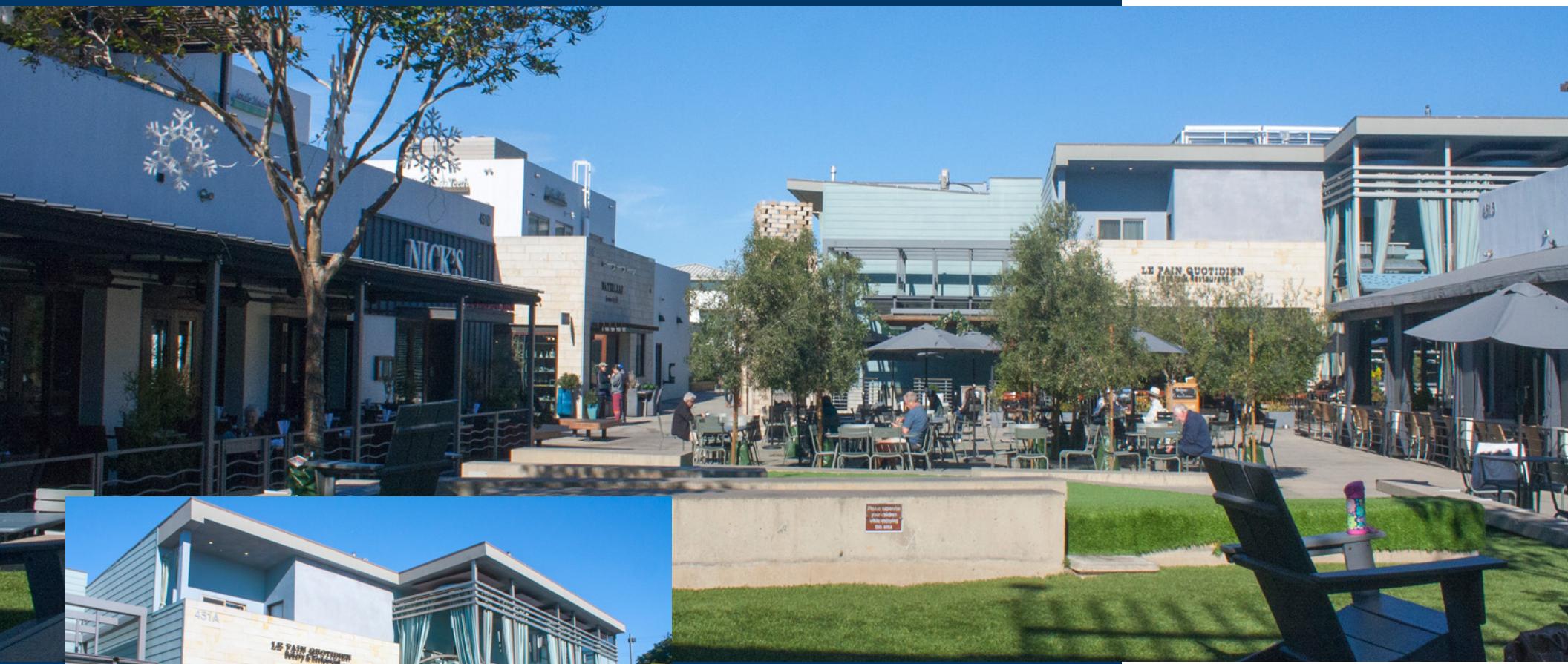


OFFICE/MEDICAL/FITNESS

METLOX
MANHATTAN BEACH
SHOP DINE RELAX

**TWO SECOND FLOOR UNITS:
SUITE 210 - 1,030 SF & SUITE 212 - 998 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

OFFICE/MEDICAL/FITNESS AVAILABLE FOR LEASE

IN DOWNTOWN MANHATTAN BEACH

451 MANHATTAN BEACH BOULEVARD, MANHATTAN BEACH, CA 90266

TWO SECOND FLOOR UNITS:

SUITE 210 - 1,030 SF

SUITE 212 - 998 SF
(COMBINE FOR 2,028 SF)

FEATURES:

- Office, Medical, Fitness, Personal Services
- Existing Salon space
- Open area
- Large expansive patio space
- Great views into the Paseo
- Suites are adjacent; combine for 2,028 SF
- Subterranean parking onsite



