

# AVAILABLE FOR SALE OR GROUND LEASE

## RARE MANHATTAN BEACH REDEVELOPMENT OPPORTUNITY

600 S. SEPULVEDA BLVD  
MANHATTAN BEACH



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PROPERTY HIGHLIGHTS

±1.52 ACRES OF LAND AVAILABLE FOR SALE OR GROUND LEASE



Prime Location in the Manhattan Beach/Hermosa Beach Trade Area



Affluent Trade Area with Strong Demographics



Ideal Redevelopment Opportunity on 1.52 acres



High Barriers to Entry Trade Area



Located on Main Retail Arterial with High Traffic Counts

MANHATTAN BEACH PIER



2025 DEMOGRAPHICS:



POPULATION

1 Mile	31,278
3 Miles	168,270
5 Miles	407,526



AVERAGE HH INCOME

1 Mile	\$278,844
3 Miles	\$219,999
5 Miles	\$173,260



DAYTIME POPULATION

1 Mile	12,149
2 Miles	77,832
3 Miles	204,639



TRAFFIC COUNTS:

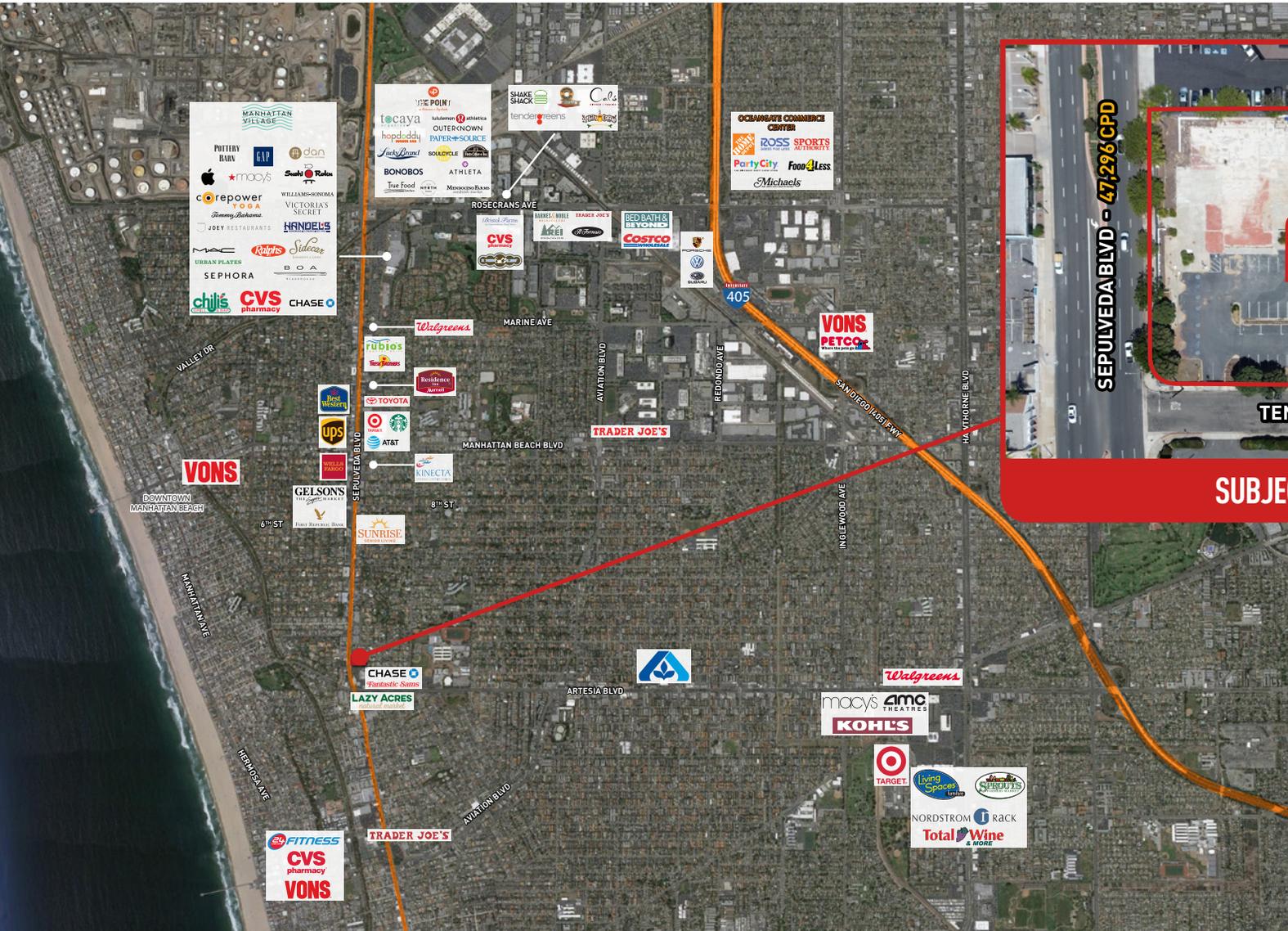
Sepulveda Blvd:  
**±47,296 CPD**  
 Artesia Blvd:  
**±42,044 CPD**

Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography

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600 S. SEPULVEDA BOULEVARD, MANHATTAN BEACH, CA

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