

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**



Patrick Sheekey

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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 |



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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)



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DOWNTOWN MANHATTAN BEACH



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