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PRIME OFFICE SPACE FOR SALE

1104 HIGHLAND AVE, MANHATTAN BEACH



LYON STAHL
INVESTMENT REAL ESTATE

PRIME OFFICE SPACE FOR SALE
1104 HIGHLAND AVE, MANHATTAN BEACH



1104 HIGHLAND AVENUE

MANHATTAN BEACH BLVD

HIGHLAND AVE

Property DETAILS

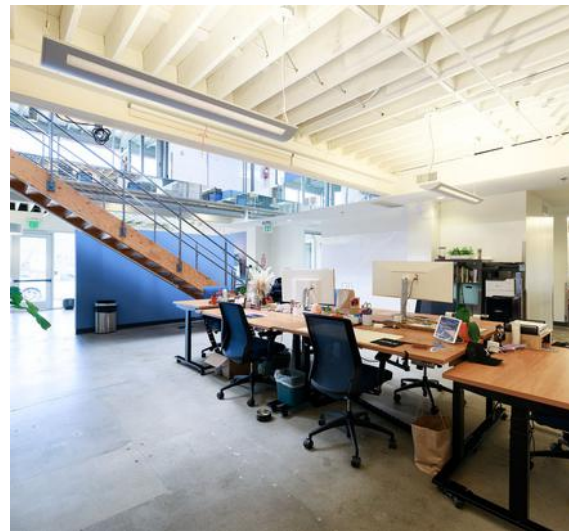


1104 HIGHLAND AVE

SALES PRICE: \$14,500,000

RBA:	9,480 SF
LAND:	5,996 SF
TYPE:	Office
STORIES:	2
TENANCY:	Single
YEAR BUILT:	1967 (Renovated in 2010)
OCCUPANCY:	Vacant at COE
PARKING:	5 Spaces
PARCEL:	4179-006-018
ZONING:	MNCD

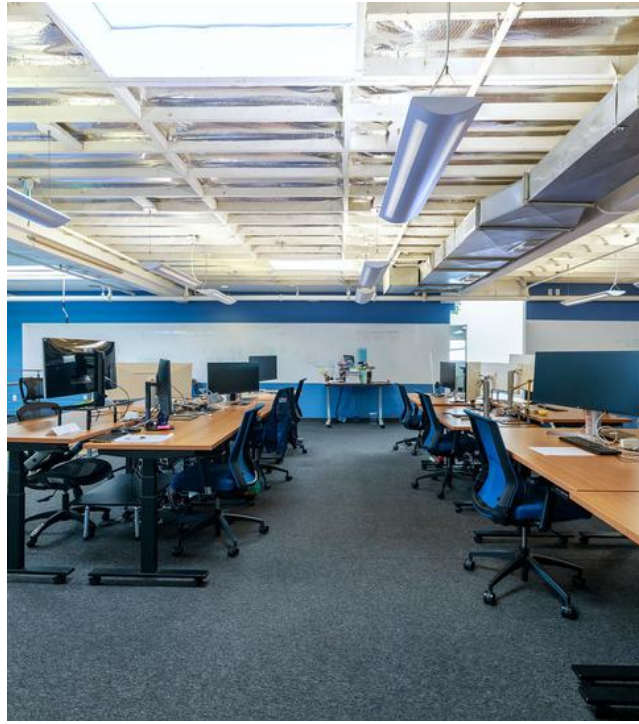
Includes Full Commercial Kitchen*



Set your business apart at 1104 Highland Ave, a prestigious split-level office building in the heart of downtown Manhattan Beach. This 9,480 SF property offers an inviting and functional workspace, with sliding glass doors opening to stunning ocean views. This property is ready for immediate occupancy and features five dedicated parking spaces.

Inside, 1104 Highland Ave is designed for optimal comfort and productivity, with multiple conference rooms, several private offices, and a full commercial kitchen and dining area perfect for team lunches and client meetings. This space combines elegant design with thoughtful functionality, making it the ideal office for both collaborative and private workspaces.

PHOTOS



FLOOR PLAN

1104 HIGHLAND AVE

1ST FLOOR



2ND FLOOR



3RD FLOOR



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1104 HIGHLAND AVENUE

1100-1104 Highland Ave
Manhattan Beach CA.

Downtown Amenities

SHOPPING / GROCERY

1. Vons
2. Manhattan Grocery
3. SKECHERS Retail
4. Nordstrom Local Manhattan Beach

DINING

1. The Arthur J
2. Slay Italian Kitchen
3. Mangiamo
4. Rock 'N Fish
5. The Strand House
6. Nando Trattoria
7. Slay Steak & Fish House
8. MB Post
9. Fishing with Dynamite
10. Izaka-Ya by Katsu-Ya
11. Esperanza
12. Love & Salt
13. Nick's
14. Petros
15. Sugarfish

RETAIL

1. Tabula Rasa
2. Skechers USA
3. Founded Beachwear
4. Everything But Water
5. Sunny Days
6. Wright's
7. Free People
8. Blvd
9. Cami
10. Splendid
11. Vuori
12. Paige
13. Nordstrom
14. The Beehive
15. Gum Tree

