

943-947 MANHATTAN BEACH BLVD & 1137 PINE AVE

Manhattan Beach, CA | 90266



**3,768 SF LEASED INVESTMENT ON 8,753 SF MANHATTAN BEACH PARCEL
OR RESIDENTIAL/COMMERICAL DEVELOPMENT OPPORTUNITY**

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Investment/Owner-User/Development Opportunity
APNS	4170 - 010 - 015, 016, 017
Building Size	3,768 SF
Lot Size	8,753 SF

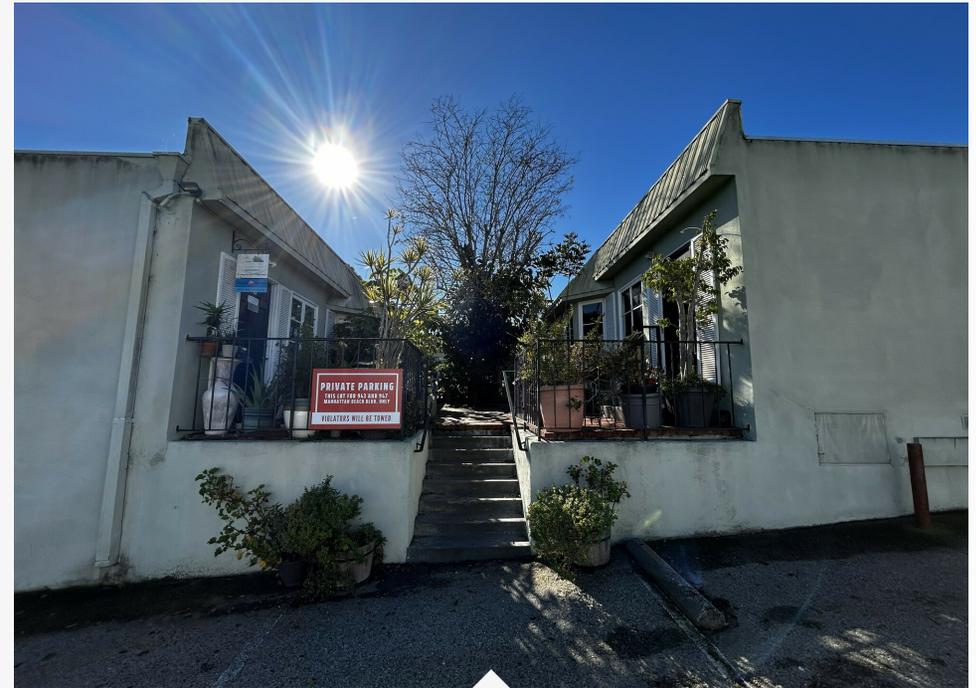
Opportunities

- * 3,768 SF leased investment with five (5) commercial tenants on short-term leases
- * Single or multifamily residential development opportunity; 850 SF of land/dwelling unit
- * Commercial/office redevelopment opportunity
- * Owner-user opportunity comprised of two (2) freestanding commercial buildings totaling 3,768 SF

Property Description: Two (2) 1,884 SF single-story, wood frame commercial buildings located on three parcels totaling 8,753 SF of land. Exclusive parking lot with 10 parking spaces. Public parking allowed on two adjacent streets. Pole sign on Manhattan Beach Boulevard.

