



5764 & 5780

EAST 2ND STREET | LONG BEACH, CA



Investment or Owner/ User Opportunity in Naples

Property Overview - 5764 E 2nd Street, Long Beach

Price \$5,475,000

Building Size ±11,940 SF

Lot Size ±7,205 SF

Year Built 2001

Zoning CNP -Neighborhood Pedestrian-Oriented Commercial

APN 7243-013-039

Use Retail / Wine Storage / Residential

- Other Features**
- Three Stories Consisting of Four Commercial Units and Two residential Units
 - Operating Wine Locker Business in Place on 2nd Floor
 - Elevator Access to 2nd Floor
 - Mixed-Use Building in the Heart of Naples
 - Dedicated Staircase to Residential Units on 3rd Floor
 - Majority of Building will be Delivered Vacant



Property Overview - 5780 E 2nd Street, Long Beach

Price \$1,100,000

Building Size ±1,251 SF

Lot Size ±2,408 SF

Year Built 1944

Zoning CNP -Neighborhood Pedestrian-Oriented Commercial

APN 7243-013-015

Use Quick Service Restaurant

- Other Features**
- Freestanding Restaurant Building in the Heart of Naples
 - Lease in Place with Valentino's Pizza
 - Prime Street frontage on E 2nd Street (42,434 Cars Per Day)
 - Three On-Site Parking Stalls Along Alley