COFFEE/JUICE

1. Paradise Bowls
2. Becker's Bakery
3. Starbucks
4. Pressed Juicery
5. Peet's Coffee & Tea
6. Noah's Bagels
7. Health Nut
8. Kreation Juicery
9. Verve Coffee
10. Kreation Juicery
11. Gelato Angels



MANHATTAN BEACH

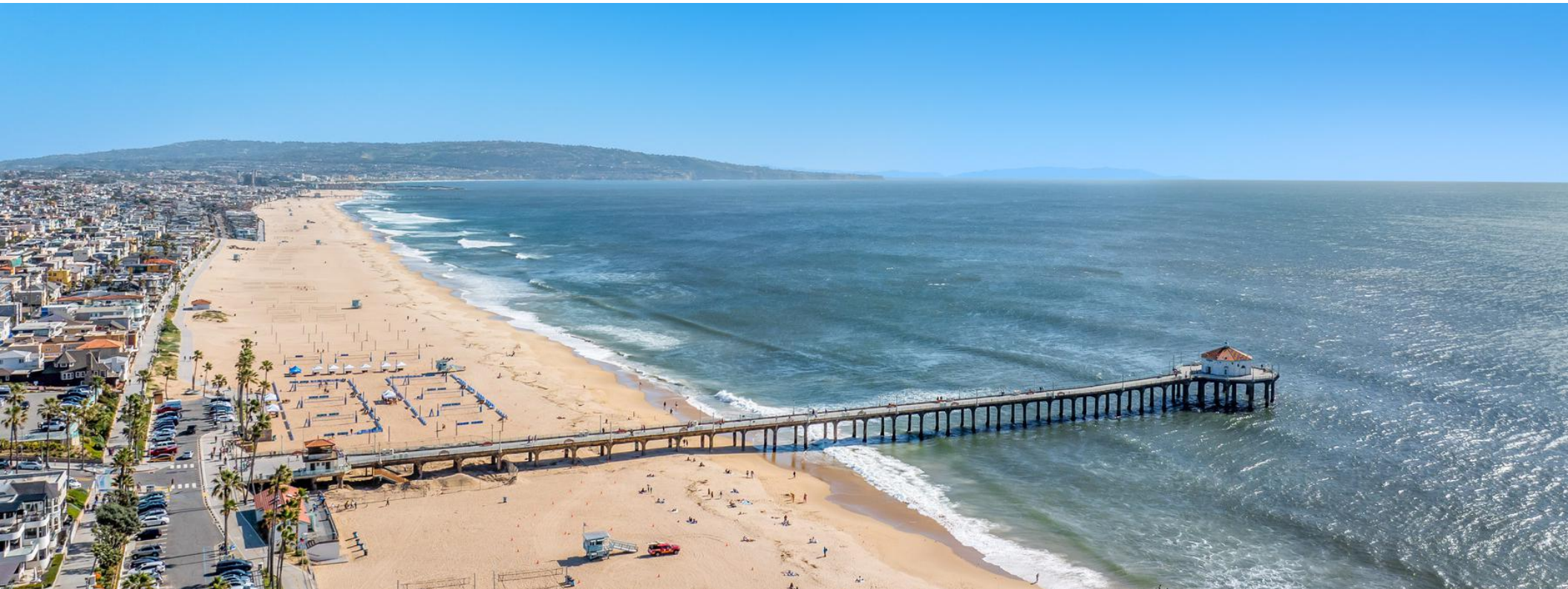
Area OVERVIEW

Nestled along the sun-kissed coastline of Southern California, Manhattan Beach is an affluent and highly desirable community renowned for its vibrant lifestyle, exceptional quality of life, and proximity to some of the region's most important business hubs. Located just 15 miles south of downtown Los Angeles, this sought-after beach city offers a unique blend of relaxed coastal charm and urban convenience, making it an ideal location for office investment.

The city boasts a thriving economy, driven by a diverse range of industries including technology, entertainment, finance, and professional services. With its growing reputation as a hub for innovation and entrepreneurship, Manhattan Beach attracts top-tier talent, drawing high-end professionals and executives from across the country.

For office investors, Manhattan Beach presents an outstanding opportunity to own and lease premium commercial space within a dynamic market. The area's well-maintained office buildings offer modern amenities, sophisticated design, and easy access to major transportation routes like the 405 Freeway and LAX airport, ensuring seamless connectivity for both businesses and employees. In addition to its business advantages, Manhattan Beach is home to world-class dining, retail, and recreation options, providing employees with a balanced and attractive work environment.

Whether you're seeking long-term capital appreciation, steady rental income, or the prestige of a premier coastal location, Manhattan Beach represents an unparalleled opportunity to invest in one of Southern California's most coveted markets.



MANHATTAN BEACH



DISCLAIMER & CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.



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