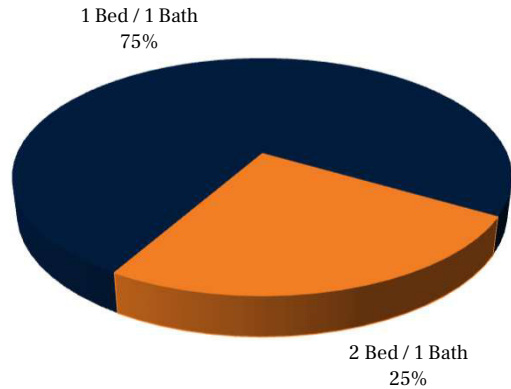
# 2129 LOCUST AVE

## FINANCIAL DETAILS

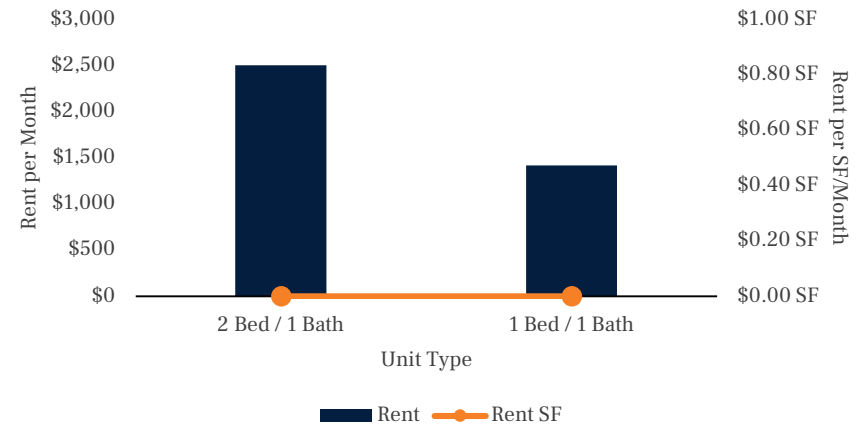
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bed / 1 Bath	1	N/A	\$2,500 - \$2,500	\$2,500	N/A	\$2,500	\$2,750	N/A	\$2,750
1 Bed / 1 Bath	2	N/A	\$1,300 - \$1,400	\$1,350	N/A	\$2,700	\$1,595	N/A	\$3,190
1 Bed / 1 Bath ADU	1	N/A	\$1,550 - \$1,550	\$1,550	N/A	\$1,550	\$1,695	N/A	\$1,695
<b>TOTALS/WEIGHTED AVERAGE!</b>	<b>4</b>	<b>588</b>		<b>\$1,688</b>	<b>\$2.87</b>	<b>\$6,750</b>	<b>\$1,909</b>	<b>\$3.25</b>	<b>\$7,635</b>

<b>GROSS ANNUALIZED RENTS</b>	<b>\$81,000</b>	<b>\$91,620</b>
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Unit Distribution



Unit Rent



# 2129 LOCUST AVE

## FINANCIAL DETAILS

INCOME	Current		Market	NOTES	PER UNIT	PER SF
<b>Rental Income</b>						
Gross Current Rent	81,000		91,620		22,905	38.97
Physical Vacancy	2,520		2,839		710	1.21
<b>TOTAL VACANCY</b>	<b>\$2,520</b>	<b>-3.0%</b>	<b>\$2,839</b>	<b>-3.0%</b>	<b>\$710</b>	<b>\$1</b>
Effective Rental Income	78,480		88,781		22,195	37.76
<b>Other Income</b>						
Parking & Storage Income	3,000		3,000		750	1.28
<b>TOTAL OTHER INCOME</b>	<b>\$3,000</b>		<b>\$3,000</b>		<b>\$750</b>	<b>\$1.28</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$81,480</b>		<b>\$91,781</b>		<b>\$22,945</b>	<b>\$39.04</b>
<b>EXPENSES</b>						
	<b>Current</b>		<b>Market</b>	<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
Real Estate Taxes	12,438		12,438		3,110	5.29
Insurance	2,351		2,351	[2]	588	1.00
Utilities	1,560		1,560		390	0.66
Maintenance & Repairs	2,520		2,520		630	1.07
Off-Site Management	4,074		4,497		1,124	1.91
Contract Services	1,750		1,750		438	0.74
<b>TOTAL EXPENSES</b>	<b>\$24,693</b>		<b>\$25,116</b>		<b>\$6,279</b>	<b>\$10.68</b>
<b>EXPENSES AS % OF EGI</b>	<b>30.3%</b>		<b>27.4%</b>			
<b>NET OPERATING INCOME</b>	<b>\$56,787</b>		<b>\$66,665</b>		<b>\$16,666</b>	<b>\$28.36</b>

Notes and assumptions to the above analysis are on the following page.

# 2129 LOCUST AVE

## FINANCIAL DETAILS

### SUMMARY

Price	\$995,000	
Down Payment	\$995,000	100%
Number of Units	4	
Price Per Unit	\$248,750	
Price Per SqFt	\$423.22	
Gross SqFt	2,351	
Lot Size	0.14 Acres	
Approx. Year Built	1928	

### RETURNS

	Current	Market	Reno
CAP Rate	5.71%	6.70%	11.85%
GRM	11.85	10.52	
Cash-on-Cash	5.71%	6.70%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
1	2 Bed / 1 Bath	0	\$2,500	\$2,750
3	1 Bed / 1 Bath	0	\$1,417	\$1,628

### OPERATING DATA

INCOME	Current	Market
Gross Scheduled Rent	\$81,000	\$91,620
Less: Vacancy/Deductions	-3.0% - \$2,520	-3.0% - \$2,839
Total Effective Rental Income	\$78,480	\$88,781
Other Income	\$3,000	\$3,000
Effective Gross Income	\$81,480	\$91,781
Less: Expenses	29.4% \$24,693	26.5% \$25,116
Net Operating Income	\$56,787	\$66,665
Cash Flow	\$56,787	\$66,665
Debt Service	\$0	\$0
Net Cash Flow After Debt Service	5.71% \$56,787	6.70% \$66,665
Principal Reduction	\$0	\$0
TOTAL RETURN	5.71% \$56,787	6.70% \$66,665

### EXPENSES

EXPENSES	Current	Market
Real Estate Taxes	\$12,438	\$12,438
Insurance	\$2,351	\$2,351
Utilities	\$1,560	\$1,560
Maintenance & Repairs	\$2,520	\$2,520
Off-Site Management	\$4,074	\$4,497
Contract Services	\$1,750	\$1,750
TOTAL EXPENSES	\$24,693	\$25,116
Expenses/Unit	\$6,173	\$6,279
Expenses/SF	\$10.50	\$10.68



SECTION 3

# 03

## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Cap Rate Chart  
Price per SF Chart  
Price per Unit Chart  
Sale Comps

Marcus & Millichap








# SALE COMPS MAP

- ★ 2129 Locust Ave
- A 1974 Henderson Ave
- B 2253 Pacific Ave
- C 1980 Chestnut Ave
- D 2210 Pine Ave
- E 1990 Cedar Ave
- F 2015 Locust Ave



