

RESTAURANT/RETAIL SPACE

METLOX
MANHATTAN BEACH
SHOP DINE RELAX

451 MANHATTAN BEACH BOULEVARD
FOR LEASE IN DOWNTOWN MANHATTAN BEACH

**RESTAURANT
& RETAIL USE**



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RESTAURANT & RETAIL SPACE FOR LEASE IN DOWNTOWN MANHATTAN BEACH

451 MANHATTAN BEACH BOULEVARD,
MANHATTAN BEACH, CA 90266

RESTAURANT & RETAIL SPACE:

- Hard corner, Incredible signage.
- Gateway to downtown MB shopping and dining
- Patio space not included in the square footage
- 450 parking spaces onsite, subterranean
- Adjacent tenants include:



AND MANY
OTHERS

SUITE 100: **+2,123 SF**
SUITE 122: **+689 SF**

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

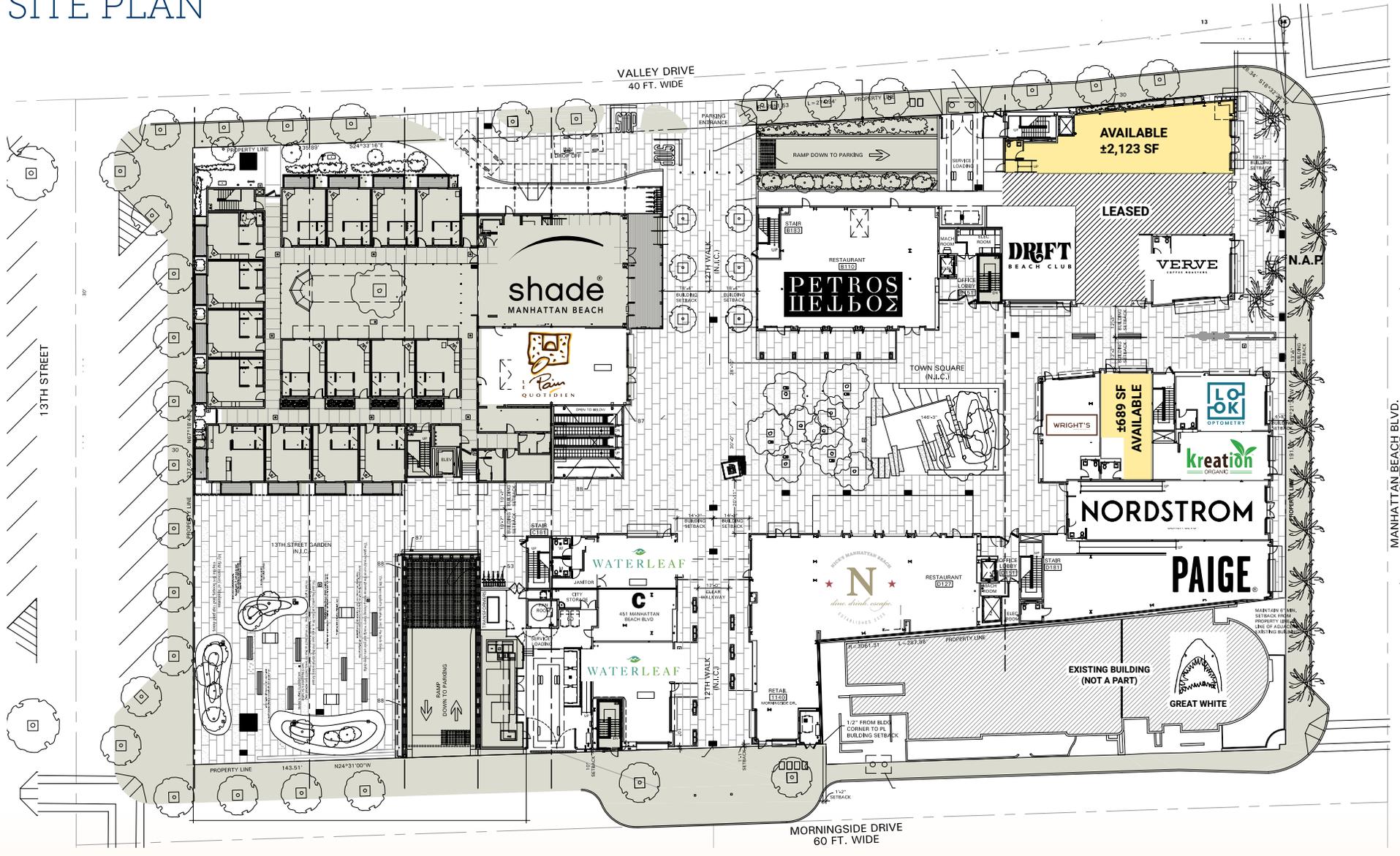


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IN DOWNTOWN MANHATTAN BEACH

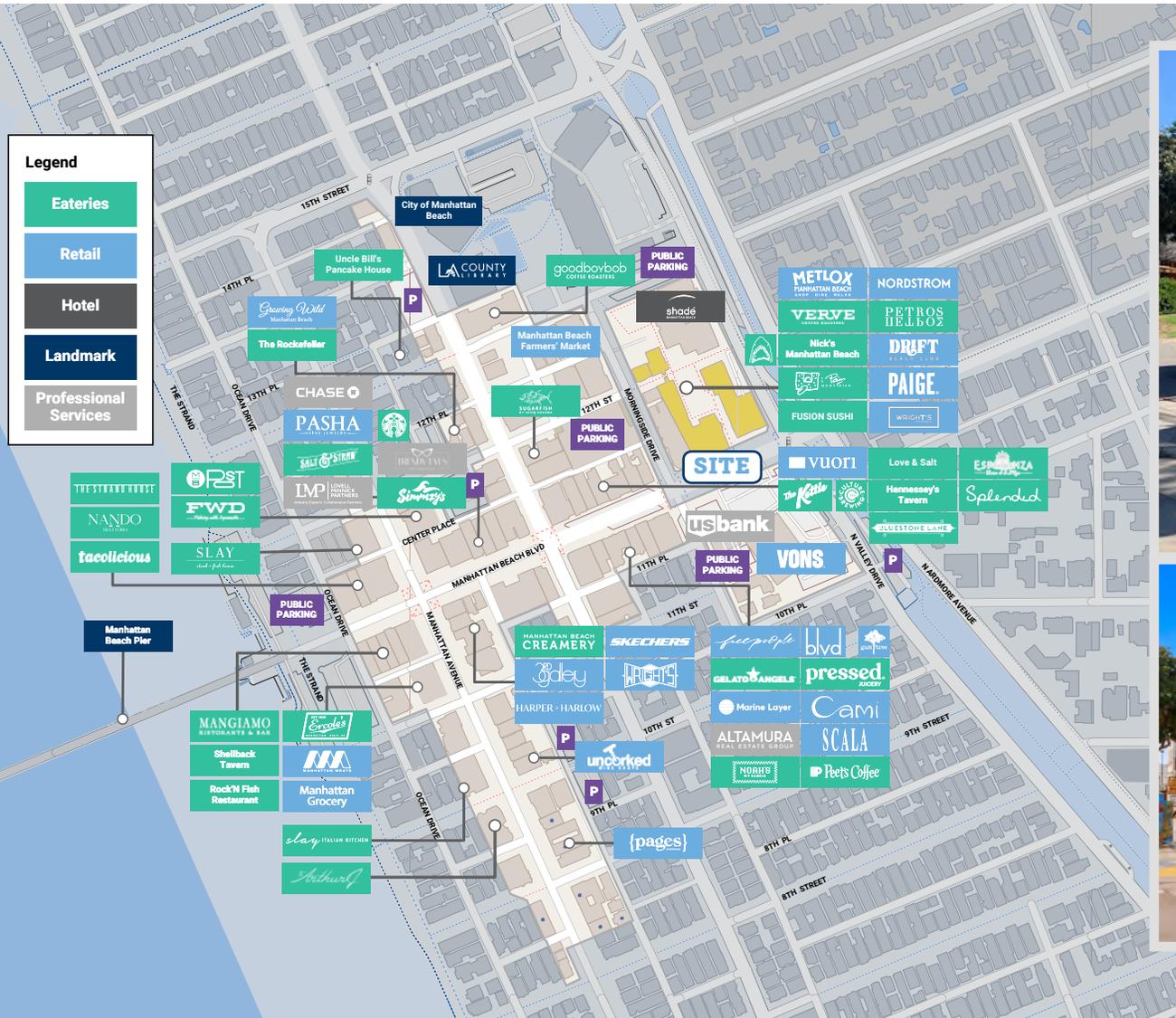
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SITE PLAN



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