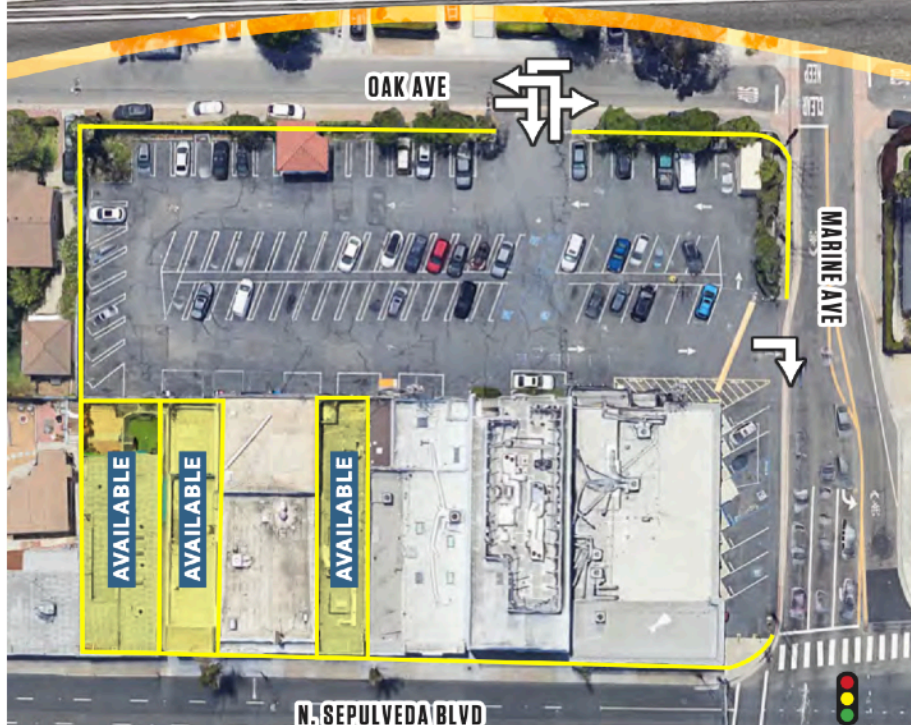


PRIME RETAIL SPACES IN MANHATTAN BEACH ON SEPULVEDA BLVD

2317-2417 N. SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266



N. SEPULVEDA BLVD



AVAILABLE

SUITE #2317

±1,940 SF GROUND FLOOR RETAIL + 500 SF 2ND FLOOR SPACE

SUITE #2319

±2,032 SF GROUND FLOOR RETAIL + 1,070 SF 2ND FLOOR SPACE

SUITE #2403

±1,960 SF GROUND FLOOR RETAIL

PRIME RETAIL SPACES IN MANHATTAN BEACH ON SEPULVEDA BLVD

2317-2417 N. SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266

PROPERTY OVERVIEW



Caddy corner from the Manhattan Village mall, offering a wealth of shopping, dining, and entertainment options.



Positioned on one of the South Bay's major thoroughfares, ensuring unrivaled visibility and exposure.



Large parking lot with approximately 90 spaces available ensuring optimal convenience and accessibility.



Versatile spaces (retail/fitness/medical) ready to bring your vision to life



Strong demographics, with a daytime population of 100,812 and an average household income of \$212,958 within a two-mile radius.

AVAILABLE

Suite #2317 1,940 SF Ground Floor Retail + 500 SF 2nd Floor Space
 Suite #2319 2,032 SF Ground Floor Retail + 1,070 SF 2nd Floor Space
 Suite #2403 1,960 SF Ground Floor Retail

