



# 2301 N SEPULVEDA BLVD FOR LEASE

MANHATTAN BEACH, CA 90266

JOIN THESE NATIONAL TENANTS ON SEPULVEDA BLVD

*Walgreens*

 TOYOTA



target



For leasing  
information,  
contact

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 **Kidder  
Mathews**

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## Large freestanding pole sign fronting Sepulveda Boulevard



MANHATTAN BEACH,  
CALIFORNIA



CITY WAS AWARDED  
AMERICA'S BEST CITY  
TO LIVE IN 2020 BY  
24/7 WALL ST



LOCATED ON  
MOST TRAVELED  
AND VISIBLE STREET  
IN AREA



ABUNDANT FREE  
CUSTOMER PARKING



FRONTING ±62,000  
VPD ON SEPULVEDA  
BLVD



STRONG DAYTIME  
& RESIDENTIAL  
POPULATION



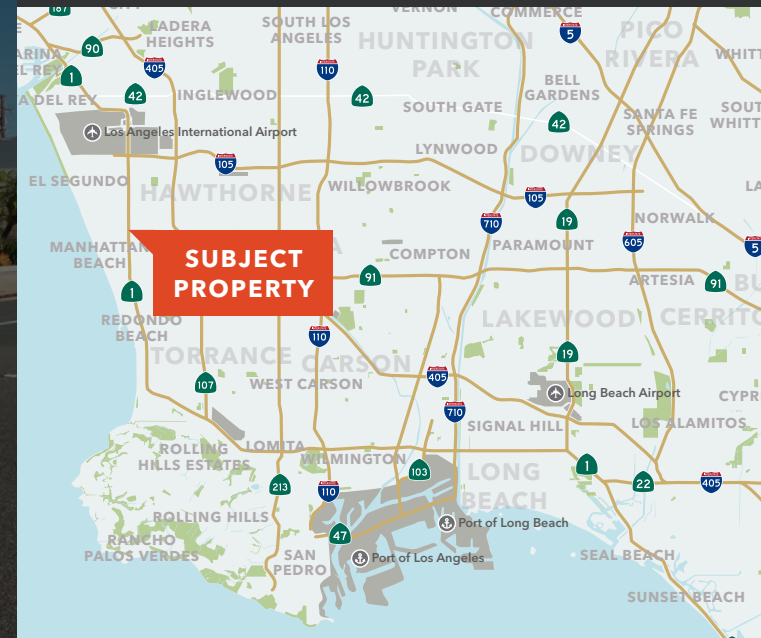
PRIME RETAIL OR  
OFFICE SPACE  
OPPORTUNITY



±6,272 SF AVAILABLE  
(±2,000 SF in Front  
and ±4,272 SF in Back)

