



335 NIETO AVE. LONG BEACH, CA 90814
COMMERCIAL RESTAURANT





Proudly Presents

"Nieto Corner"



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LOCATION HIGHLIGHTS

This investment opportunity is located in Belmont Heights, one of Long Beach's most established and desirable coastal neighborhoods. Characterized by well-maintained residential streets and a strong sense of community, Belmont Heights offers long-term stability and consistent local demand—key fundamentals for a neighborhood-serving restaurant investment.

The area is known for its walkability, bike-friendly streets, and lifestyle-driven amenities that encourage year-round activity. Nearby attractions such as Marine Stadium and the Colorado Lagoon draw steady local and visitor traffic while reinforcing the neighborhood's outdoor-oriented appeal.

Centrally located among established residential communities including Belmont Shore, Alamitos Heights, and Belmont Park, the property benefits from proximity to coastal and recreational destinations while remaining firmly rooted within a predominantly residential setting. This combination of affluence, limited commercial saturation, and neighborhood loyalty supports long-term viability for a restaurant concept seeking consistent patronage and community integration.



LOCATION HIGHLIGHTS

- ✓ Established neighborhood with a sense of community
- ✓ High walk and bike scores
- ✓ Close proximity to beaches and waterfront recreation
- ✓ Limited nearby restaurant inventory
- ✓ Weekly Farmer's Market in Marine Stadium every Wednesday
- ✓ Surrounding neighborhoods include Belmont Shore, Alamitos Heights, and Belmont Park