2023 DEMOGRAPHICS



ESTIMATED POPULATION

1 Mile	21,866
3 Miles	176,344
5 Miles	445,221



AVG HH INCOME

1 Mile	\$322,888
3 Miles	\$212,958
5 Miles	\$162,903



DAYTIME POPULATION

1 Mile	19,873
3 Miles	100,812
5 Miles	208,143

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography



PRIME RETAIL SPACES IN MANHATTAN BEACH ON SEPULVEDA BLVD

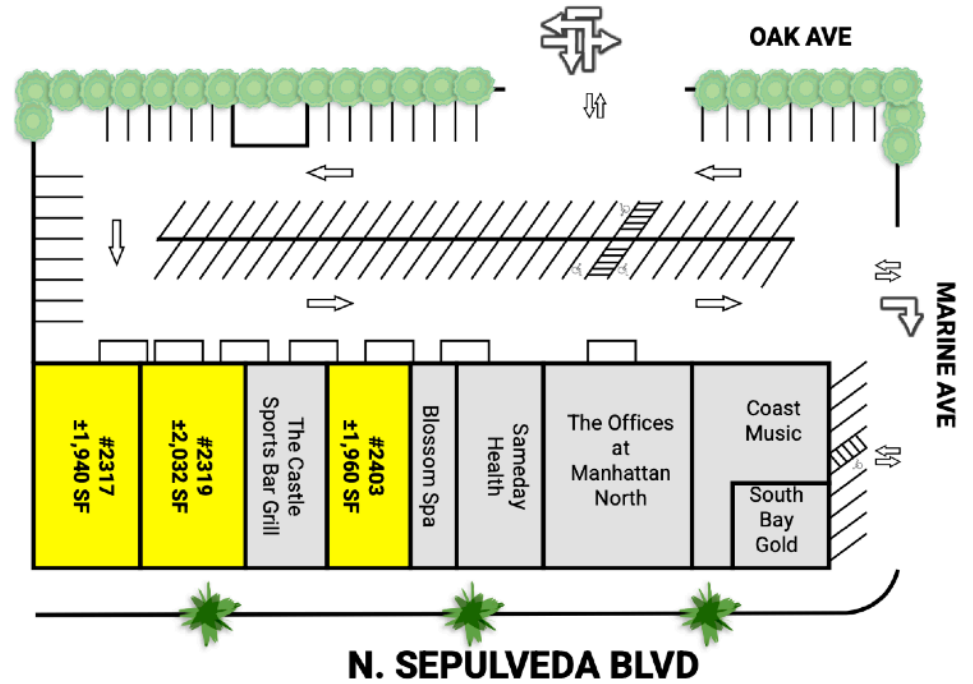
2317-2417 N. SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266



