



GROUND LEASE OPPORTUNITY

3621-3629 N. SEPULVEDA BLVD.

MANHATTAN BEACH, CA 90266

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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EXECUTIVE SUMMARY

DAVID SHABY AND STEFAN NEUMANN OF NAI CAPITAL SOUTH BAY are pleased to exclusively present the opportunity to ground lease 3621-3629 N Sepulveda Blvd in Manhattan Beach, CA. Located at the prominent intersection of N Sepulveda Blvd and Rosecrans Ave in Manhattan Beach, this site offers an incredible opportunity for an EV charging center to be developed. Situated next to a Chevron gas station on ±19,111 SF of land, this opportunity would allow for approximately +/- 45 charging stations with ingress and egress along both N Sepulveda Blvd and Rosecrans Ave.



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02 PROPERTY OVERVIEW

The property benefits from its immediate proximity to two of the South Bay's highest-traffic lifestyle centers: Manhattan Village, which attracts an estimated 5–6 million visitors annually, and The Point, drawing 2–3 million visitors per year. It is also one block from Topgolf El Segundo and within walking distance of the Manhattan Country Club. This dynamic consumer ecosystem is further supported by over 21,000 employees working along the Rosecrans Corridor, home to more than 3.7 million square feet of Class A office and commercial space, including Continental Park, Plaza El Segundo, and Beach Cities Media Campus.

Surrounded by top-tier neighbors: Manhattan Village Shopping Center, The Point El Segundo, Plaza El Segundo, Manhattan Country Club, Belamar Hotel, Planned 285-Unit Residential Development

- Walkable to best-in-class shopping and dining including North Italia, JOEY Manhattan Beach, Tin Roof, BOA Steakhouse, Sushi Roku, Alo Yoga, Lululemon, Apple Store
- Immediate access to the 405 & 105 Freeways and Pacific Coast Hwy Transportation Corridor
- High Demand for EV Charging in South Bay
- High Income Demographics, \$332,748 HHI in 1 Mile Radius
- 173,000 VPD, Excellent Street Visibility and Signage Opportunities
- Adjacency to Chevron gas station allows synergies for transportation infrastructure



03 PROPERTY HIGHLIGHTS

High Demand & Low Supply

Manhattan Beach's population has a high adoption of EV Vehicles and there is a significant undersupply of available EV charging spaces. The property is located around other EV charging locations at the Manhattan Village and The Point but they lack the number of stalls to satisfy the demand.

Near Future Planned Development

The City of Manhattan Beach has recently changed the zoning in the Sepulveda Blvd to encourage high density residential development. 3621-3629 N Sepulveda Blvd is directly across from a newly planned 285-unit residential development at the former Fry's Electronics site, enhancing long-term visibility and foot traffic in an already high-density area. Additionally, the site is in close proximity to a 79 unit multifamily development currently under construction at the former Veranda's site on Rosecrans Ave.

High Profile Location

Located at the intersection of Sepulveda Boulevard and Rosecrans Avenue, 3621-3629 N Sepulveda Blvd sits at the heart of the South Bay's most vibrant commercial corridor. With immediate access to the 405 and 105 Freeways, Pacific Coast Highway, and just minutes from LAX, the site offers unmatched regional connectivity. The corner boasts excellent signage opportunities and high vehicle counts, making it one of the most desirable retail corners in Manhattan Beach.

Favorable Zoning

Commercial Parking and Service Stations are allowable in CG zones via Use Permit. The site is additionally not located within the California Coastal Commission Zone. The General Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of local residents and businesses and to provide goods and services for the regional market.