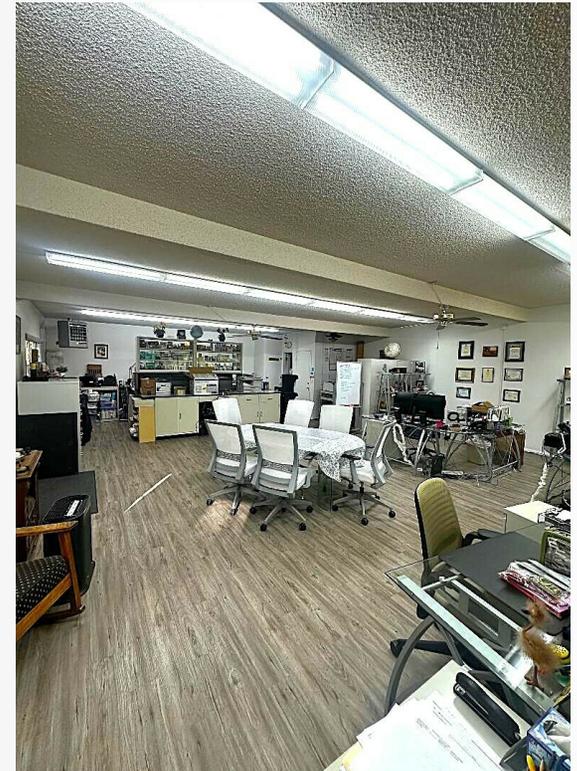
Occupancy: 100% leased to five (5) commercial tenants on month-to-month leases. Most tenants have occupied space for over 20 years. Owner intends to provide all tenants with a six-month term commencing in January 2026.

Zoning: CL "Local Commercial District" designation allows most commercial/office/service uses as well as residential development (the latter subject to a Use Permit). [Link to Code For Commercial Districts: PART II - BASE DISTRICT REGULATIONS | Code of Ordinances | Manhattan Beach, CA | Municode Library](#)

