



PATRICK SHEEKEY

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BEACHSIDE RETAIL SPACE FOR LEASE

2118 HIGHLAND AVE, MANHATTAN BEACH, 90266

UNIT B: 473 SF & UNIT C: 1,075 SF

**Contiguous for apprx: 1,548 SF*

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2118 Highland Ave, Manhattan Beach, 90266



AVAILABILITIES:

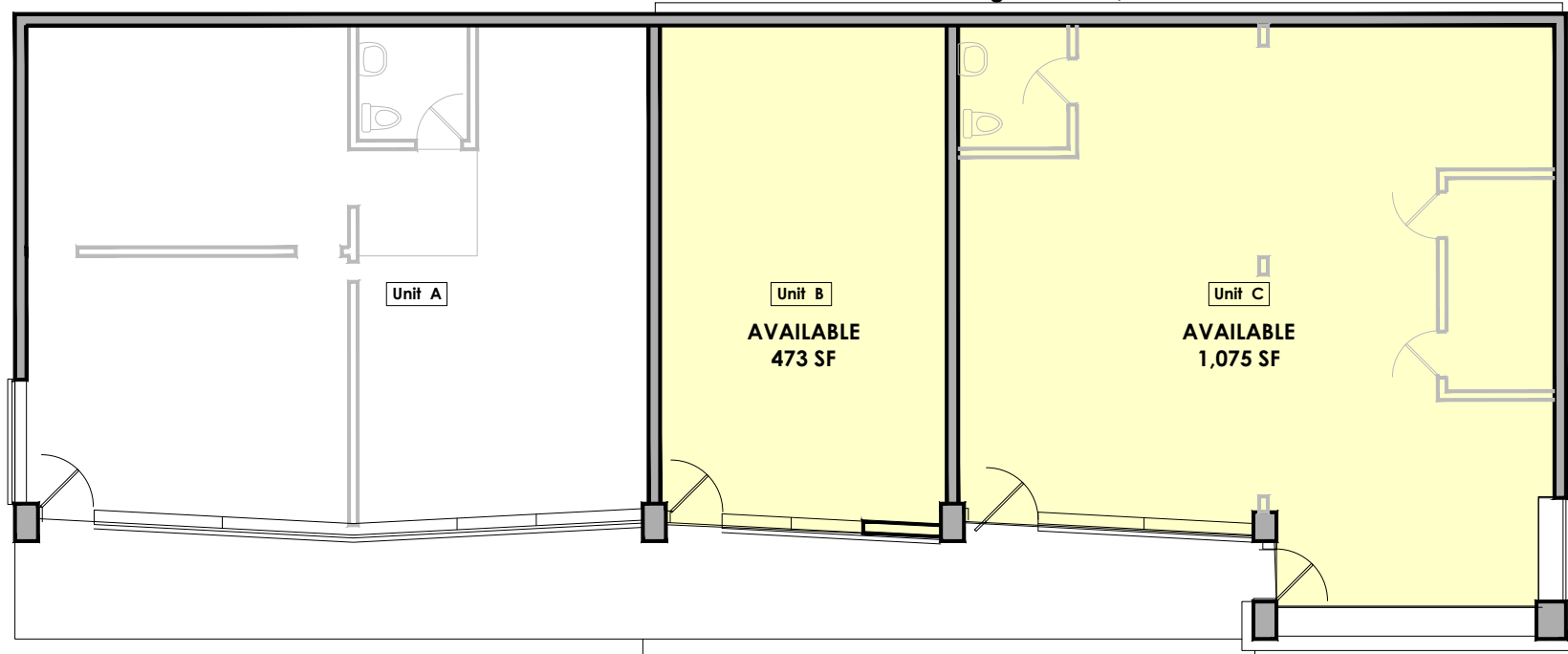
- Unit B: 473 SF
Unit C: 1,075 SF
**Contiguous for approx: 1,548 SF*
- Lease Rate: \$6.00 psf, modified gross
(tenant pays for separately metered utilities)
- Term: 1-3 years

FEATURES:

- Unit B is a former restaurant space (in shell condition now).
- Unit C is a former pet grooming space (built-out).
- On-site parking in the rear; access off Marine Ave.
- Incredible demographics
- Captive audience within walking distance
- Strong traffic counts; heavy northbound traffic in the AM, southbound in the PM.



AVAILABLE
Contiguous for ±1,548 SF



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