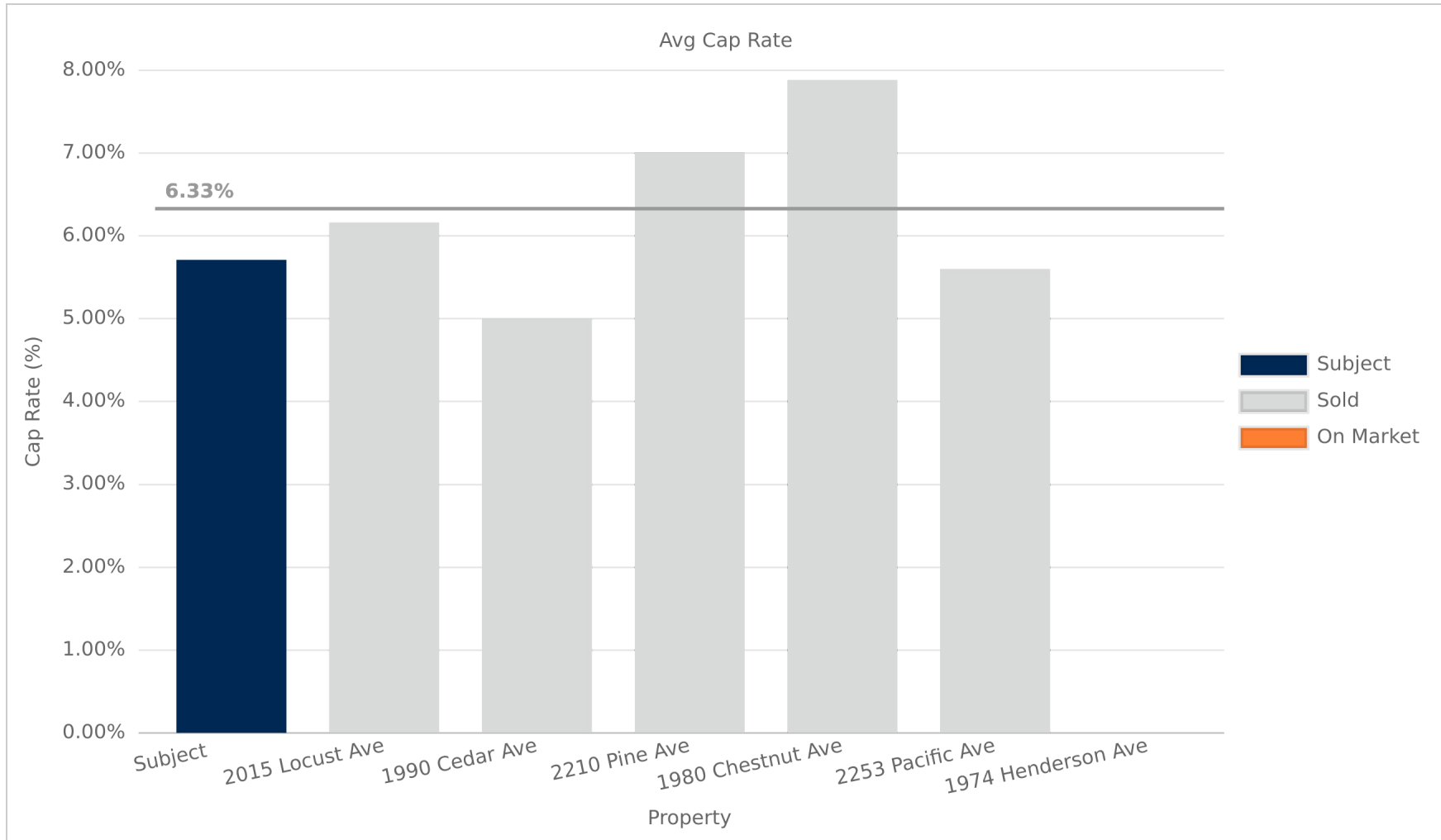
# 2129 LOCUST AVE

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>2129 Locust Ave</b> Long Beach, CA 90806	\$995,000	2,351 SF	\$423.22	0.14 AC	\$248,750	5.71%	4	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>1974 Henderson Ave</b> Long Beach, CA 90806	\$1,225,000	2,392 SF	\$512.12	0.13 AC	\$306,250	-	4	03/12/2026
	<b>2253 Pacific Ave</b> Long Beach, CA 90806	\$1,495,000	4,808 SF	\$310.94	0.15 AC	\$373,750	5.60%	4	12/19/2025
	<b>1980 Chestnut Ave</b> Long Beach, CA 90806	\$1,200,000	3,534 SF	\$339.56	0.09 AC	\$300,000	7.88%	4	12/15/2025
	<b>2210 Pine Ave</b> Long Beach, CA 90806	\$1,475,000	3,083 SF	\$478.43	0.09 AC	\$368,750	7.00%	4	12/04/2025
	<b>1990 Cedar Ave</b> Long Beach, CA 90806-5387	\$1,070,000	2,516 SF	\$425.28	0.07 AC	\$267,500	5.00%	4	12/02/2025
	<b>2015 Locust Ave</b> Long Beach, CA 90806	\$1,299,000	3,199 SF	\$406.06	0.11 AC	\$324,750	6.16%	4	08/26/2025
	<b>AVERAGES</b>	<b>\$1,294,000</b>	<b>3,255 SF</b>	<b>\$412.07</b>	<b>0.11 AC</b>	<b>\$323,500</b>	<b>6.33%</b>	<b>4</b>	<b>-</b>