PROPERTY HIGHLIGHTS



Indoor & outdoor seating



On-site public parking lot



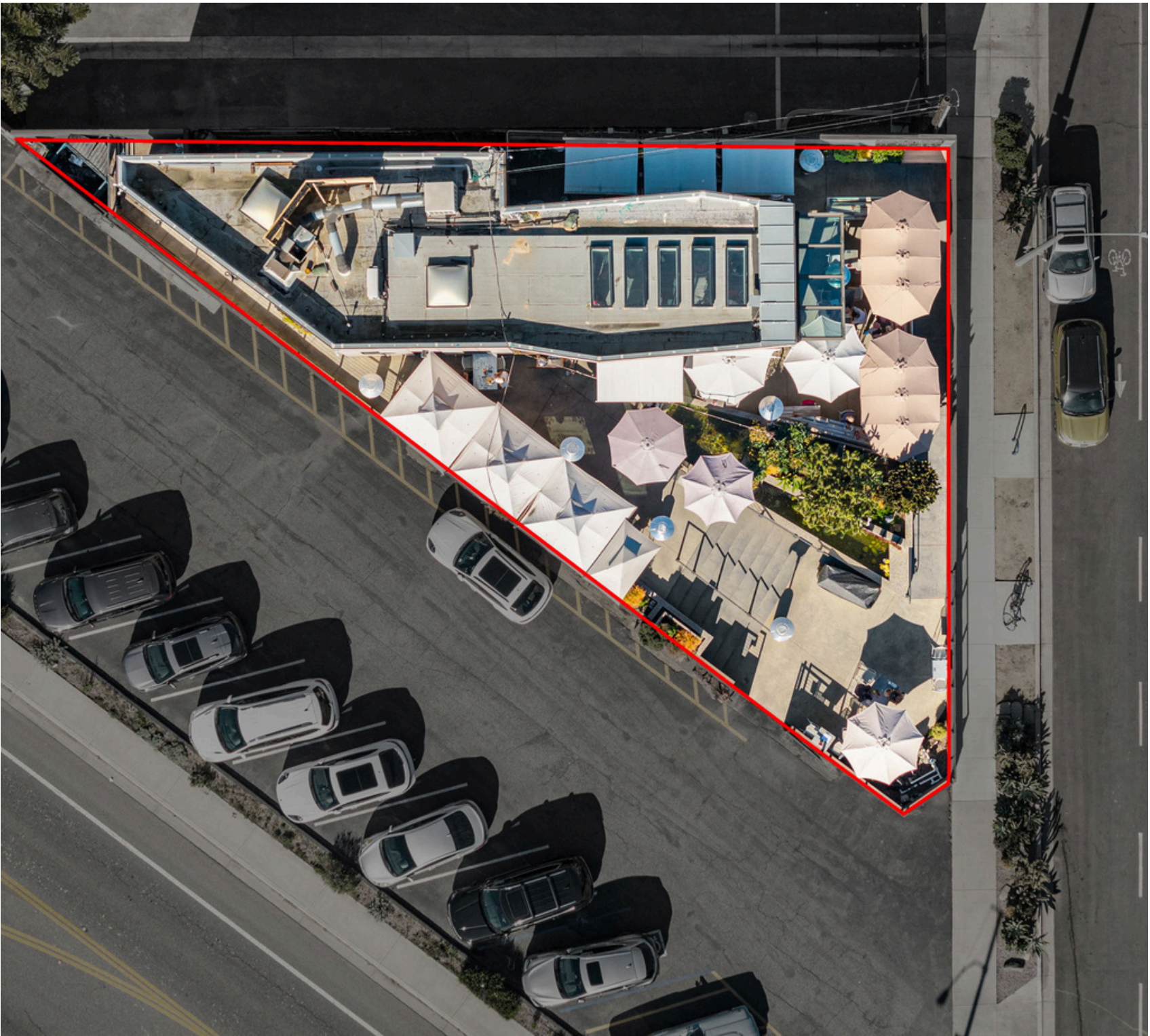
ADA compliant



Updated and restaurant-ready

OFFER SUMMARY

Address	335 Nieto Ave.
Asking Price	\$2,750,000
Property Type	Commercial
Land Use	Restaurant
Building Area	1,103 SF
Land Area	3,410 SF
Year Built	1923
Zoning	LBCNR - Mixed Use
Current Cap Rate	6.57%



THE OFFERING

INTI Realty is pleased to present 335 Nieto Ave, Long Beach, CA 90814, a freestanding commercial restaurant building located in the Belmont Heights neighborhood of Long Beach. Zoned LBCNR – Mixed Use, the property sits on approximately 3,410 SF of land and includes a 1,103 SF building currently configured for restaurant use with indoor and outdoor seating. The asset is positioned in a walkable, neighborhood-serving corridor supported by a dense residential base and proximity to Long Beach's coastal amenities.

The property is being offered fee simple with the existing tenant in place and a new lease currently being negotiated as the current term expires in March 2026, presenting investors with the opportunity to acquire an asset transitioning into continued occupancy and income stability. The anticipated lease structure is expected to maintain a modified gross framework in which the tenant covers common area maintenance, utilities, insurance, and routine maintenance, while landlord responsibility remains primarily limited to property taxes. The sale includes the real estate only; the tenant's business operations, trade name, licenses (including any alcohol or beer and wine licenses), and movable kitchen equipment will not transfer with the property.

EXTERIOR



DINING AREA



KITCHEN



LA28 OLYMPICS

LONG BEACH SPORTS + VENUES (OLYMPIC + PARALYMPIC)

1 Belmont Shore

- Open Water Swimming
- Coastal Rowing (Rowing Coastal Beach Sprints)
- Sailing (Windsurfing & Kite)

2 Marine Stadium

- Canoe Sprint
- Rowing
- Para Canoe-Sprint + Para Rowing

3 Alamitos Beach Stadium

- Beach Volleyball
- Blind Football (Soccer)