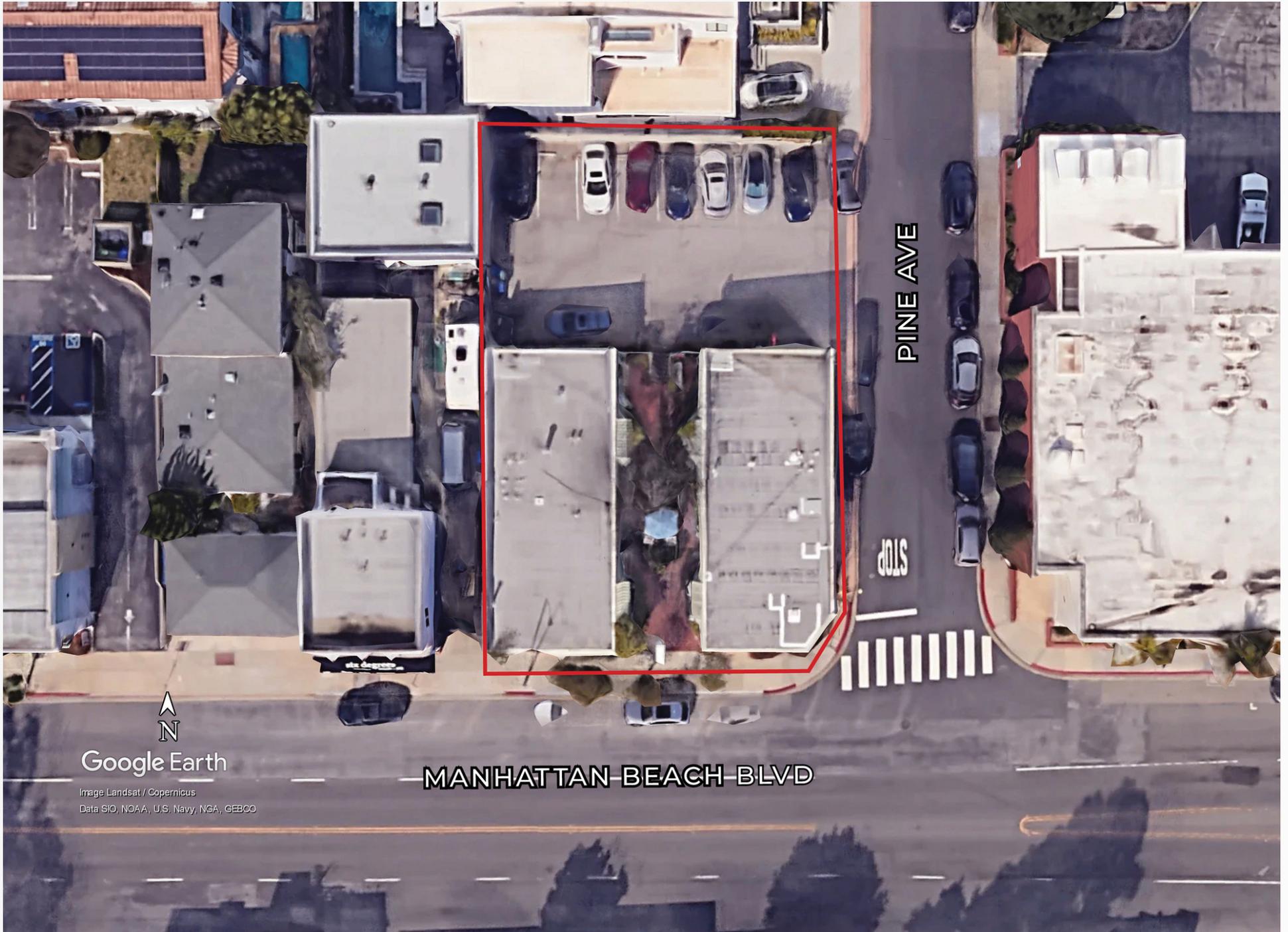


- Two (2) Freestanding 1,884 SF Commercial Buildings
- Three Parcels Totaling 8,753 SF
- 10 Exclusive Parking Spots
- 100% Leased to Five (5) Long-Term Tenants
- Residential or Commercial Development Opportunity
- Median Household Income: \$184,874 (2-mile radius)
- ½ Mile from Manhattan Beach Pier & 2.1 Miles from 405 Freeway
- Corner Location
- Assessor's Parcel Numbers: 4170-010-015, 016 & 017

