

4005 Highland Ave

Manhattan Beach, CA 90266



BILL RUANE

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DRE #00972400

ESTATE
PROPERTIES

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DRE #01120751

COMPASS COMMERCIAL

FOR SALE
\$5,999,000.00

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EXECUTIVE SUMMARY

Manhattan Beach, 40th and Highland , El Porto says it all 4500 ft.² gym/retail/office, private offices, private restrooms with showers. The space is wide open and the skies the limit. There are 20 private parking spaces, 6 surface spaces, 14 covered spaces including ADA. The property sits on 2 full lots 35'x 90' and 30'x90' Please check with the City for Residential developing guidelines. Back in the 1970s El Porto was the place to be and has only gotten better!

PROPERTY DETAILS

Price \$5,999,000.00

Space Available 4,500 SF



SPACE

20 Private Parking

6 Surface Spaces

14 Covered Spaces including ADA

PROPERTY HIGHLIGHTS



Manhattan Beach is the smart business move with low business taxes. The City that invests in you!



Close to fortune 500 companies and new tech startups



In the Downtown area walk to restaurants, shops, and bistros.



Close to LAX, 405 and 105 freeways

PHOTOS



RETAIL MAP



4005 Highland Ave

Chevron
Refinery

The Container Store®
Be HomeGoods Happy®
BEST BUY
WHOLE FOODS MARKET
H&M
PET SMART

Ralphs
CVS/pharmacy®
TIN ROOF BISTRO
★ macy's
SEPHORA
Spectrum
KOHL'S
california PIZZA KITCHEN
Olive Garden ITALIAN KITCHEN
smashburger
Apple
Starbucks

FISHBAR
Manhattan Beach

El Torajco
MEXICAN RESTAURANT
LAX AREA

Sloop's
Beach Cafe
Since 1947

Pancho's
COCKTAILS
MEXICAN RESTAURANT

Sand Dune Park

Manhattan Beach Montessori School

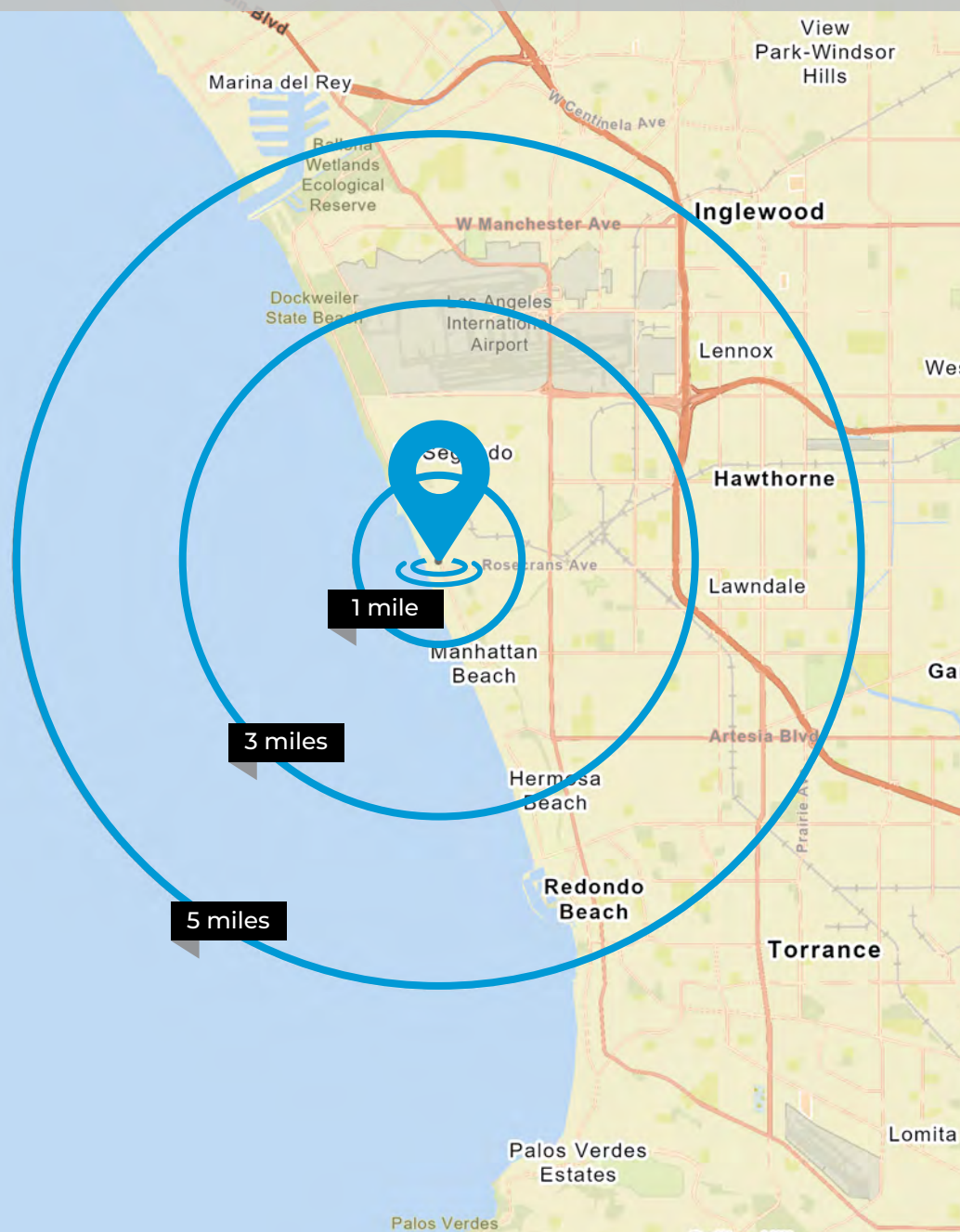
Grandview Elementary School

Manhattan Beach

EMPLOYER MAP



DEMOGRAPHICS



2024 Summary	1 MILE	3 MILES	5 MILES
Population	10,331	75,073	342,634
Households	4,482	30,862	129,935
Families	2,534	19,392	81,341
Average Household Size	2.30	2.43	2.59
Owner Occupied Housing Units	2,455	18,321	58,515
Renter Occupied Housing Units	2,027	12,541	71,420
Median Age	42.6	41.9	38.6
Median Household Income	\$181,137	\$167,989	\$112,906
Average Household Income	\$247,562	\$227,845	\$167,859

2029 Summary	1 MILE	3 MILES	5 MILES
Population	10,005	72,908	332,724
Households	4,436	30,740	129,629
Families	2,515	19,365	81,378
Average Household Size	2.26	2.37	2.52
Owner Occupied Housing Units	2,471	18,501	59,620
Renter Occupied Housing Units	1,965	12,239	70,009
Median Age	44.1	43.2	39.8
Median Household Income	\$200,001	\$189,897	\$130,210
Average Household Income	\$278,500	\$257,048	\$192,267

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Estate Properties and Compass do not guarantee the accuracy of estimates, square footages, lot size, government approvals, government conditions, government allowances, construction feasibility, construction concepts, construction plans, construction progress, inspections, investigations, reports or other information concerning the condition or features of the property, project or possible projects provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of all information through personal inspection, with appropriately licensed professionals and city officials. All pro-formas, possibilities, projections, assumptions, concepts, construction plans, studies, estimates, etc. are presented as a possible scenarios; buyer, their agents and everyone else associated with the purchase of this property is to rely on their own pro-formas, projections, assumptions, investigations, consultations, estimates, etc. Terms of sale or lease are subject to change or withdrawal without notice. | Estate Properties License 01879720 | Matt Crabbs License 01120751 | Compass Commercial License 01991628.