BUILDING SIZE

±14,337 SF



LOT SIZE

±19,111 SF (~80' x ~240')



YEAR BUILT

1972



PARKING

±45 Spaces for Future EV Charging



ZONING

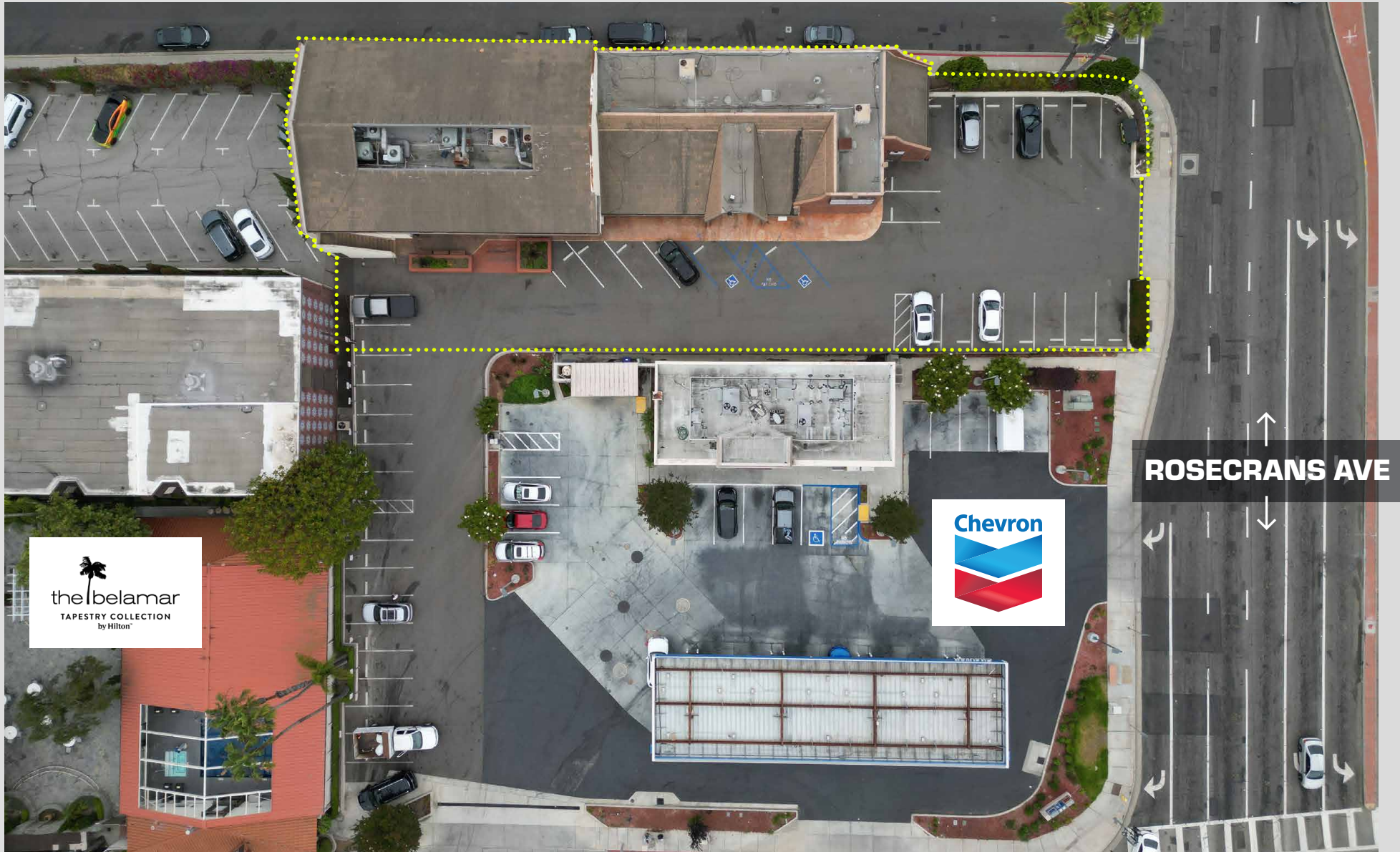
City of Manhattan Beach,
Commercial General (CG)



