

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




highland
PARTNERS

Patrick Sheekey

Lic. 01290968

Phone: 310-379-2228 ex 11

patrick@highlandpartnerscorp.com

2ND 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

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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

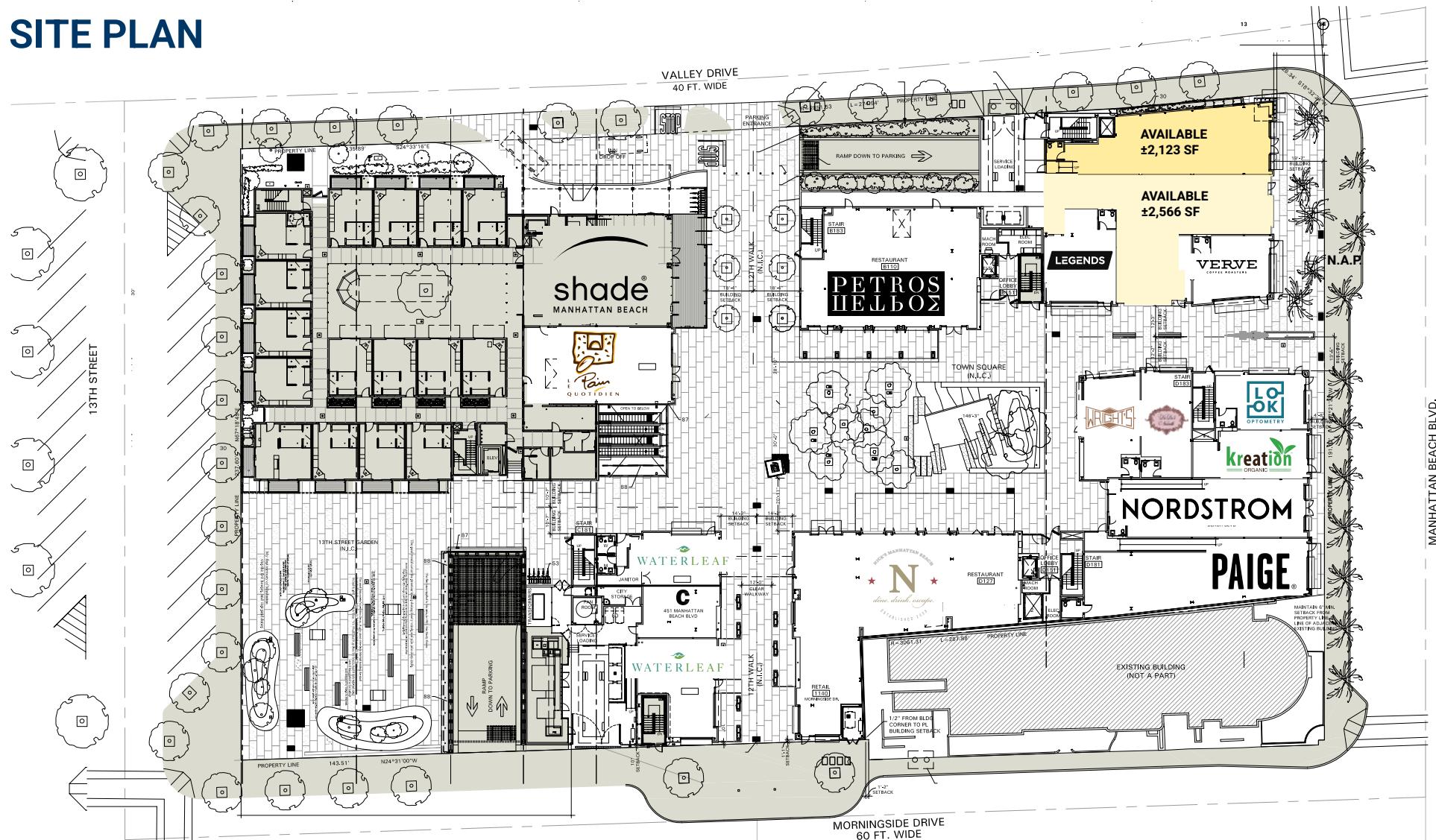


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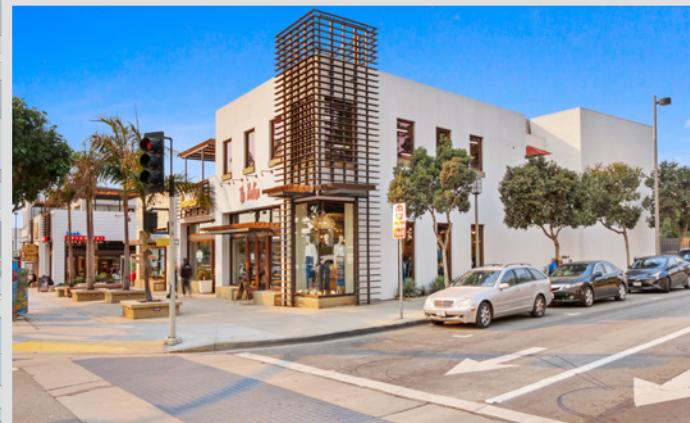
SITE PLAN



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DOWNTOWN MANHATTAN BEACH



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