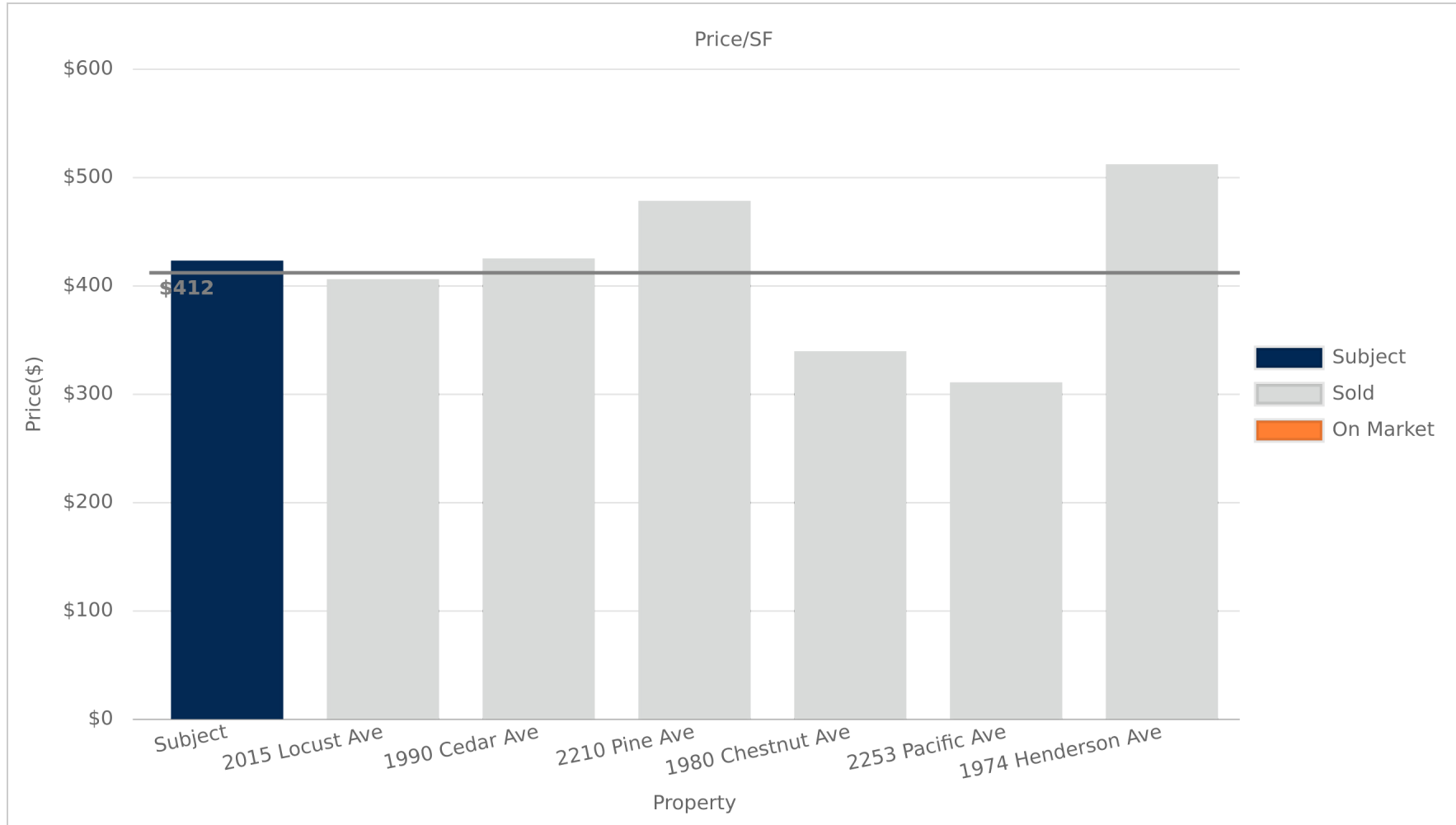
# 2129 LOCUST AVE

## CAP RATE CHART



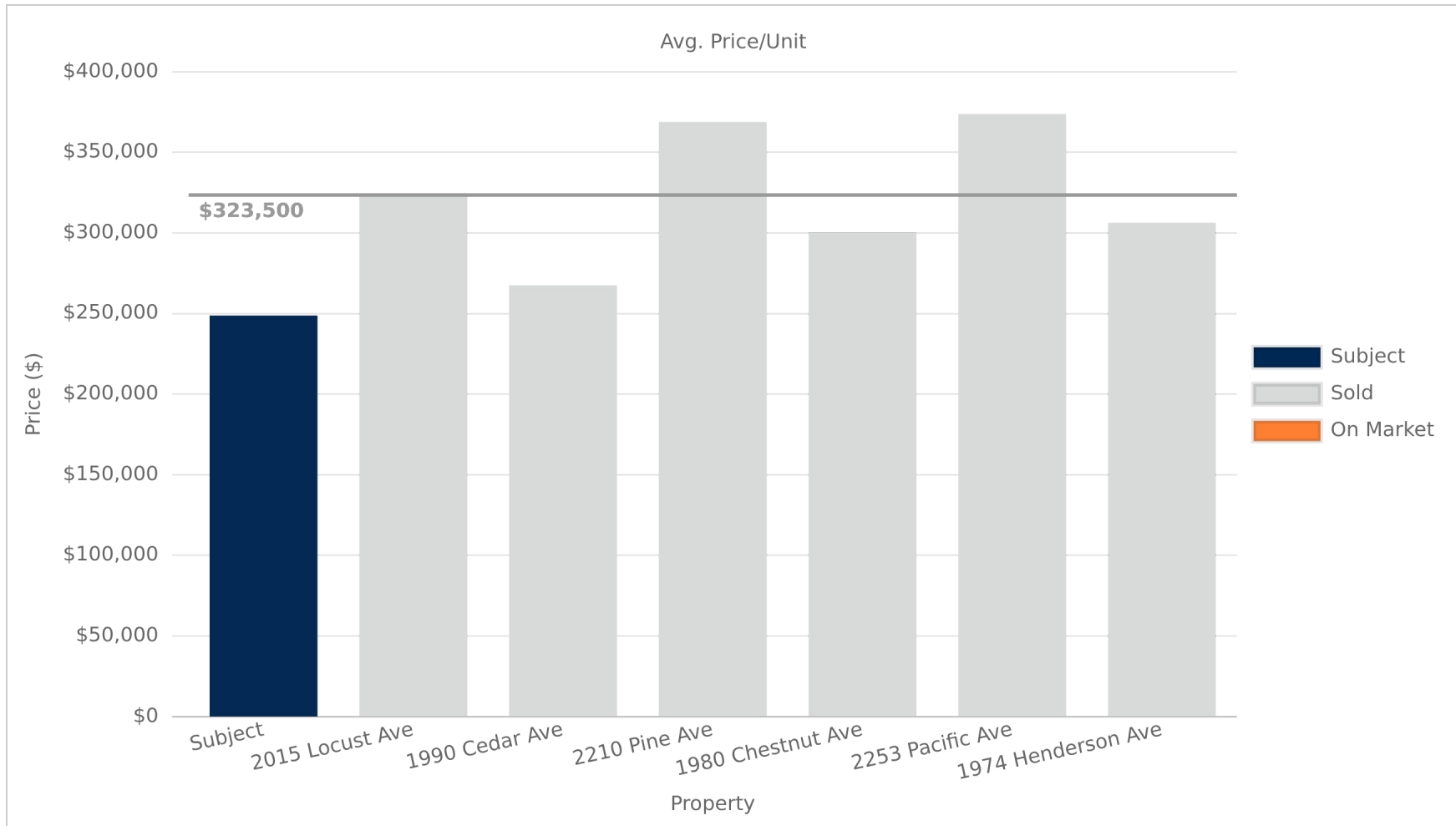
# 2129 LOCUST AVE

## PRICE PER SF CHART



# 2129 LOCUST AVE

## PRICE PER UNIT CHART



# 2129 LOCUST AVE

SALE COMPS



★ **2129 Locust Ave**  
Long Beach, CA 90806

Listing Price:	\$995,000	Price/SF:	\$423.22
Property Type:	Multifamily	GRM:	12.28
NOI:	\$56,787	Cap Rate:	5.71%
Year Built:	1928	COE:	On Market
Number Of Units:	4	Lot Size:	0.14 Acres
Price/Unit:	\$248,750	Total SF:	2,351 SF

UNIT TYPE	# UNITS	RENT
1 Bed / 1 Bath	3	\$1,417
2 Bed / 1 Bath	1	\$2,500
<b>TOTAL/AVG</b>	<b>4</b>	<b>\$1,687</b>



▲ **1974 Henderson Ave**  
Long Beach, CA 90806

Sale Price:	\$1,225,000	Price/SF:	\$512.12
Property Type:	Multifamily	Cap Rate:	-
Year Built:	1952	COE:	03/12/2026
Number Of Units:	4	Lot Size:	0.13 Acres
Price/Unit:	\$306,250	Total SF:	2,392 SF

# 2129 LOCUST AVE

SALE COMPS



**B** 2253 Pacific Ave  
Long Beach, CA 90806

Sale Price:	\$1,495,000	Price/SF:	\$310.94
Property Type:	Multifamily	Cap Rate:	5.60%
Year Built:	1927	COE:	12/19/2025
Number Of Units:	4	Lot Size:	0.15 Acres
Price/Unit:	\$373,750	Total SF:	4,808 SF



**C** 1980 Chestnut Ave  
Long Beach, CA 90806

Sale Price:	\$1,200,000	Price/SF:	\$339.56
Property Type:	Multifamily	Cap Rate:	7.88%
Year Built:	1947	COE:	12/15/2025
Number Of Units:	4	Lot Size:	0.09 Acres
Price/Unit:	\$300,000	Total SF:	3,534 SF

# 2129 LOCUST AVE

SALE COMPS



**D 2210 Pine Ave**  
Long Beach, CA 90806

Sale Price:	\$1,475,000	Price/SF:	\$478.43
Property Type:	Multifamily	Cap Rate:	7.00%
Year Built:	1949	COE:	12/04/2025
Number Of Units:	4	Lot Size:	0.09 Acres
Price/Unit:	\$368,750	Total SF:	3,083 SF



**E 1990 Cedar Ave**  
Long Beach, CA 90806-5387

Sale Price:	\$1,070,000	Price/SF:	\$425.28
Property Type:	Multifamily	Cap Rate:	5.00%
Year Built:	1930	COE:	12/02/2025
Number Of Units:	4	Lot Size:	0.07 Acres
Price/Unit:	\$267,500	Total SF:	2,516 SF

# 2129 LOCUST AVE

SALE COMPS



**F** **2015 Locust Ave**  
Long Beach, CA 90806

Sale Price:	\$1,299,000	Price/SF:	\$406.06
Property Type:	Multifamily	Cap Rate:	6.16%
Year Built:	1937	COE:	08/26/2025
Number Of Units:	4	Lot Size:	0.11 Acres
Price/Unit:	\$324,750	Total SF:	3,199 SF



SECTION 4

# 04

## MARKET OVERVIEW

Long Beach Market Overview  
Demographics

Marcus & Millichap

# DOWNTOWN LONG BEACH AREA

Long Beach, California, is a dynamic coastal city in Los Angeles County, known for its diverse community, major port operations, and mix of urban and beachside lifestyles. With a population of around 460,000, it ranks among the largest cities in California and serves as a cultural and economic hub in Southern California.

Downtown Long Beach is an urban waterfront of approximately 31,000 people covering 1.38 square miles. Downtown Long Beach sits at the intersection of Orange County and the rest of LA County, serving as the bridge to Southern California's major counties. There are three major airports within a 20-mile radius of Downtown Long Beach: Los Angeles International Airport (LAX), Long Beach Airport (LGB), and JohnWayne Santa Ana Airport (SNA). The Downtown area is serviced by the 710 freeway, four Metro A Line stops, 23 Long Beach Transit buses, and 10 centerline miles of bike lanes.

The Port of Long Beach is one of the busiest seaports in the world, playing a vital role in international trade and serving as a gateway for goods moving between the U.S. and Asia. This makes logistics, shipping, and related industries central to the local economy, alongside sectors such as healthcare, aerospace, education, and tourism. Major employers include California State University, Long Beach (CSULB), Long Beach Unified School District, and MemorialCare Health System.