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



OFFICE/MEDICAL/FITNESS AVAILABLE FOR LEASE

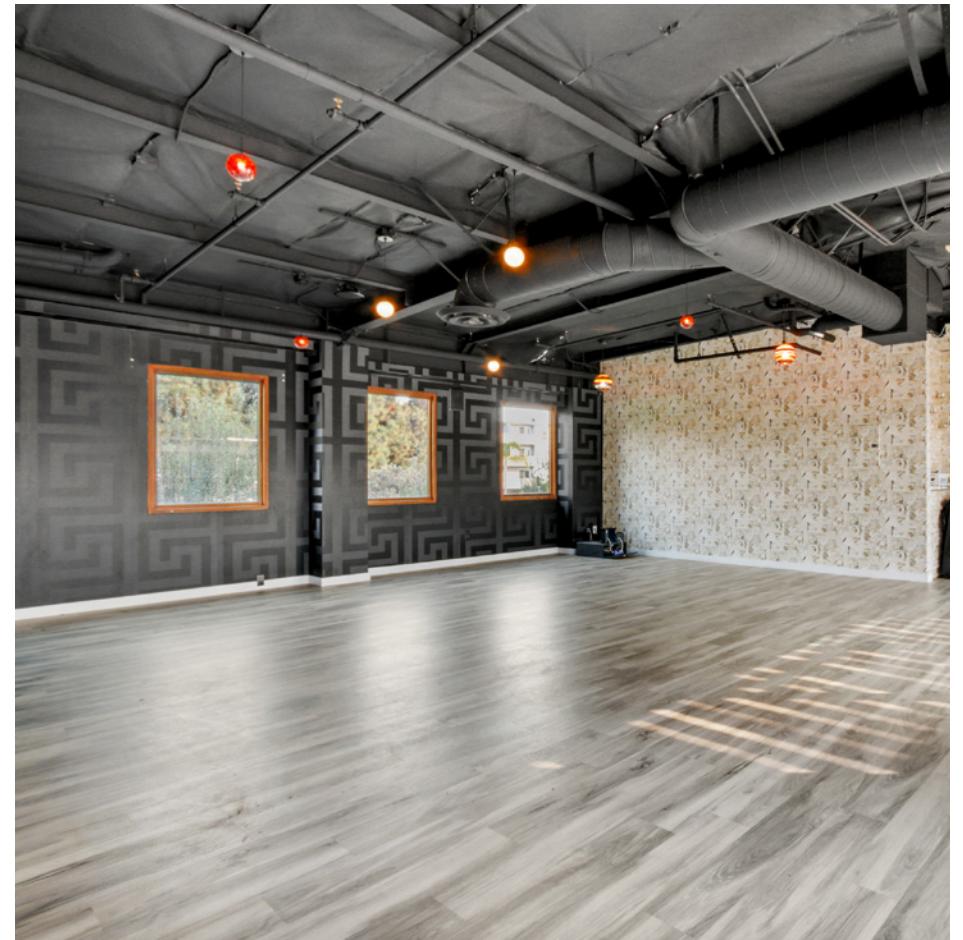
IN DOWNTOWN MANHATTAN BEACH 451 MANHATTAN BEACH BOULEVARD, MANHATTAN BEACH, CA 90266

AVAILABLE | TWO SECOND FLOOR UNITS:

SUITE 210 - ±1,030 SF
(EXISTING SALON SPACE)



SUITE 212 - ±998 SF
(OPEN AREA)

