

# RESTAURANT/RETAIL SPACE

**METLOX**  
MANHATTAN BEACH  
SHOP DINE RELAX

**RESTAURANT: 2,566 SF & RETAIL: 2,123 SF**  
(POTENTIAL TO BE COMBINED)

451

MANHATTAN BEACH BOULEVARD

**FOR LEASE  
IN DOWNTOWN  
MANHATTAN BEACH**



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# 2<sup>ND</sup> GENERATION RESTAURANT & RETAIL SPACE FOR LEASE

## IN DOWNTOWN MANHATTAN BEACH

451 MANHATTAN BEACH BOULEVARD, MANHATTAN BEACH, CA 90266

### RESTAURANT SPACE:

- Former Lemonade restaurant
- Patio space not included in the square footage
- Two storefronts (entrances)
- Potential to combine with adjacent retail space

### RETAIL SPACE:

- Hard corner, Incredible signage.
- Gateway to downtown MB shopping and dining
- Potential to combine with the adjacent restaurant space
- 439 parking spaces onsite, subterranean

## RESTAURANT: 2,566 SF & RETAIL: 2,123 SF

### DEMOGRAPHICS:



#### POPULATION

1 Mile	21,380
3 Miles	163,366
5 Miles	354,393



#### AVERAGE HH INCOME

1 Mile	\$271,702
3 Miles	\$170,900
5 Miles	\$115,980



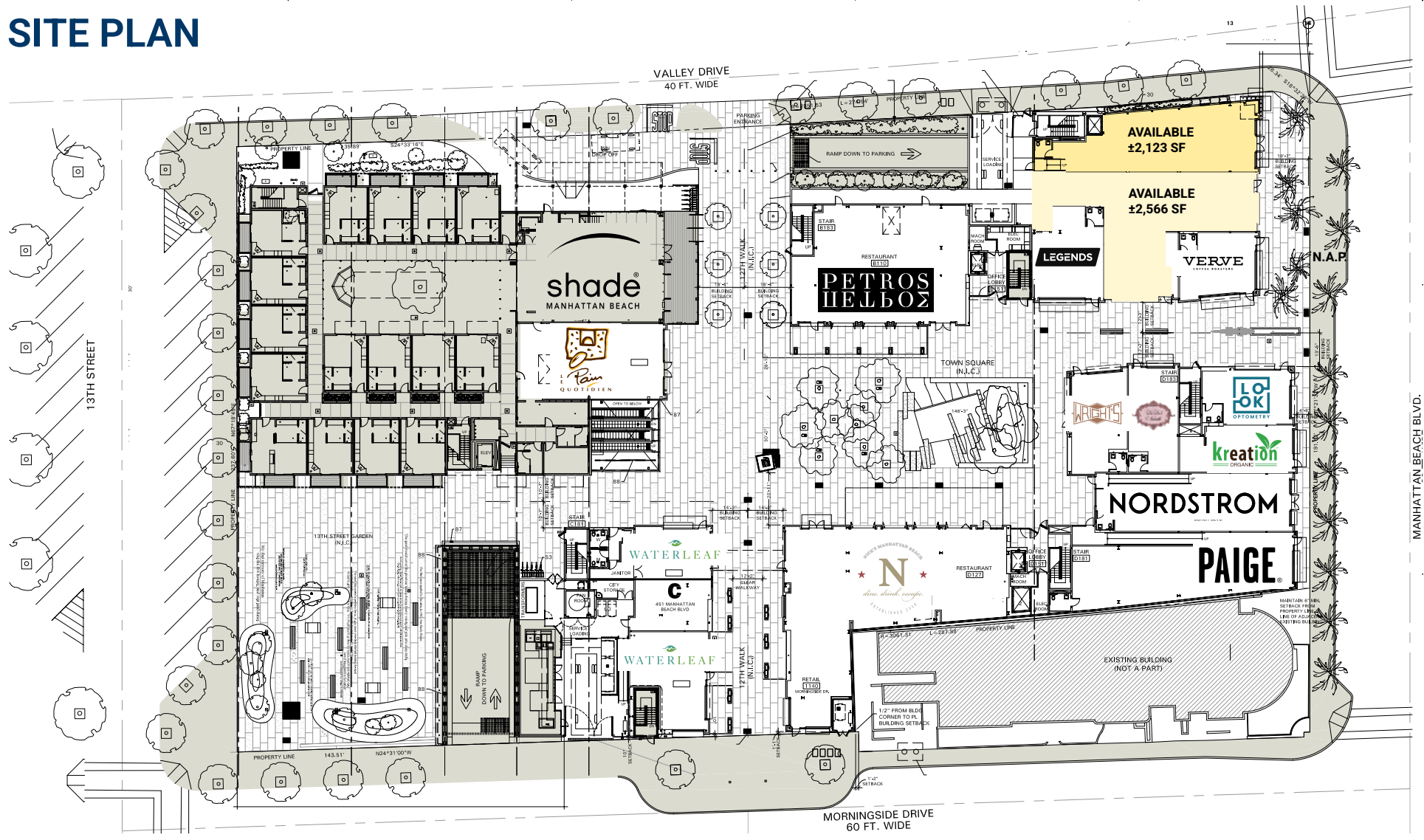
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## SITE PLAN





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## DOWNTOWN MANHATTAN BEACH



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