The city is known for its vibrant waterfront, anchored by the Aquarium of the Pacific, Shoreline Village, and the permanently docked RMS Queen Mary. Belmont Shore and Naples Island offer more laid-back beachside neighborhoods, while downtown Long Beach has become a hub for entertainment, dining, and conventions, highlighted by the Long Beach Convention Center.

There are 73 acres of parks and open space within downtown. Shoreline aquatic park was the most visited open space, with over 2.4 Million unique visits in 2023, an increase of 200,000 visitors from 2022.





## Market Overview



**10k**

Long Beach  
Population



**185k**

Long Beach Grand  
Prix



**4.3M**

SF of Total Office  
Inventory



**37k**

Total Number of  
Students in Area



**10k**

Workers in Area -  
Average Age of 37

# DOWNTOWN SHORELINE VISION PLAN

The Downtown Shoreline area serves as the threshold between Downtown Long Beach and the City's waterfront and covers the coastal area south of Ocean Boulevard from Golden Shore Drive to Alamitos Avenue. This area is home to iconic residences, offices, hotels and restaurants set amid the City's convention center, Aquarium of the Pacific, harbors, marinas, shoreline parks and beaches.

Because the existing Plan for this area has not been comprehensively updated since the 1970s, the vision planning process underway aims to create a community vision for Downtown Shoreline as an inclusive world-class waterfront destination and community amenity.

The City is undertaking a multistep planning effort to overhaul the District's outdated land use and zoning regulations. The City is currently working to establish the Vision Plan, with an anticipated completion date of fall 2025. The Vision Plan will then form the foundation for a modern specific plan to guide development and change. In the final phase, the City will certify the proposed changes with the California Coastal Commission.

PD-6 or Downtown Shoreline includes areas south of Ocean Boulevard, from the Los Angeles River on the west to Alamitos Beach on the east. The area is home to Rainbow Harbor, the Downtown Marina, the Aquarium of the Pacific, the Convention Center and Elephant Lot, the Pike outlets, as well as the Catalina Landing development. The Queensway Bridge connects Downtown Shoreline to the other side of the Bay, to destinations such as the Queen Mary and the Carnival Cruise Terminal.

[CLICK HERE FOR THE FULL PLAN](#)



# LONG BEACH A BURGEONING CORE MARKET

*STRONG UNDERLYING FUNDAMENTALS WILL DRIVE OPERATIONS & GROWTH*

Long Beach's central location and proximity to a diverse labor pool have made the city a logical choice for many California and international businesses. The city is anchored by two world-class ports and a modernized airport, and offers numerous amenities and a well-developed infrastructure including quality office and commercial space, public transit options, and freeway accessibility. Downtown Long Beach acts as the city's economic and cultural center and is home to over 1,700 businesses, employing approximately 44,000 people. The city's economy is well diversified, with no single employment sector accounting for a majority of the regional workforce.

Major Employers Include:

**The City of Long Beach**  
**The California State University • BRAGG Companies Apparel • EPSON**  
**MemorialCare Health System • BOEING • Verizon**  
**Molina HealthCare**



**Over \$2B**

Invested in real estate transactions & new development projects since 2013



**2,000**

Residential units built within the last 10 years



**Over 100**

Restaurants in DTLB



**1.3M SF**

Of ground retail space



**Port of Long Beach**

One of the largest ports in the world



**344k SF**

of retail & entertainment space



**\$6.5M**

Invested into the Pine Avenue refresh project



**\$114K**

DTLB has many wealthy workers who earn an average income of \$114k

# DOWNTOWN ECONOMIC DEVELOPMENT

Downtown Long Beach has one of the highest employment densities in Long Beach. It also provides a large share of job opportunities for the residents of nearby cities. More than 37,000 people are employed in Downtown Long Beach. More than 24 percent of the people employed in Downtown are from Long Beach; nearby cities such as Los Angeles, Lakewood, Carson, Bellflower and Torrance account for an additional 24 percent of the employed in Downtown.

The next wave of investment will continue Downtown Long Beach's remarkable evolution. Over the next few years, the following swell of planned development will deliver:

- ◀ Nearly 1,700 residential units
- ◀ 740,000 sq.ft. of office space
- ◀ 400 hotel rooms
- ◀ 56,370 sq.ft. of retail space
- ◀ 15,000 sq.ft. of arts-related uses
- ◀ 500,000+ sq.ft. of civic space
- ◀ 31 new courtrooms
- ◀ 545,000 sq.ft. court building



## DEVELOPMENT ACTIVITY

**DTLB has 38 major projects in the development pipeline totaling approximately 6,500 new housing units.**

Project types include market-rate and below- market rate housing, adaptive reuse projects, micro-units and commercial development.

Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan. PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.

These planned developments also address building design, streetscape standards and open space to promote a cohesive community character.

# THE PORT OF LONG BEACH



*SECOND BUSIEST PORT IN THE UNITED STATES*



The Port of Long Beach, also known as the Harbor Department of the City of Long Beach, is the second-busiest container port in the United States, after the Port of Los Angeles, which it adjoins. Acting as a major gateway for US–Asian trade, the port occupies 3,200 acres of land with 25 miles of waterfront in the city of Long Beach, California. The Port of Long Beach is located less than two miles southwest of Downtown Long Beach and approximately 25 miles south of Downtown Los Angeles. The seaport generates approximately US\$100 billion in trade and employs more than 316,000 people in Southern California.

## THE PORT OF LONG BEACH FACTS & STATS

**Each year the port handles over 6.8 million 20-foot container units (TEUs).**



**1.4 million jobs throughout the U.S. are related to trade generated by the Port of Long Beach.**



**The top imports are crude oil, electronics, plastics, furniture and clothing.**

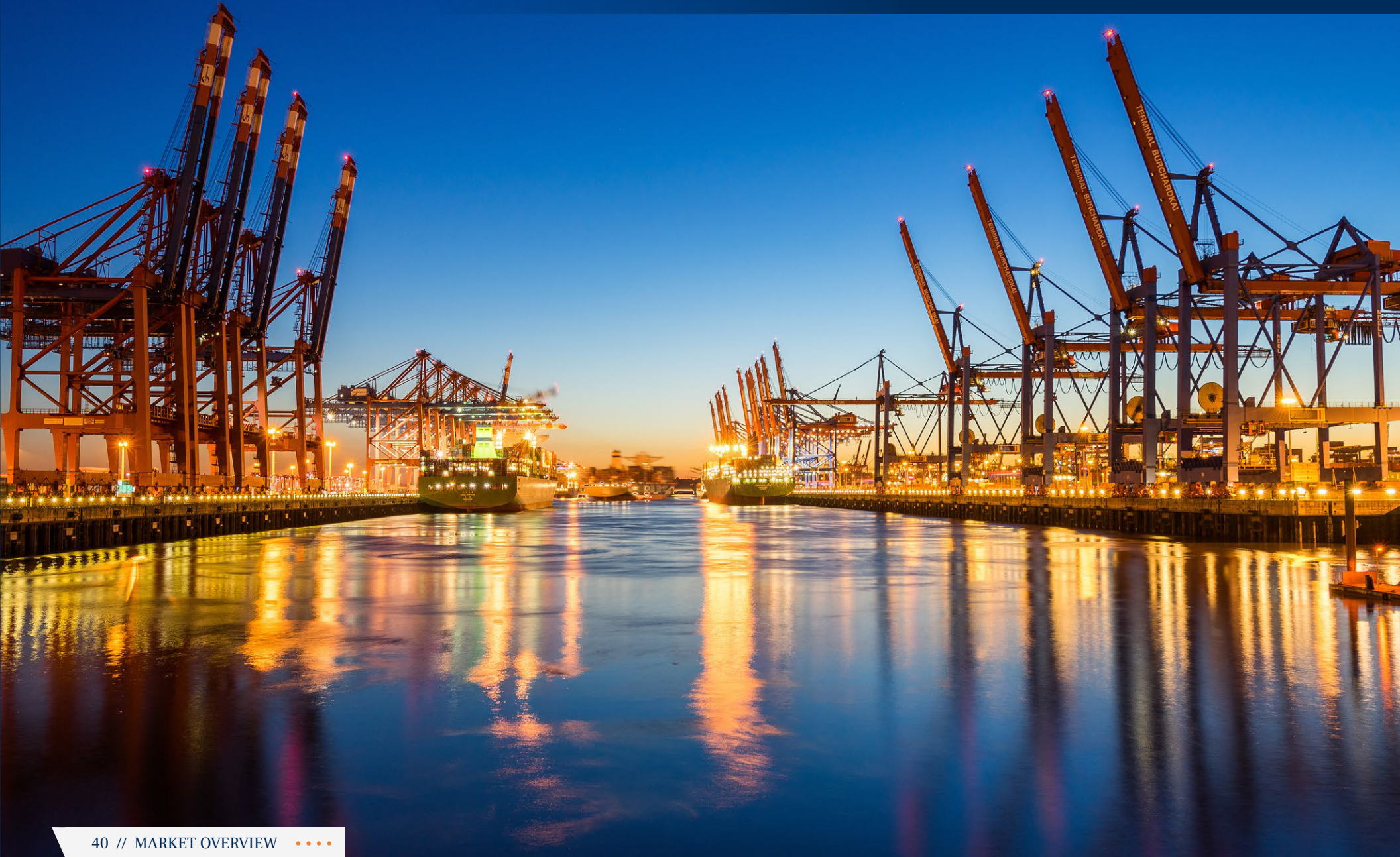


**The Port of Long Beach provides about 370,000 jobs and generates close to \$5.6 billion a year in state and local tax revenues.**