APN

4173-008-033

04 SITE AERIALS



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05

LOCAL EV CHARGING PORT OVERVIEW

TOTAL DAYTIME EMPLOYEES

21,000

TOTAL PORTS

128

- Manhattan Village – 69
- Plaza El Segundo – 10
- Manhattan Beach Towers – 10
- Westdrift Hotel – 6
- Continental Park – 15
- Manhattan Beach Studios – 10
- Hyatt Hotel – 4
- Erewhon – 4



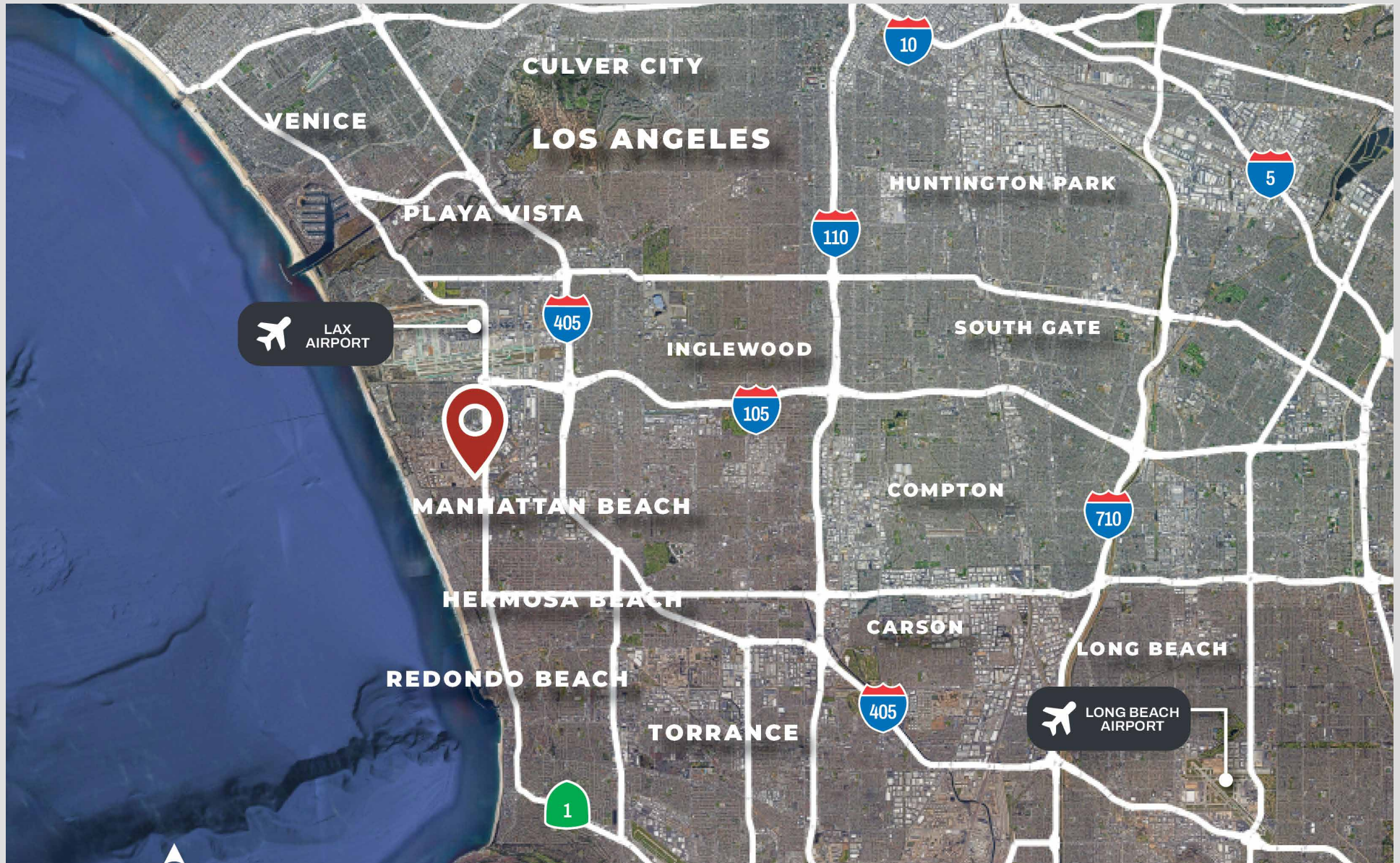
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LOCATION MAP