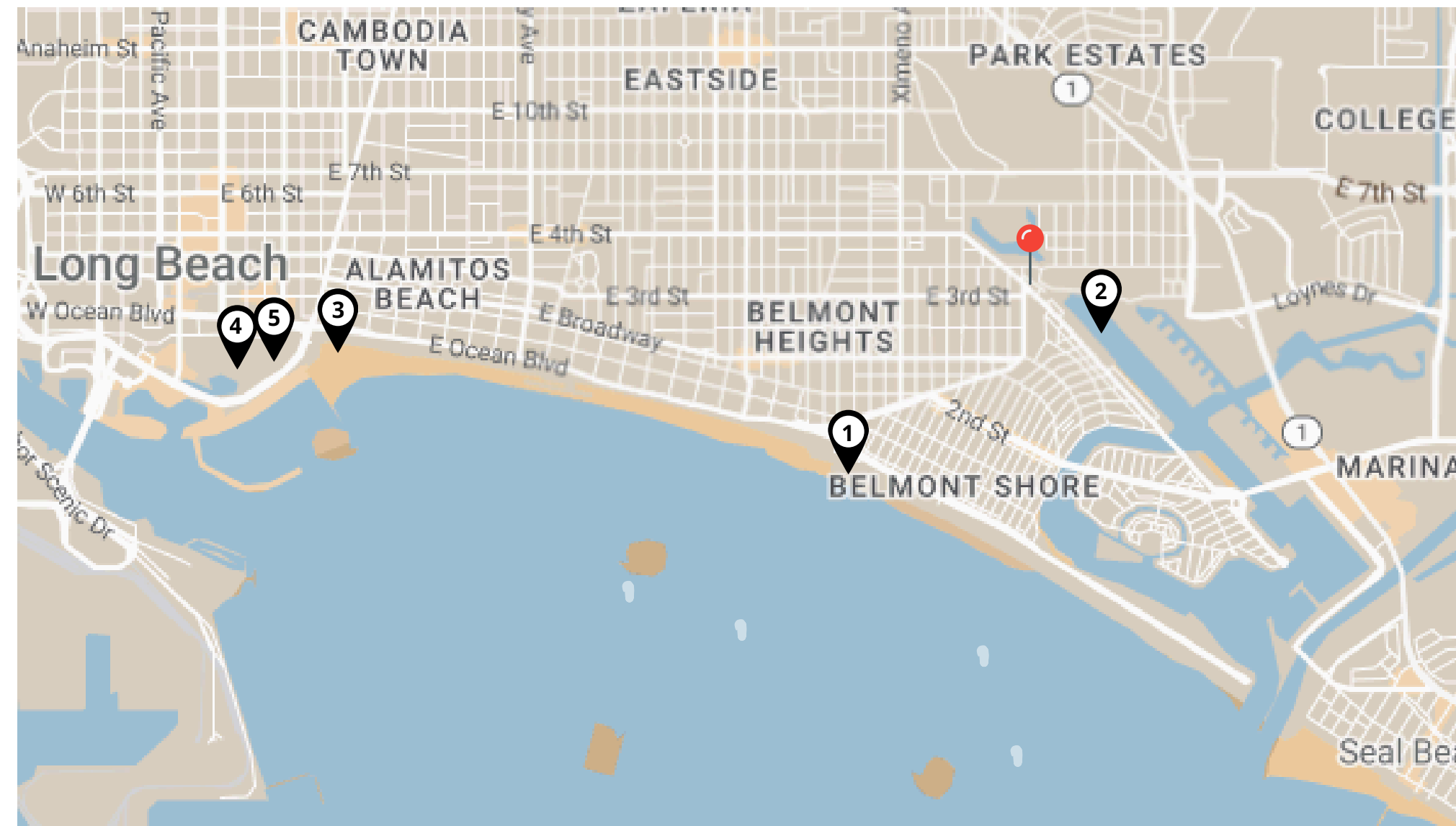
4 Long Beach Arena

- Handball
- Sitting Volleyball

5 Long Beach Convention Center + Convention Center Lot (temporary venues)

- Long Beach Aquatics Center (Convention Center Lot): Artistic Swimming, Water Polo, Para Swimming
- Long Beach Climbing Theater (Convention Center Lot): Sport Climbing, Para Climbing
- Long Beach Target Shooting Hall (Convention Center): Shooting, Shooting Para Sport

Long Beach has been selected as a primary host city for the 2028 Summer Olympics, placing the city on a global stage during one of the world's most watched events. The Games will take place July 14–30, 2028, followed by the Paralympic Games from August 15–27, 2028. Long Beach will host 18 Olympic and Paralympic events across seven venues, creating a concentrated period of visitor activity, media exposure, and international attention. The property at 335 Nieto Ave is positioned within close proximity to multiple event locations, situating it within the city's Olympic footprint.