**The port has 80 available berths and 10 piers.**

*The Port Los Angeles & The Port of Long Beach*  
Combine to Make the  
**BUSIEST**  
*Port in the United States*





## ‘LONG BEACH BOWL’ AMPHITHEATER CONCEPT AT THE QUEEN MARY TAKES ANOTHER STEP TOWARD REALITY

It is being dubbed the “Long Beach Bowl”—think Greek Theater in capacity and Hollywood Bowl in style. And it will be by the Queen Mary with the DTLB skyline as its backdrop. With the potential to draw from a larger pool of artists with such a distinctly unique venue, the city has taken a significant step toward making the Bowl a reality. Announced last year, the Long Beach Bowl was packaged as part of the City’s “Elevate 28” focus on the Olympics. Mayor Rex Richardson considers this a large part of his tenure’s focus on the need for city entertainment and culture. The first part? A temporary structure—approved back in January after directing the City Manager in his budget to look at the feasibility of the project with the DTLB skyline and water as its backdrop—would allow some 8,000 to 10,000 people to view concerts and shows. The second, much more complicated part? A permanent venue.

LONG BEACH AIRPORT

CALIFORNIA STATE NORTH-WEST COLLEGE - LONG BEACH



TIBOR RUBIN VA MEDICAL CENTER

RECREATION PARK & GOLF COURSE 18

THE PIKE OUTLETS | H&M | NIKE | G BY GUESS

GAP | five BELOW | FOREVER 21 | Fairmont BREAKERS

LONG BEACH Convention & Entertainment Center | AQUARIUM OF THE PACIFIC A non-profit institution