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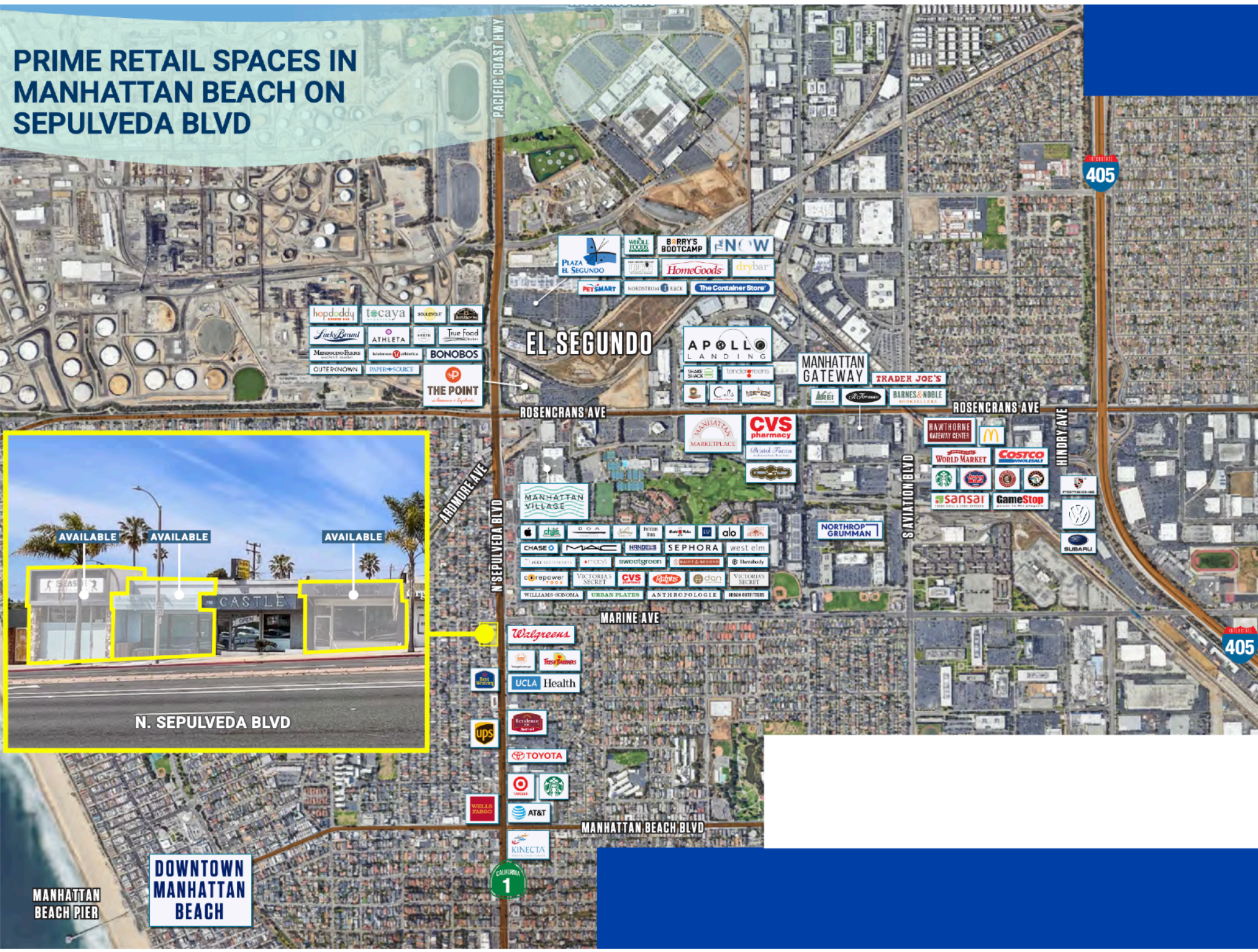
SITE PLAN



N. SEPULVEDA BLVD



PRIME RETAIL SPACES IN MANHATTAN BEACH ON SEPULVEDA BLVD



N. SEPULVEDA BLVD

**DOWNTOWN
MANHATTAN
BEACH**

**MANHATTAN
BEACH PIER**



EL SEGUNDO

MANHATTAN GATEWAY

ROSECRANS AVE

ROSECRANS AVE

ARMITAGE AVE

N SEPULVEDA BLVD

S AVIATION BLVD

HINDRY AVE

MARINE AVE

MANHATTAN BEACH BLVD

- hopdoddy
- cava
- BOULEVARD
- Lucky Brand
- ATHLETA
- MIZUNO
- CUTERKNOWN
- True Food
- BONOBOS
- THE POINT

- PLAZA EL SEGUNDO
- WOLFE FOODS
- BERRY'S BOOTCAMP
- PNOW
- HomeGoods
- drybar
- PET SMART
- NORDSTROM
- BACK
- The Container Store

- APOLLO LANDING
- SHAGS
- Handing Pears
- Call's
- VERDE

- TRADER JOE'S
- BARNES & NOBLE BOOKSELLER

- MANHATTAN MARKETPLACE
- CVS pharmacy
- Washed Farms

- HAWTHORNE GATEWAY CENTER
- McDonald's
- WORLD MARKET
- COSTCO WHOLESALE
- Starbucks
- sansai
- GameStop
- PONCE
- VW
- SUBARU

- MANHATTAN VILLAGE
- apple
- chic
- GOA
- Future 23A
- alo
- CHASE
- MAC
- HERNANDES
- SEPHORA
- west elm
- CHICKEN SKEWERS
- sweetgreen
- therabody
- repower
- VICTORIA'S SECRET
- CVS
- WILLIAMS-SOROMIA
- URBAN PLATES
- ANTHROPOLOGIE
- IRISH OUTLET

NORTHROP GRUMMAN

- Walgreens
- UCLA Health
- ups
- TOYOTA
- Target
- Starbucks
- WALMART
- AT&T
- KINETA