PHOTOS



AERIAL- SITE MAP



Google Earth

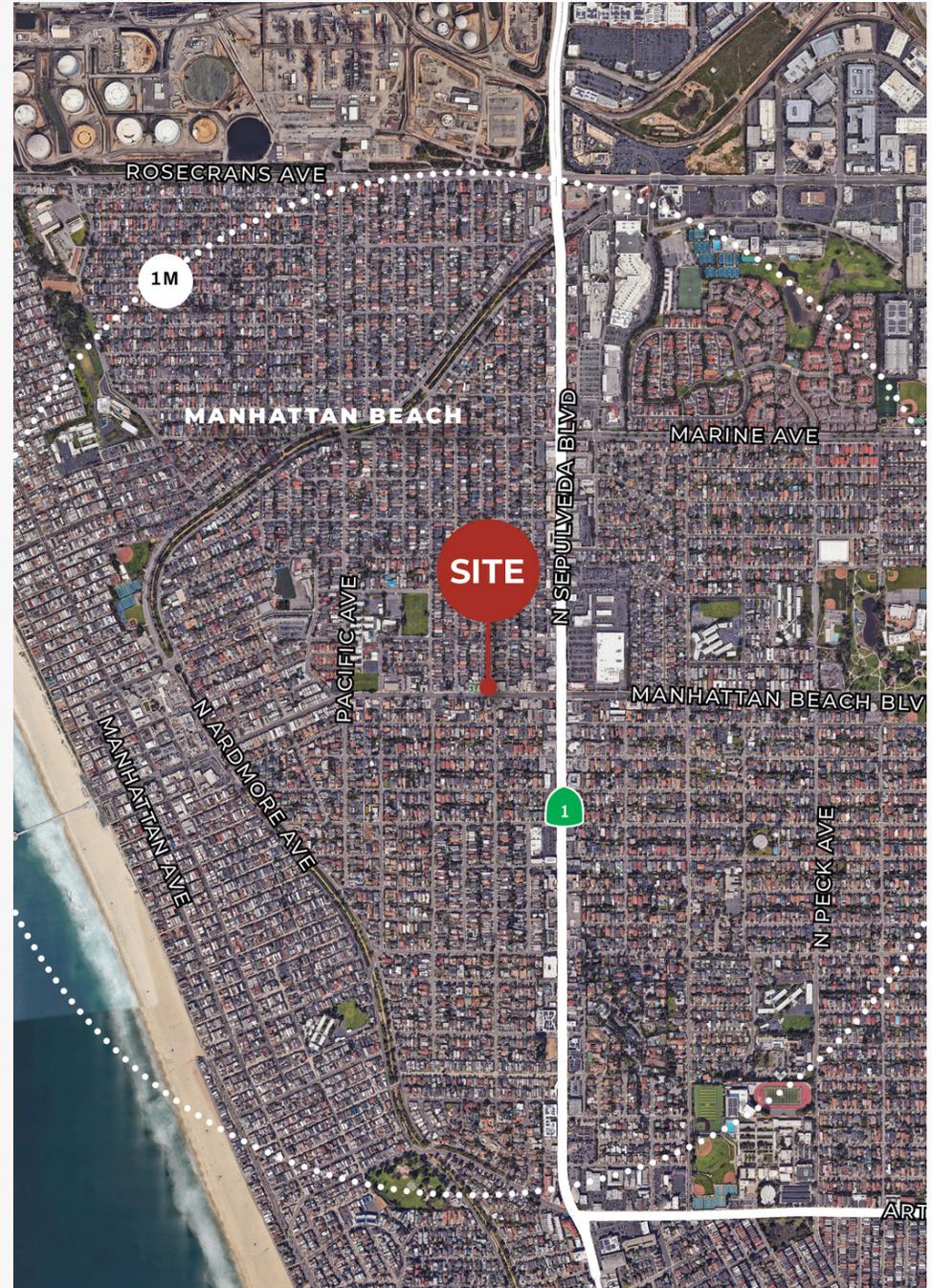
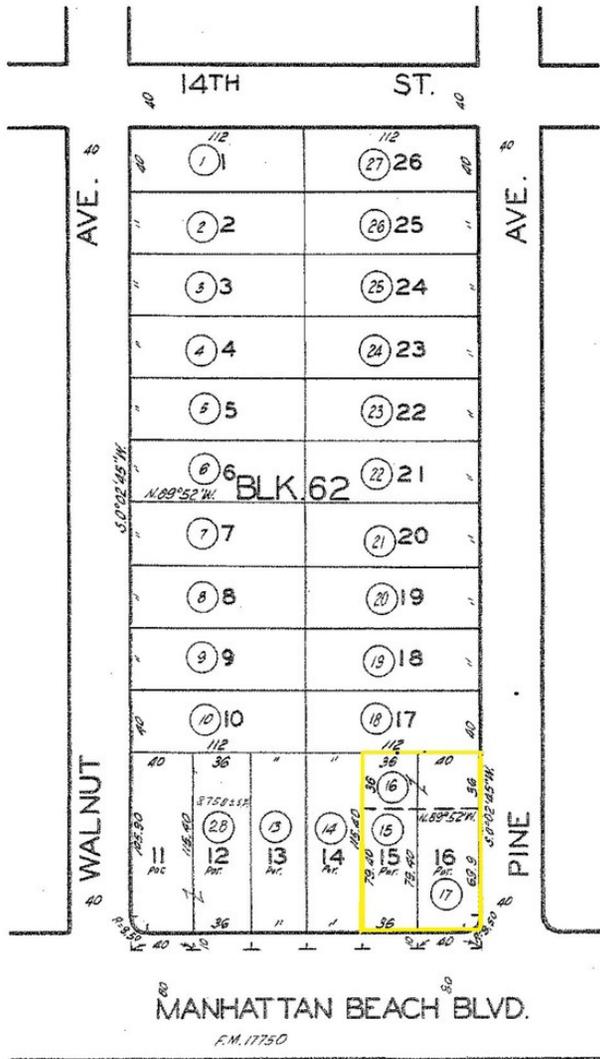
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