CINEMARK

MARINA VISTA PARK

BELMONT SHORES - E 2ND ST SHOPPING

VANS | ACE Hardware | TILLYS CLOTHING • SHOES • ACCESSORIES

STARBUCKS COFFEE | WELLS FARGO | NICKS ON 2ND | CHASE | verizon

DOWNTOWN LONG BEACH

PORT OF LONG BEACH

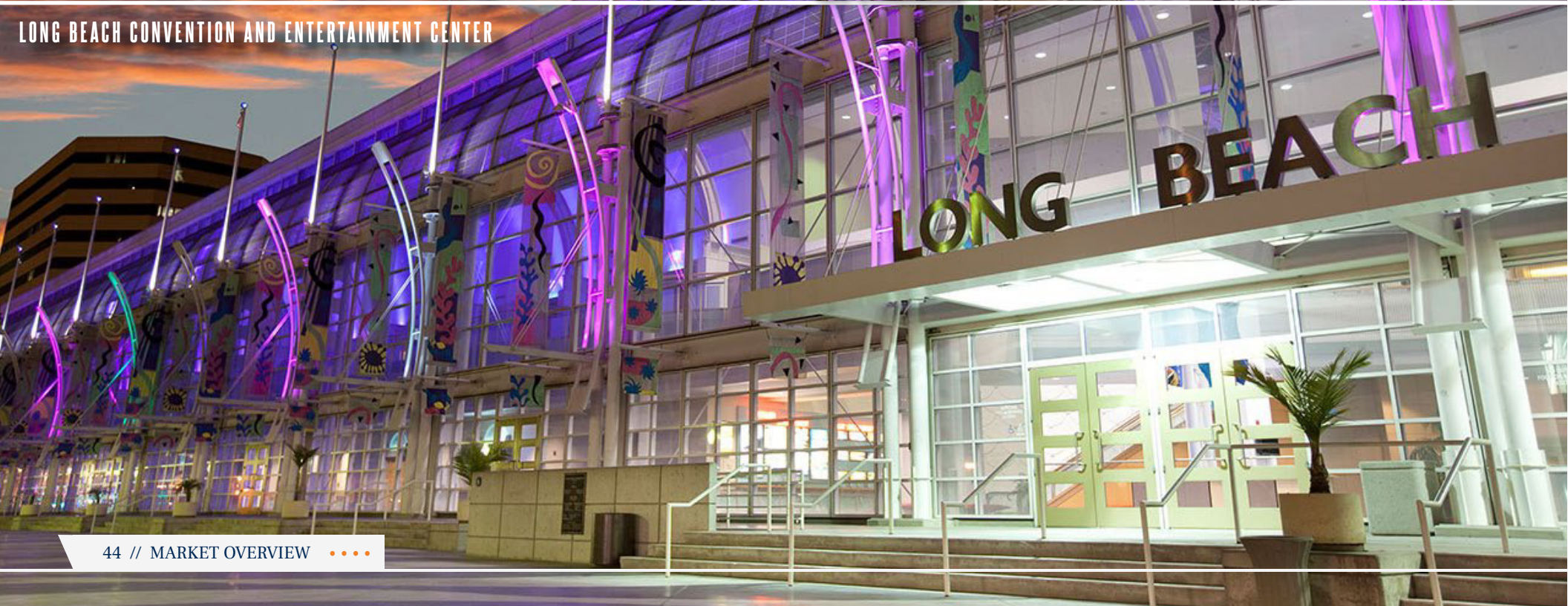




L'OPERA ITALIAN RESTAURANT



555 STEAKHOUSE



LONG BEACH CONVENTION AND ENTERTAINMENT CENTER



PARKER'S LIGHTHOUSE

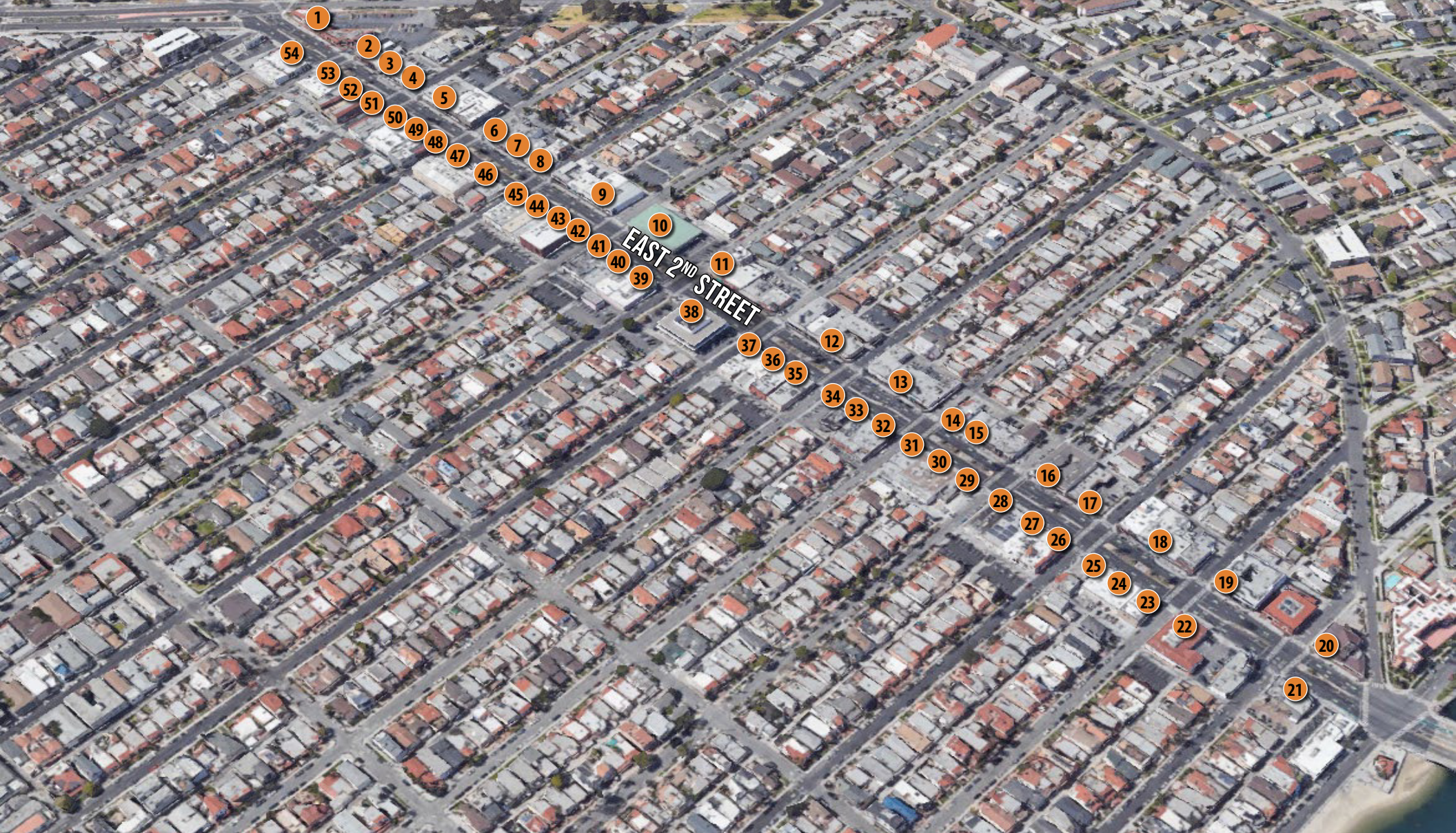


KING'S FISH HOUSE



AQUARIUM OF THE PACIFIC

# Aerial Map/Detailed Tenant Directory



# Detailed Tenant Directory

- 1 Wells Fargo / Lantica Pizzeria Da Michele (Opening 2023)
- 2 Supermex
- 3 Roxies Cleaners / Jr. Mex Take-Out
- 4 Schools First Credit Union
- 5 Philz Coffee / Farmers and Merchants Bank
- 6 Nick's on 2nd / La Creperie
- 7 AT&T
- 8 Pressed / Stereoscope Coffee
- 9 Same Day Health / 2nd St USA (Opening late 2022)
- 10 Bank of America
- 11 Open Sesame / Quinn's Pub Yasu on 2nd / Proper Shoes / Verizon Go Wireless
- 12 House of Paw / Discovery Shop
- 13 Starbuck's / Pet Food Express / Simmzy's
- 14 Moon Mountain Coffee
- 15 Louie's on 2nd
- 16 Belmont Nails / Cinnaholic
- 17 Breakfast Republic (Opening Early 2023)
- 18 Sushi on Fire / Liv's Oyster Bar / Riley's on 2nd / Shannon's Bayshore / Domenico's
- 19 Culti Plaza
- 20 Belmont Point
- 21 Roe Seafood
- 22 South of Nick's (Opening 2023)
- 23 Luther Burbank Savings
- 24 Runner's High
- 25 Gallagher Chiropractic
- 26 Shore Business Center
- 27 Taco Shore / George's
- 28 Dogz Bar & Grill
- 29 Norge Cleaners
- 30 Tilly's
- 31 Angelo's Deli
- 32 Sancho's Tacos
- 33 Rance's Chicago Pizza
- 34 El Pollo Loco
- 35 Dave's Hot Chicken (Opening Spring 2023) / Legends
- 36 Van's
- 37 Viaje Mexican Cuisine (Opening late 2022)
- 38 Chase
- 39 Rite Aid
- 40 Long Beach Tap House
- 41 Panama Joe's
- 42 USPS
- 43 O'My Sole
- 44 Onyx Fitness / Billings ACE Hardware
- 45 Pietris Bakery
- 46 Luna Boutique
- 47 The Belmont Athletic Club/ Shara Women's Fashions & Accessories
- 48 2nd & Saint
- 49 Yogurtland
- 50 Blue Diamond Jewelers
- 51 Elison RD / Watch & Clock Center
- 52 Nu Du Salon / Let's Yolk About It / Colossus Bread + Coffee
- 53 Rubio's / Aroma Di Roma
- 54 Sheldrake Coffee