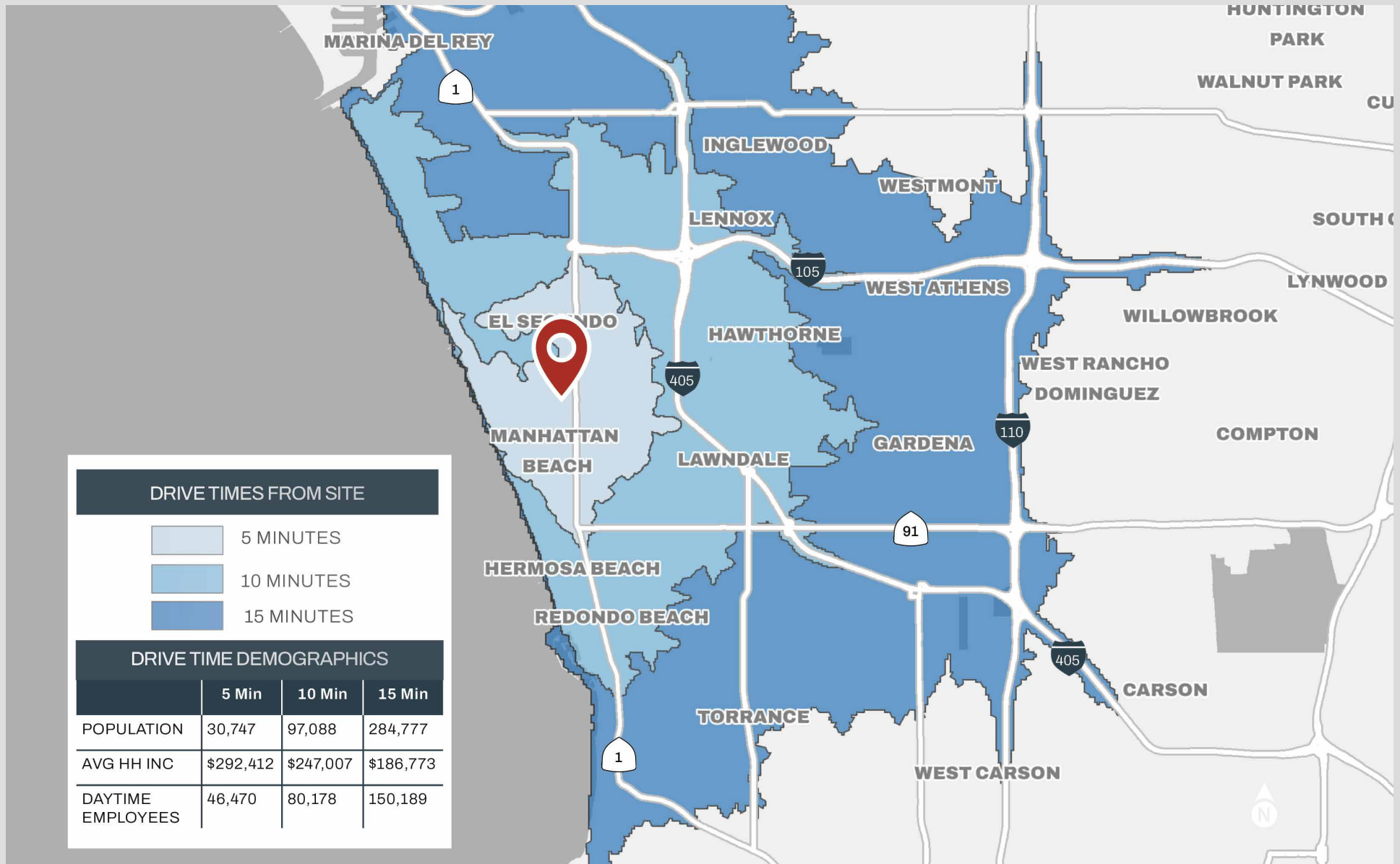
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AREA MAP

