

**FOR LEASE – BELMONT SHORE RESTAURANT**

4700 East Second Street  
Long Beach, California

Jeffrey T. Ramsey  
(858) 477-7734 Mobile  
JRAMSEY@RREG.COM

**RAMSEY**  
REAL ESTATE GROUP

Property Name	Property Address	City	State	Intersection
Sunrise Plaza	4700 – 4712 East Second Street	Long Beach	California	Roycroft Avenue

Available Square Feet	Zoning	Parking	Availability
2,114	CNP	On-Site, Street & Paid Parking	Immediate



***Hard corner restaurant space available for lease***

SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT. RAMSEY REAL ESTATE GROUP – 01026084 / JEFFREY T. RAMSEY - 00944551

**FOR LEASE – BELMONT SHORE RESTAURANT**

4700 East Second Street  
Long Beach, California

Jeffrey T. Ramsey  
(858) 477-7734 Mobile  
JRAMSEY@RREG.COM



Suite	Occupant	Approximate Square Footage	Monthly Lease Rate PSF	Monthly CAM Estimate PSF
4702	Available	2,114	\$6.25	\$1.20
4706	H & R Block	1,290	-	-
4708	Aroma Di Roma	1,290	-	-
4712	UPS Store	1,290	-	-

**Property Description**

Sunrise Plaza is a high-profile storefront retail center located in the heart of the Belmont Shore trade area of Long Beach, California.

The subject premises previously operated as Rubio’s Coastal Grill until 2024. They had been at this location since the property was constructed in 1997.

Other occupants of Sunrise Plaza are H & R Block, Aroma De Roma and The UPS Store.

The building is uniquely situated at the intersection of East Second Street and Roycroft Avenue – one of the primary intersections of the Belmont Shore trade area.

Parking is provided in an owned parking lot immediately behind the building, street parking and abundant paid parking lots.

**Belmont Shore**

Belmont Shore is a very affluent coastal community in Long Beach. East Second Street is home to such household names as Starbuck’s, Philz Coffee, Steroscopecoffee, Nicks’s, South of Nick’s (under construction), Ribbro BBQ, Simmzy’s, Sweetfin, Rakkan Ramen, Breakfast Republic, Dave’s Hot Chicken, El Pollo Loco, Nick the Greek, Yogurtland, Cinnaholic, Subway, European Wax Center, Pet Food Express, Color Me Mine, Verizon, A T & T, Chase Bank, Bank of America, F & M Bank, Wells Fargo, H & R Block, UPS Store, Proper, Vans, Sunglass Hut, Tilly’s, Pressed, Engel & Volkers, Lash Lounge, Super Cuts, Rite Aid and many others.

SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT. RAMSEY REAL ESTATE GROUP – 01026084 / JEFFREY T. RAMSEY - 00944551

**FOR LEASE – BELMONT SHORE RESTAURANT**  
 4700 East Second Street  
 Long Beach, California

Jeffrey T. Ramsey  
 (858) 477-7734 Mobile  
 JRAMSEY@RREG.COM

**RAMSEY**  
 REAL ESTATE GROUP

**Demographic Summary**

Description	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Census	26,440	200,273	361,142
2024 Estimate	25,477	193,302	349,802
2029 Projection	25,197	191,475	347,680
<b>Households</b>			
2020 Census	13,738	86,699	145,615
2024 Estimate	13,334	84,577	142,774
2024 Projection	13,265	84,498	143,257
<b>2024 Est. Average Household Income</b>	\$ 140,481	\$ 112,592	\$ 116,378
<b>2024 Est. Median All Owner-Occupied Housing Value</b>	\$ 1,351,259	\$ 937,919	\$ 890,086

Source: *Environics Analytics*