PROPERTY AERIAL



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS - GROUND FLOOR



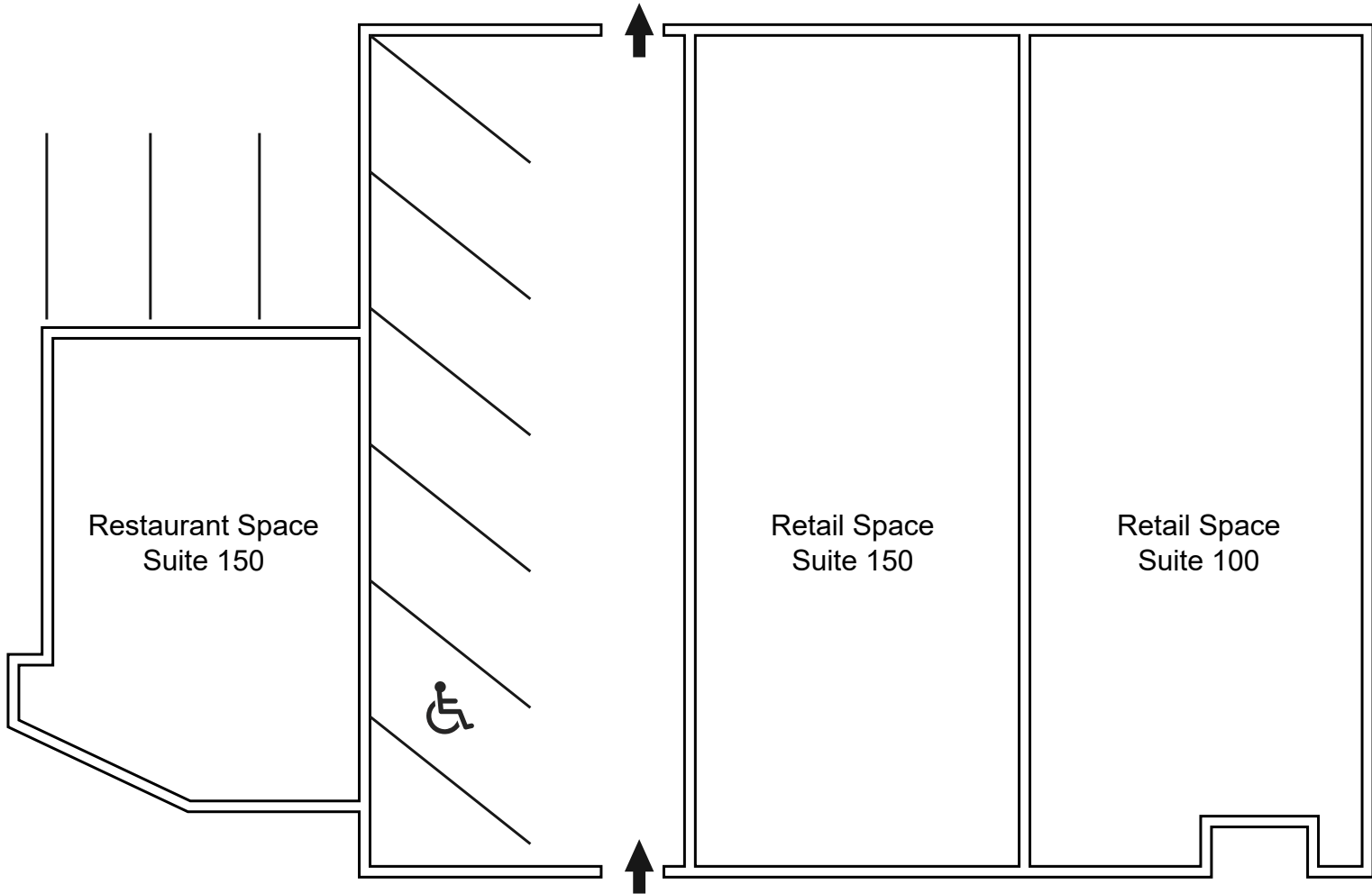
PROPERTY PHOTOS - SECOND FLOOR



PROPERTY PHOTOS - THIRD FLOOR

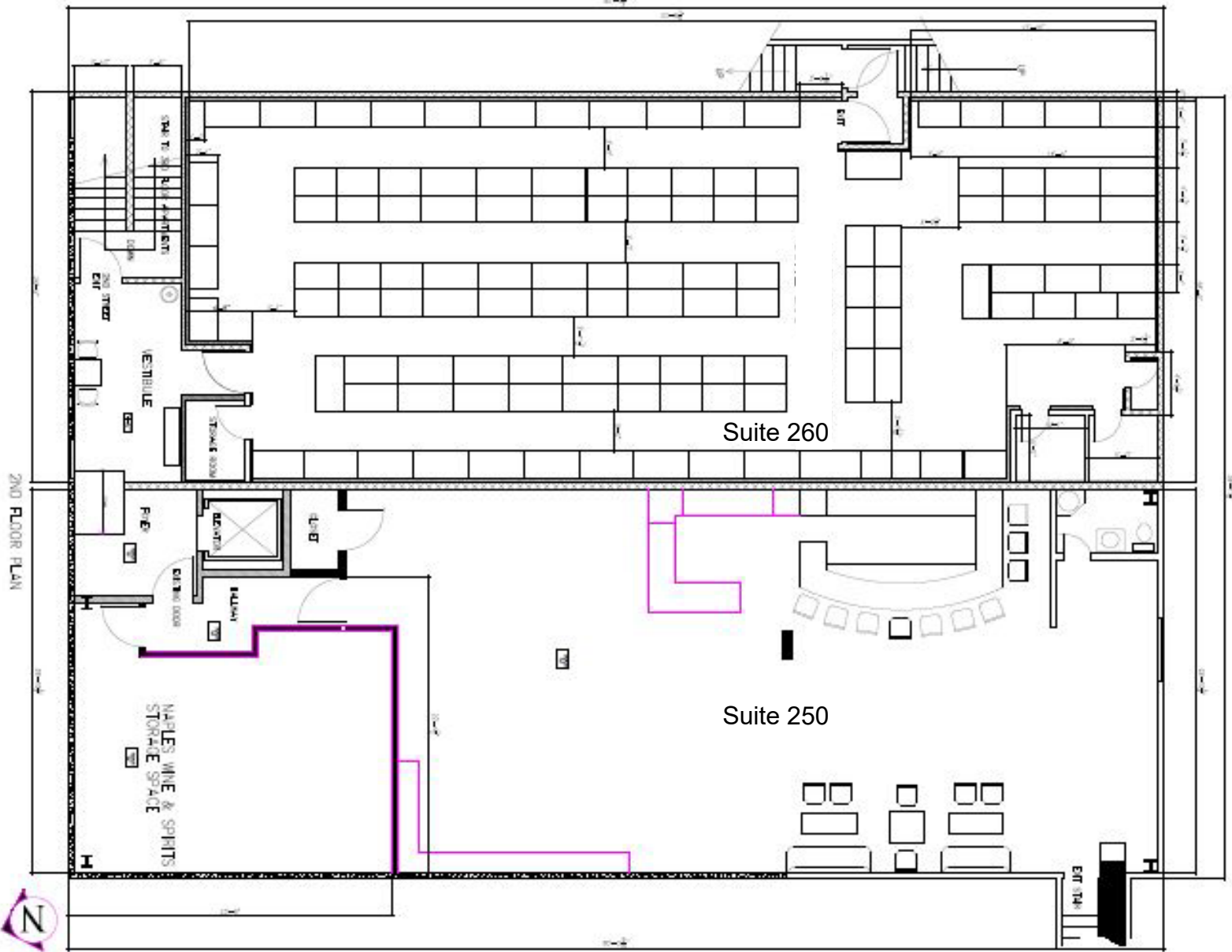


GROUND FLOOR - FLOOR PLAN



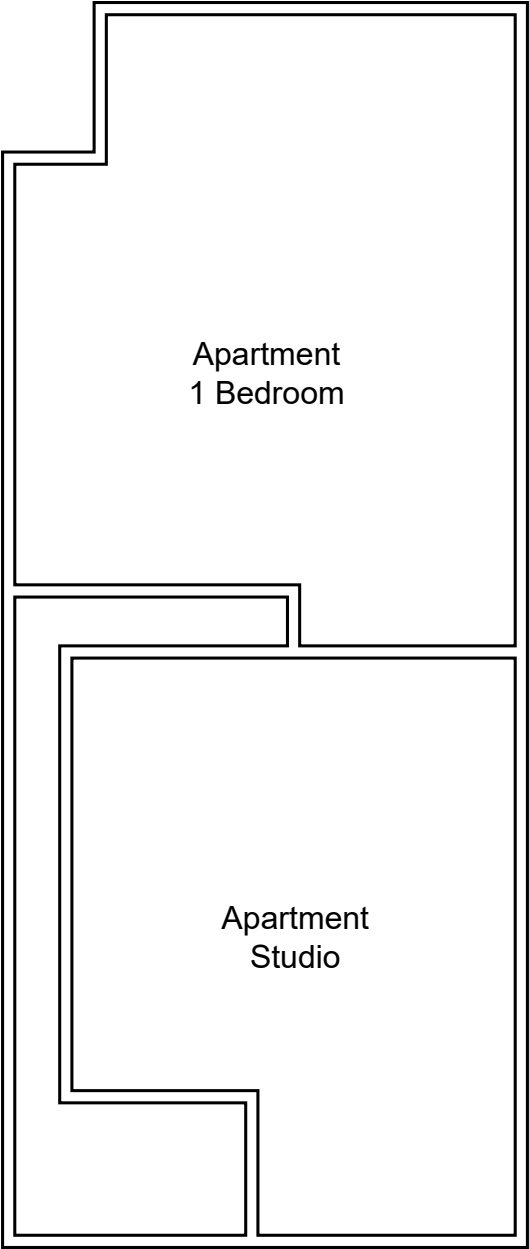
* Please be advised that the above floor plan is for general reference purposes only and is not drawn to scale *

SECOND FLOOR - FLOOR PLAN



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THIRD FLOOR - FLOOR PLAN



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