# belmont shore



**BREAKFAST REPUBLIC**



**L'ANTICA PIZZERIA DA MICHELE**



**LEGENDS**

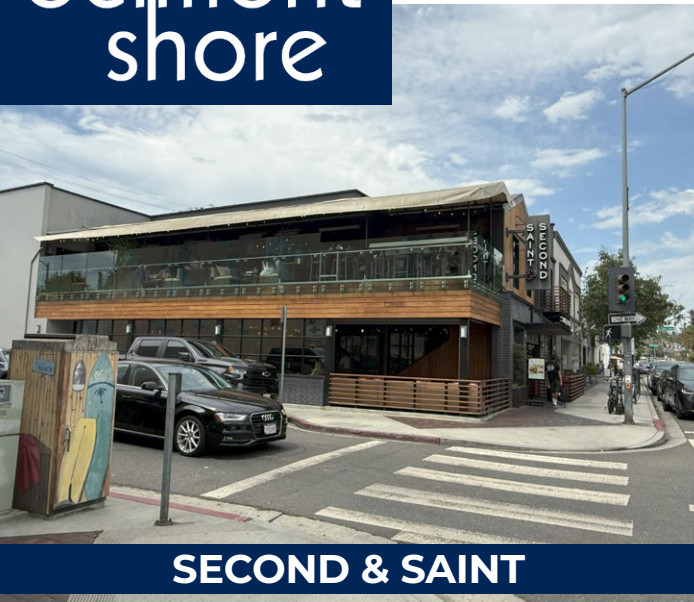


**NICKS ON 2<sup>ND</sup>**

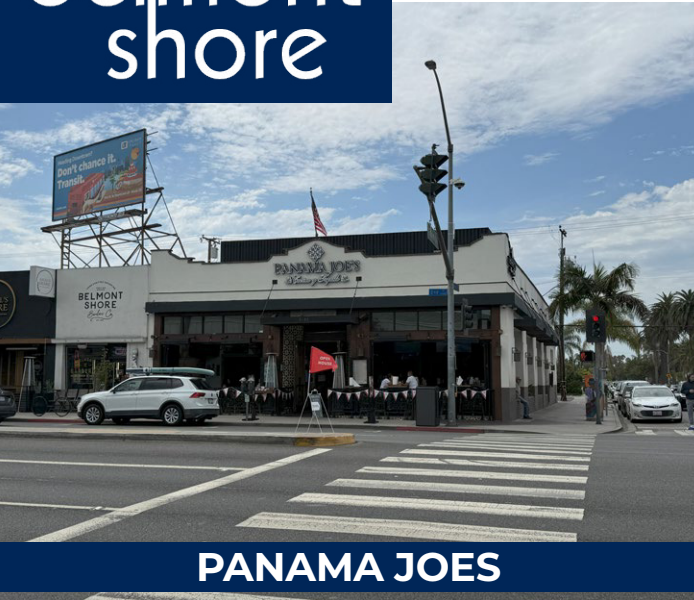


**OPEN SESAME**

# belmont shore



# belmont shore



PANAMA JOES



PET FOOD EXPRESS



PHILZ COFFEE

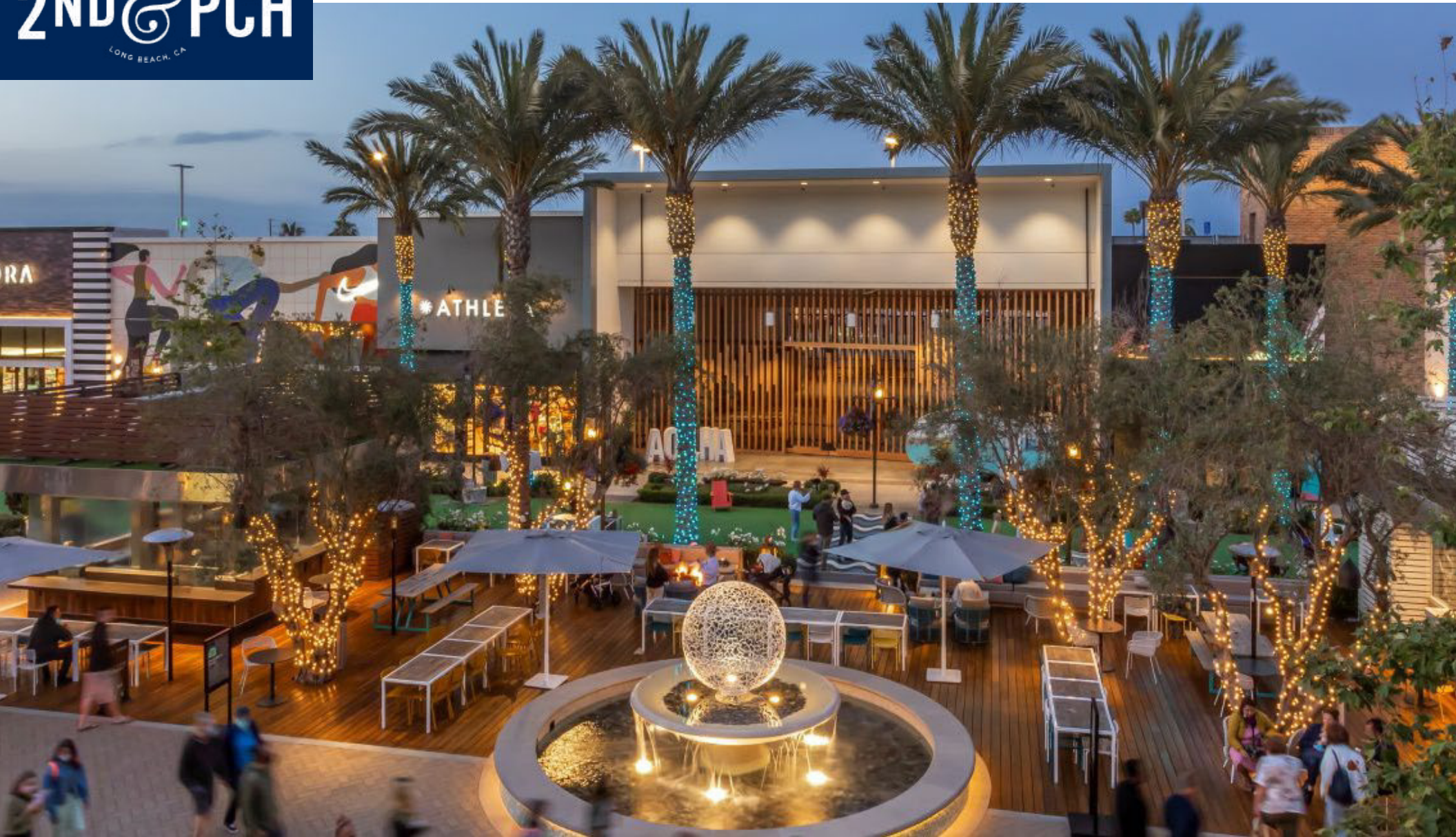


ROE

# 2ND & PCH

LONG BEACH, CA





**2ND & PCH**  
LONG BEACH, CA



**URBAN OUTFITTERS**



**WHOLE FOODS**



**VOURI**

# 2ND & PCH

LONG BEACH, CA



**As RESTAURANT**



**EVEREVE**



**LULULEMON**



**SEPHORA**

# 2129 LOCUST AVE

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	49,745	258,865	514,870
<b>2025 Estimate</b>			
Total Population	49,581	256,539	510,771
<b>2020 Census</b>			
Total Population	51,527	262,556	524,742
<b>2010 Census</b>			
Total Population	53,994	262,938	519,489
<b>Daytime Population</b>			
2025 Estimate	37,514	249,475	494,408
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	16,474	103,543	194,700
<b>2025 Estimate</b>			
Total Households	16,175	101,626	191,928
Average (Mean) Household Size	3.0	2.6	2.8
<b>2020 Census</b>			
Total Households	15,613	98,034	186,800
<b>2010 Census</b>			
Total Households	14,626	92,452	178,576
Growth 2025-2030	1.8%	1.9%	1.4%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	17,089	109,800	204,398
2025 Estimate	16,777	107,711	201,422
Owner Occupied	3,793	30,119	78,725
Renter Occupied	12,427	71,538	113,114
Vacant	602	6,084	9,494
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	16,175	101,626	191,928
1 Person Units	22.7%	34.9%	30.6%
2 Person Units	24.6%	28.4%	28.3%
3 Person Units	16.8%	13.7%	14.9%
4 Person Units	16.3%	11.6%	13.1%
5 Person Units	10.4%	6.2%	7.1%
6+ Person Units	9.2%	5.1%	5.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	6.9%	9.6%	12.1%
\$150,000-\$199,999	5.5%	8.2%	9.5%
\$100,000-\$149,999	15.9%	17.4%	19.1%
\$75,000-\$99,999	10.1%	13.1%	13.3%
\$50,000-\$74,999	18.6%	17.1%	15.3%
\$35,000-\$49,999	13.8%	10.2%	9.2%
\$25,000-\$34,999	10.2%	7.2%	6.5%
\$15,000-\$24,999	9.0%	6.9%	6.2%
Under \$15,000	9.9%	10.2%	8.7%
Average Household Income	\$84,616	\$96,170	\$106,432
Median Household Income	\$66,544	\$77,106	\$86,037
Per Capita Income	\$27,788	\$39,334	\$41,176
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	49,581	256,539	510,771
Under 20	29.0%	22.4%	23.1%
20 to 34 Years	24.0%	25.4%	23.1%
35 to 39 Years	7.6%	8.3%	7.7%
40 to 49 Years	12.8%	13.2%	13.0%
50 to 64 Years	16.8%	18.2%	18.9%
Age 65+	9.7%	12.6%	14.2%
Median Age	34.0	38.0	39.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	31,680	182,354	359,514
Elementary (0-8)	22.3%	13.9%	11.8%
Some High School (9-11)	11.1%	7.9%	7.8%
High School Graduate (12)	21.8%	18.0%	18.7%
Some College (13-15)	21.7%	21.9%	22.1%
Associate Degree Only	5.4%	6.4%	7.2%
Bachelor's Degree Only	13.2%	21.3%	21.2%
Graduate Degree	4.6%	10.7%	11.2%
<b>Population by Gender</b>			
2025 Estimate Total Population	49,581	256,539	510,771
Male Population	49.8%	50.0%	49.5%
Female Population	50.2%	50.0%	50.5%

# 2129 LOCUST AVE

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 510,771. The population has changed by -1.68 percent since 2010. It is estimated that the population in your area will be 514,870 five years from now, which represents a change of 0.8 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,503 people per square mile.



### HOUSEHOLDS

There are currently 191,928 households in your selected geography. The number of households has changed by 7.48 percent since 2010. It is estimated that the number of households in your area will be 194,700 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.7 people.



### INCOME

In 2025, the median household income for your selected geography is \$86,037, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 69.95 percent since 2010. It is estimated that the median household income in your area will be \$100,716 five years from now, which represents a change of 17.1 percent from the current year.

The current year per capita income in your area is \$41,176, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$106,432, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 261,218 people in your selected area were employed. The 2010 Census revealed that 57.7 of employees are in white-collar occupations in this geography, and 21 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



### HOUSING

The median housing value in your area was \$752,884 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 75,485.00 owner-occupied housing units and 103,090.00 renter-occupied housing units in your area.



