

PRELIMINARY FLYER

**FOR SALE: 3,768 SF LEASED INVESTMENT ON 8,753 SF MANHATTAN BEACH PARCEL, OR
RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY
943 & 947 MANHATTAN BEACH BLVD & 1137 PINE AVE, MANHATTAN BEACH, CALIFORNIA**

Opportunities:

- 3,768 SF leased investment with five (5) commercial tenants on short-term leases
- Single or multifamily residential development opportunity; 850 SF of land/dwelling unit
- Commercial/office redevelopment opportunity
- Owner-user opportunity comprised of two (2) freestanding commercial buildings totaling 3,768 SF

Property Description: Two (2) 1,884 SF single-story, wood frame commercial buildings located on three parcels totaling 8,753 SF of land. Exclusive parking lot with 10 parking spaces. Public parking allowed on two adjacent streets. Pole sign on Manhattan Beach Boulevard.

Occupancy: 100% leased to five (5) commercial tenants on month-to-month leases. Most tenants have occupied space for over 20 years. Owner intends to provide all tenants with a six-month term commencing in January 2026.

Location: Prominent corner location on highly travelled Manhattan Beach Boulevard (Approx. 22,000 cars/day). Just ½ mile from Manhattan Beach Pier and 2.1 miles from 405 Freeway. Surrounded by wealthy residential neighborhood. Median Household Income: \$184,874 (2-mile radius).

Zoning: CL “Local Commercial District” designation allows most commercial/office/service uses as well as residential development (the latter subject to a Use Permit). Link to Code For Commercial Districts: [PART II - —BASE DISTRICT REGULATIONS | Code of Ordinances | Manhattan Beach, CA | Municode Library](#)

- Two (2) Freestanding 1,884 SF Commercial Buildings
- Three Parcels Totaling 8,753 SF
- 10 Exclusive Parking Spots
- 100% Leased to Five (5) Long-Term Tenants
- Residential or Commercial Development Opportunity
- Median Household Income: \$184,874 (2-mile radius)
- ½ Mile from Manhattan Beach Pier & 2.1 Miles from 405 Freeway
- Corner Location
- Assessor’s Parcel Numbers: 4170-010-015, 016 & 017
- Price: \$4,950,000
- Please Do Not Disturb Tenants

City of Manhattan Beach Contact Information:

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