MANHATTAN BEACH BLVD

PINE AVE

STOP

ASSESSOR'S & RADIUS MAP



DEMOGRAPHICS & LOCATION MAP

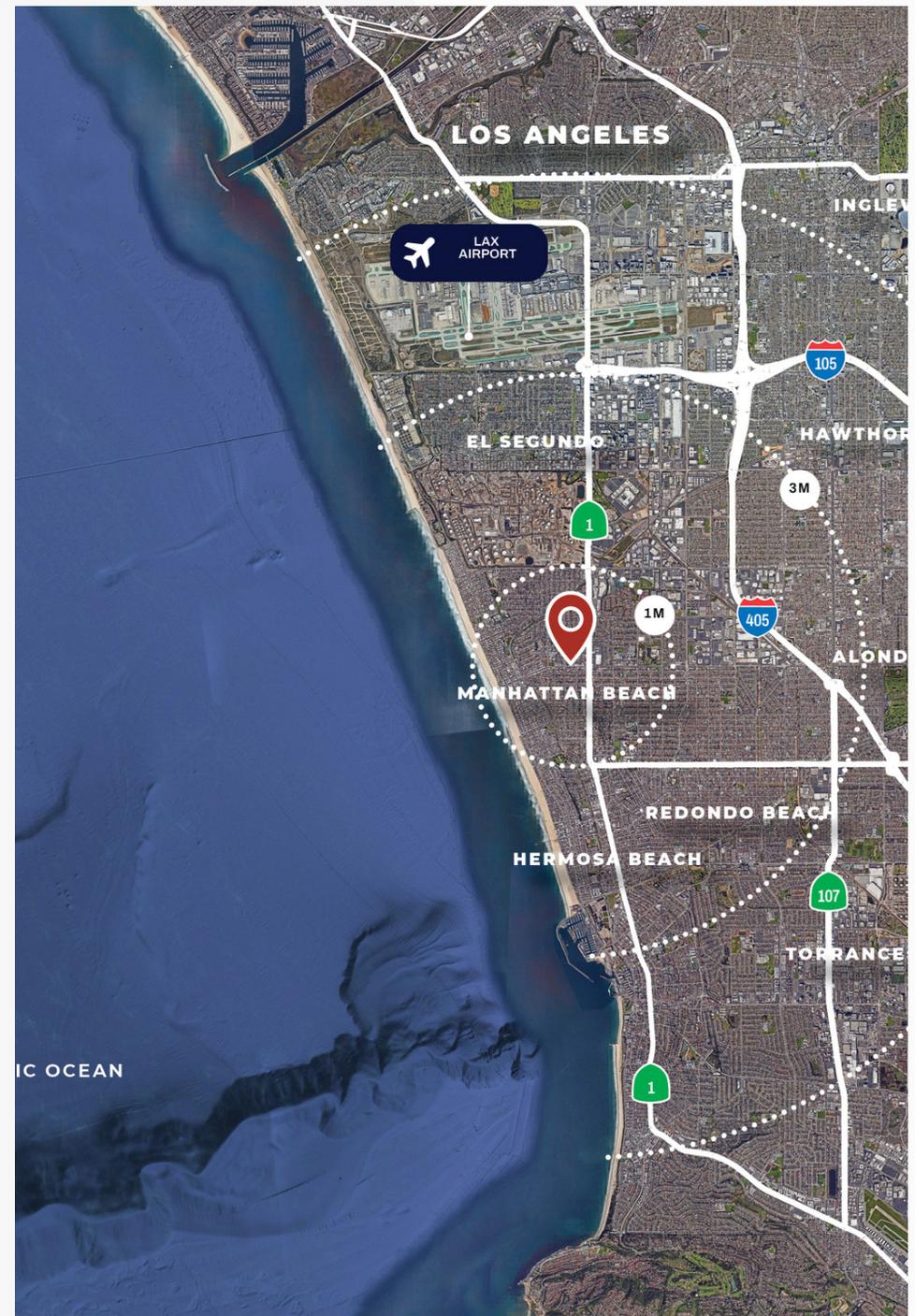
Population

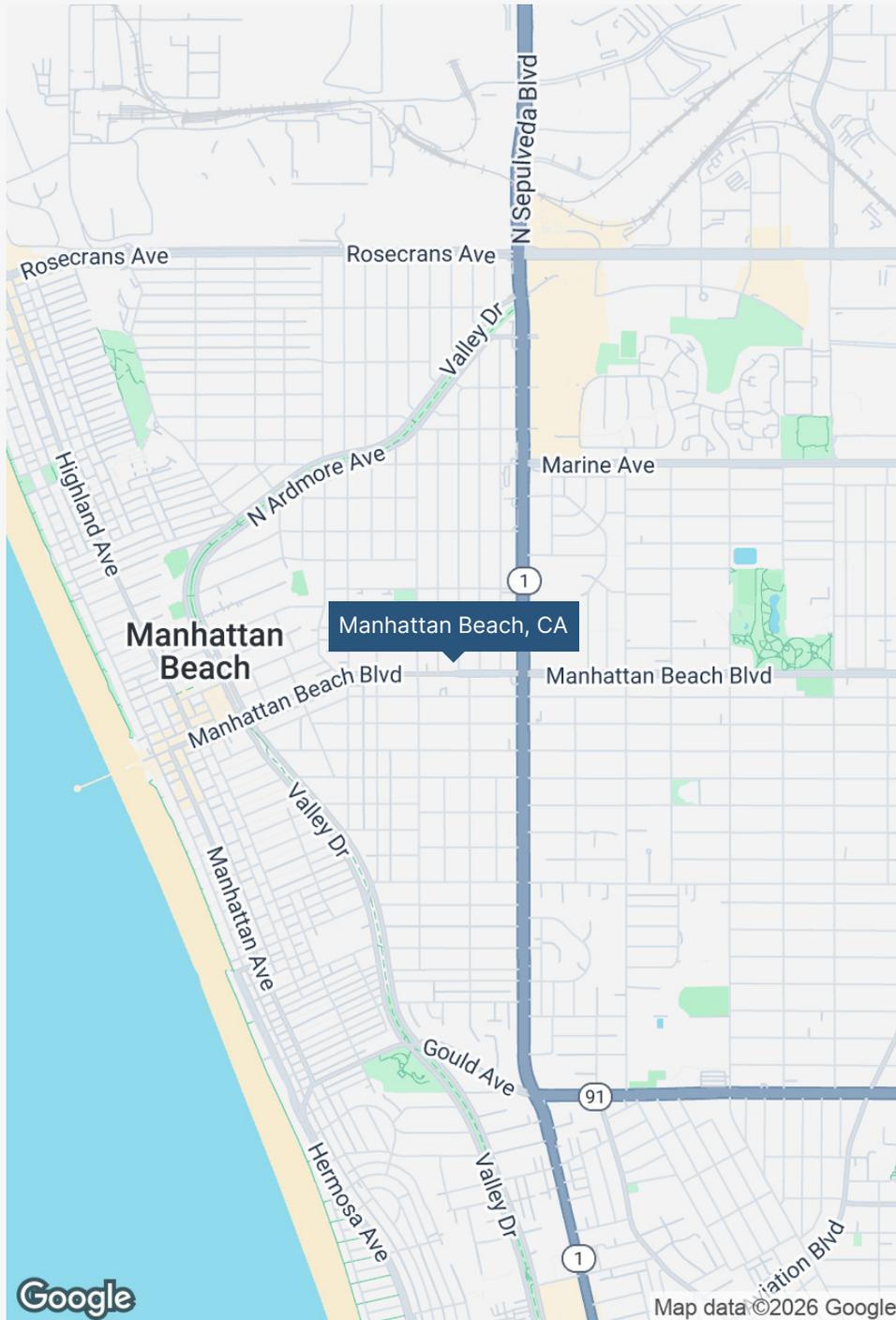
	3 Miles	5 Miles	10 Miles
Total Population	161,815	385,212	1,788,458
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	41	41

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	62,039	143,559	645,953
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$191,207	\$147,844	\$125,527
Average House Value	\$1,451,150	\$1,179,982	\$1,058,258

Demographics data derived from AlphaMap





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