



3308 HIGHLAND AVE, MANHATTAN BEACH



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## RETAIL/OFFICE SPACE | 1,263 SF | 1,756 SF LOT

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Located in popular North Manhattan Beach, this flexible space is a perfect fit for the South Bay lifestyle! The 1,263 SF has a large covered storage area (not included in SF) with showers and approximately 25' high walls. Paddle boards, surf boards would fit perfectly in this space. The well-maintained building offers prime storefront space with high visibility & signage for a variety of retail/office use on a 1,756 SF lot just 3 blocks from the Strand. This pedestrian-friendly and frequent vehicle street is easy access for local neighboring residents, businesses, and commuters. The CNE zoning allows for a variety of permitted uses including: retail sales, banks, artists' studios, and office space for business and professional services. This single story stand-alone structure has a current configuration of two large rooms with two private bathrooms that feature multiple shower stalls. The previous tenant improvements include locker rooms with showers, laundry hookups, and new exterior windows. Public parking is available on the street and there is a parking structure approximately 2 blocks from the location site. Highland Ave offers high local foot-traffic with multiple restaurants, retail shops and other service providers. The property is conveniently situated just south of Rosecrans Blvd., three miles from LAX and the 105 freeway, and two miles from the 405 freeway. Immediate availability of sale or for lease.

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MANHATTAN BEACH



## Retail/Office Space 3 Blocks to Beach

12321 HAWTHORNE BLVD, HAWTHORNE

GROUND LEVEL SPACE | HIGH TRAFFIC VISIBILITY FOR SIGNAGE & WALK-INS | 1,263 SF | 1,756 SF LOT



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