### EDUCATION

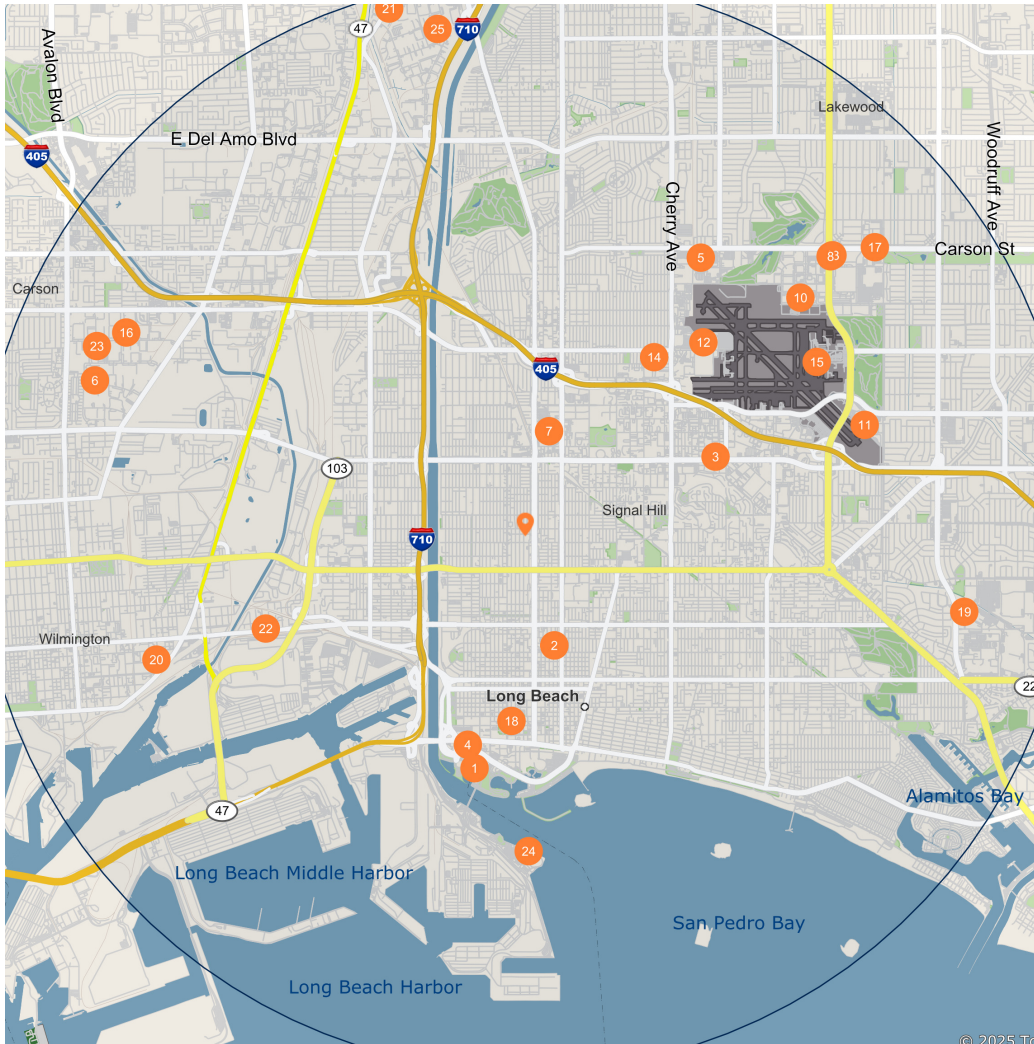
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 31.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.0 percent in the selected area compared with the 19.6 percent in the U.S.

# 2129 LOCUST AVE

## DEMOGRAPHICS



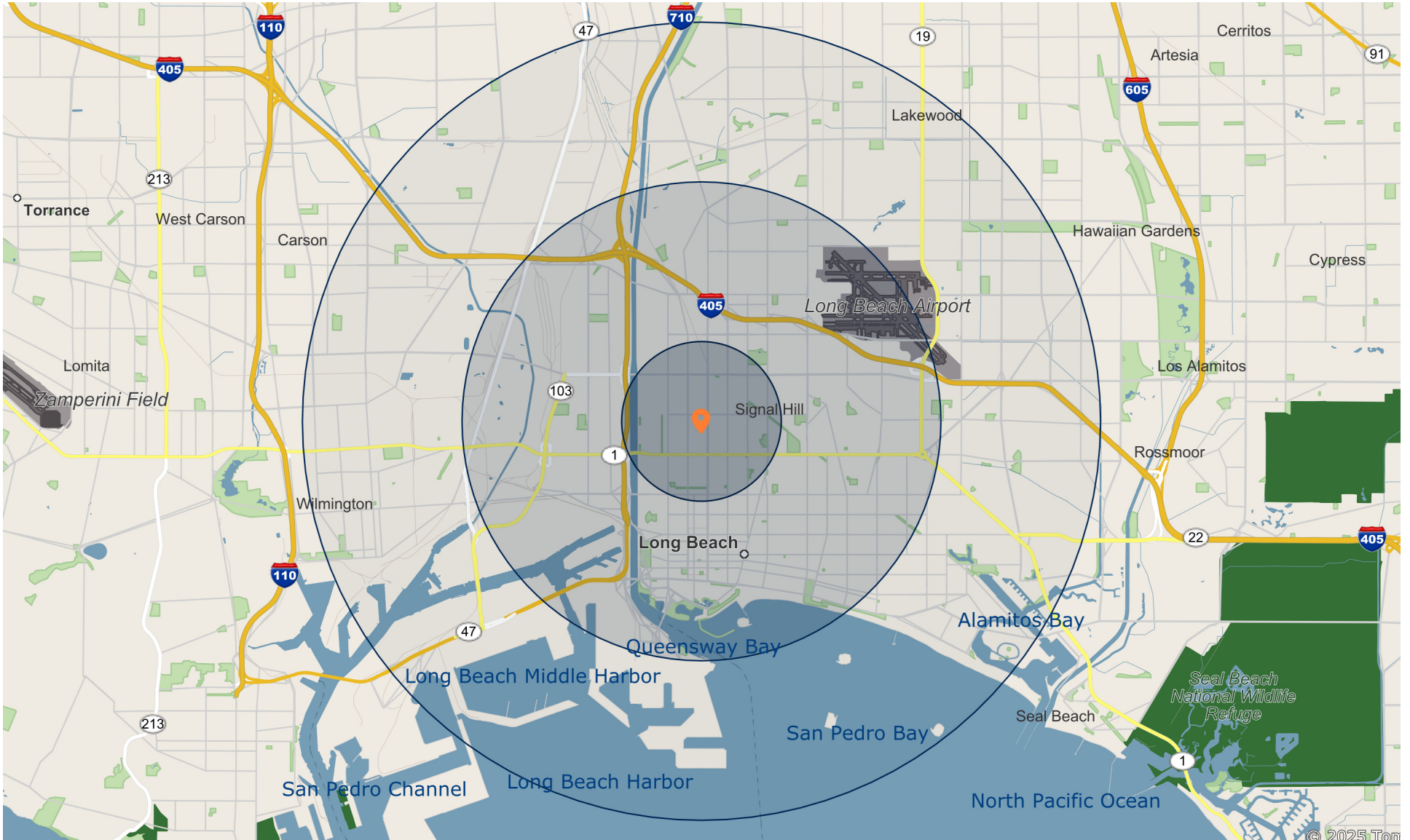
### Major Employers

### Employees

1	Memorial Hlth Svcs - Univ Cal-	4,418
2	St Marys Medical Center-	4,274
3	Hofs Hut Restaurant Inc-Hofs Hut Lclles Smokehouse Bbq	2,986
4	Molina Healthcare Inc-MOLINA HEALTHCARE	2,800
5	Nationwide Theatres Corp-Cal Coffee Shop	2,720
6	Pli Holdings Inc A Del Corp-	2,211
7	Long Beach Medical Center-Miller Childrens Hospital	2,000
8	Boeing Company-Boeing	2,000
9	St Mary Medical Center-	1,929
10	Airgas Usa LLC-	1,726
11	Traffic Management Pdts Inc-Fivesixtwo Inc	1,650
12	Aramark MGT Svcs Ltd Partnr-ServiceMaster	1,606
13	Boeing Company-Boeing	1,400
14	City of Long Beach-	1,200
15	Gulfstream Aerospace Corp GA-	1,196
16	Air Group Leasing Inc-	1,089
17	Long Beach Cmnty College Dst-	1,003
18	Charming Trim & Packaging-	1,000
19	California State Univ Long Bch-	1,000
20	Dulcich Inc-Pacific Seafood of Los Angeles	972
21	Murray Plumbing and Htg Corp-Murray Company	957
22	Valero Ref Company-California-Valero	948
23	Howmet Corporation-	919
24	Urban Commons Queensway LLC-Queen Mary The	900
25	Idemia America Corp-	867

# 2129 LOCUST AVE

DEMOGRAPHICS



2129 LOCUST AVE

# EXCLUSIVELY LISTED BY

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