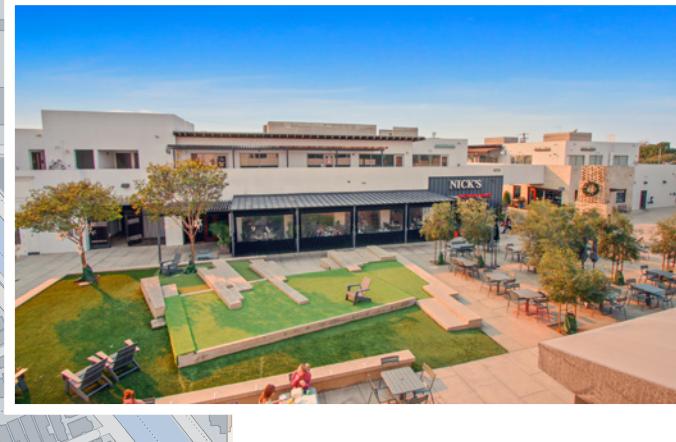
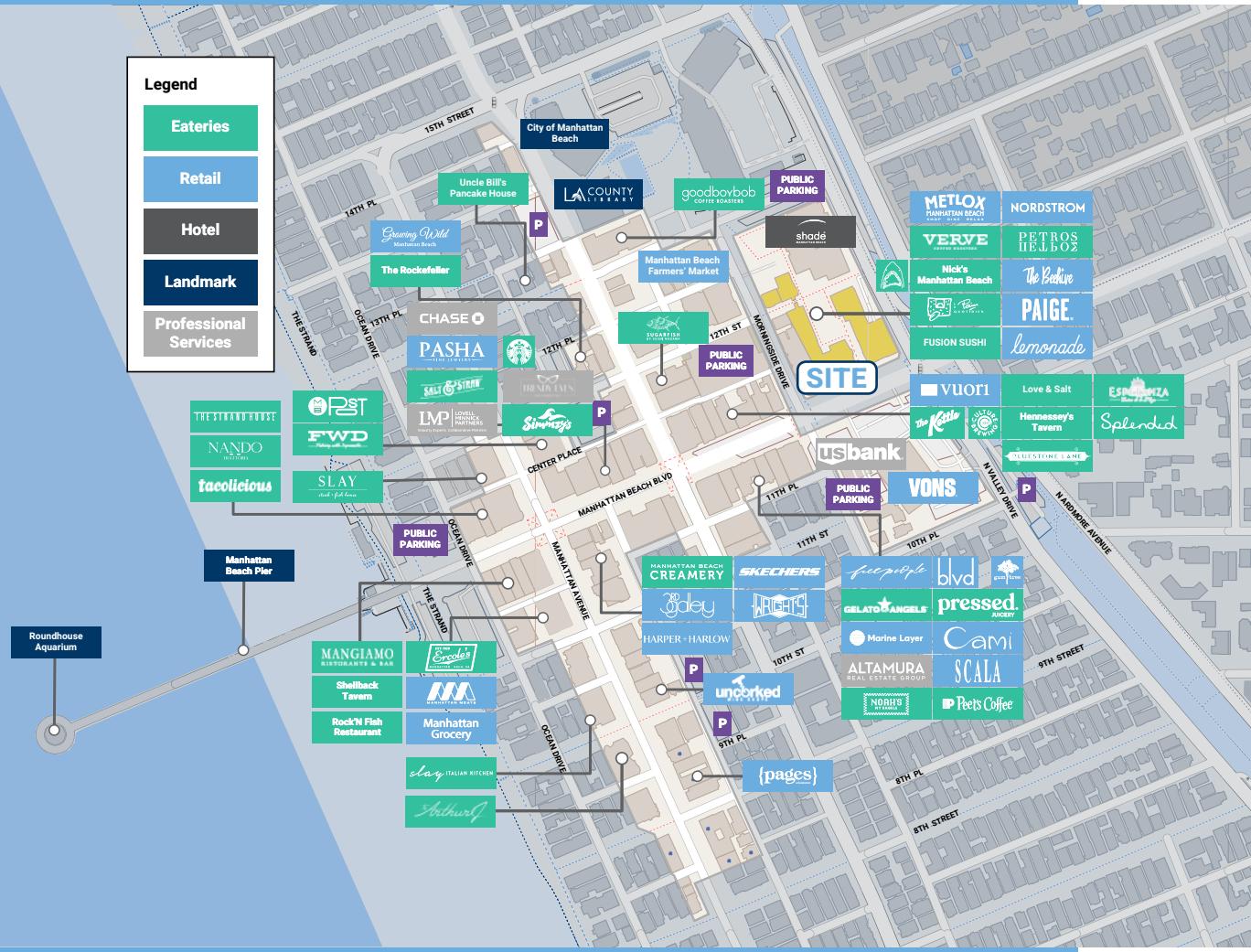


OFFICE/MEDICAL/FITNESS AVAILABLE FOR LEASE

451 MANHATTAN BEACH BOULEVARD, MANHATTAN BEACH, CA 90266



DOWNTOWN MANHATTAN BEACH



Patrick Sheekey

Lic. 01290968

Phone: 310-379-2228 ex 11

patrick@highlandpartnerscorp.com

Highland Partners Corp. | 880 Apollo Street, Suite 329 | El Segundo, CA 90245 | www.highlandpartnerscorp.com

© 2025 | Highland Partners Corp. | The information being provided by Highland Partners Corp. and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies. Metlox-451MBBlvd_Office_Ret_BRO_v04.indd|01/25