2nd & PCH

Belmont Shore

Alamitos Heights

Marine Stadium

Weekly Farmer's
Market

Will Rogers
Middle School

Fire Station



Belmont Pier

Junipero Beach

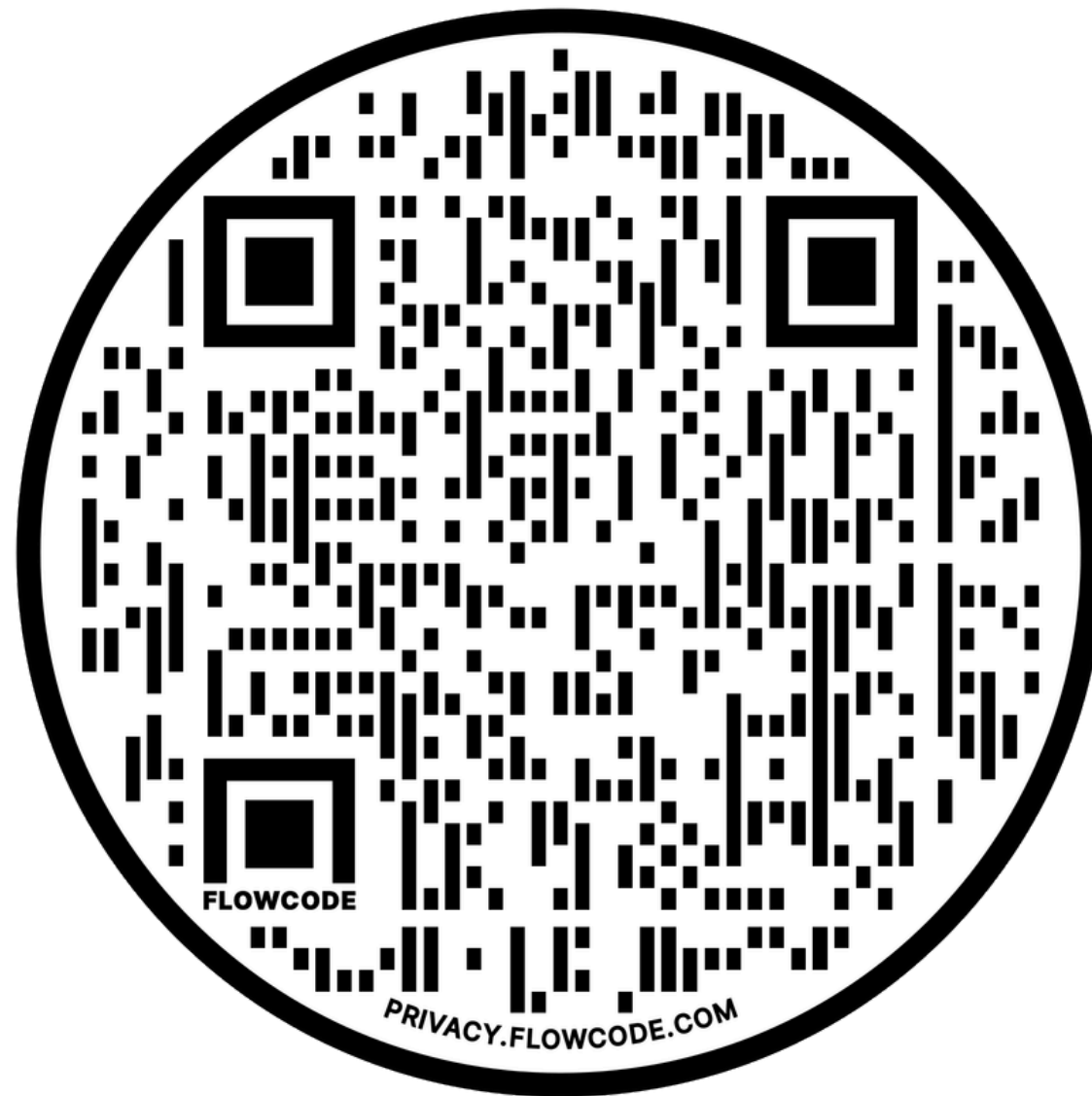
Downtown Long Beach

4th St. Retro Row

Rose Park

Belmont Heights

FULL VIDEO TOUR



CONFIDENTIALITY

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The Offering Memorandum is a solicitation of interest and is not an offer to sell the Property. The Owner and Broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate the discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Owner, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel and any conditions to Owner's obligations there under have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained the agreement of confidentiality) without prior written authorization of Owner and Broker and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Broker.