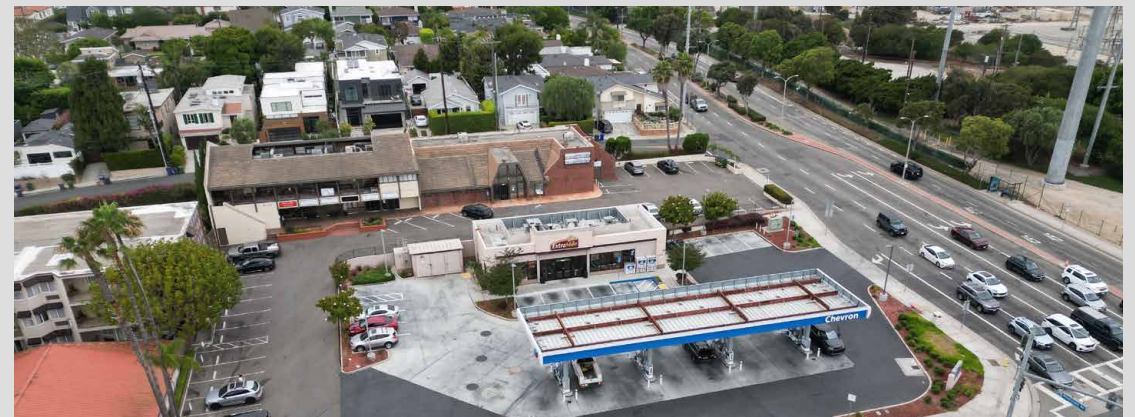


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DRIVING MAP



09 GALLERY





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AREA OVERVIEW

Manhattan Beach is a premier coastal city offering affluent demographics and high foot traffic. Located just 1 miles from the Pacific Ocean and 15 minutes from LAX the area blends luxury living with a laid-back atmosphere. Nearby destinations include The Strand, Downtown Manhattan Beach, Hermosa Beach, and Redondo Beach. The property benefits from proximity to large employers and a vibrant dining/shopping scene, making it ideal for owner-users and investors alike.

Located in the heart of Los Angeles County's South Bay region, Manhattan Beach is one of Southern California's most affluent and supply-constrained coastal submarkets. With a strong mix of high-income demographics, limited commercial inventory, and proximity to major transportation corridors, Manhattan Beach offers an exceptional environment for both retail and office investment. Manhattan Beach boasts a population of approximately 35,000 with an average household income exceeding \$200,000, ranking it among the top income markets in the region. The city's educated, affluent consumer base supports a thriving local economy anchored by boutique retail, upscale dining, fitness, wellness, and professional services. National and regional tenants operate alongside curated local operators, contributing to strong tenant demand and low vacancy rates across asset classes.

The commercial corridors—particularly along Manhattan Beach Boulevard, Sepulveda Boulevard (PCH), and Rosecrans Avenue—benefit from high daily traffic counts, excellent visibility, and dense foot traffic driven by both residents and destination visitors. The nearby El Segundo office hub and Silicon Beach tech hub further drive daytime population and demand for retail and services. Additionally, Manhattan Beach benefits from strict zoning and development controls, which limit new commercial supply and preserve long-term value. The city's premier public schools, world-class beach front, and overall quality of life continue to attract high-income professionals, entrepreneurs, and investors.

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LISTING BROKERS

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