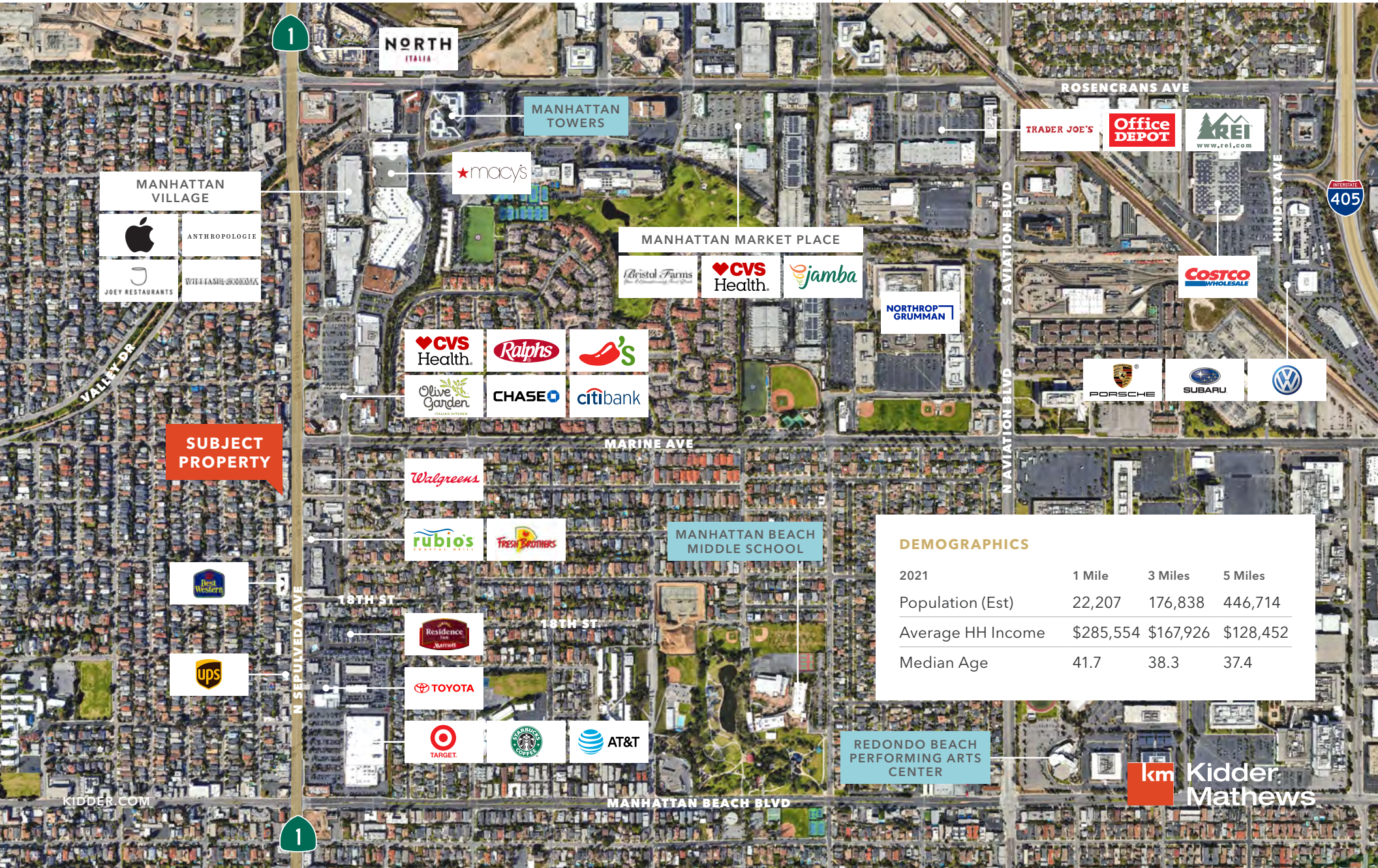
## 2021 Demographics

	1 Mile	3 Miles	5 Miles
Population (Est)	22,207	176,838	446,714
Average HH Income	\$285.6K	\$167.9K	\$128.5K
Median HH Income	\$168.6K	\$120.2K	\$97.1K



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**NORTH**  
ITALIA

MANHATTAN  
TOWERS

ROSENCRANS AVE

MANHATTAN  
VILLAGE

macy's

TRADER JOE'S  
Office  
DEPOT  
REI  
www.rei.com

Apple  
ANTHROPOLOGIE  
JOEY RESTAURANTS  
WILLIAMS-SONOMA

MANHATTAN MARKET PLACE  
Bristol Farms  
CVS Health  
jamba

COSTCO  
WHOLESALE

CVS Health  
Ralphs  
Pete's  
Olive Garden  
CHASE  
citibank

NORTHROP  
GRUMMAN

PORSCHE  
SUBARU  
VW

**SUBJECT  
PROPERTY**

MARINE AVE

Walgreens  
Rubio's  
FRESH FARMERS

MANHATTAN BEACH  
MIDDLE SCHOOL

**DEMOGRAPHICS**

2021	1 Mile	3 Miles	5 Miles
Population (Est)	22,207	176,838	446,714
Average HH Income	\$285,554	\$167,926	\$128,452
Median Age	41.7	38.3	37.4

Best Western

18TH ST

Residence Inn  
Marriott

19TH ST

UPS

TOYOTA

TARGET  
STARBUCKS  
AT&T

REDONDO BEACH  
PERFORMING ARTS  
CENTER

KIDDER.COM

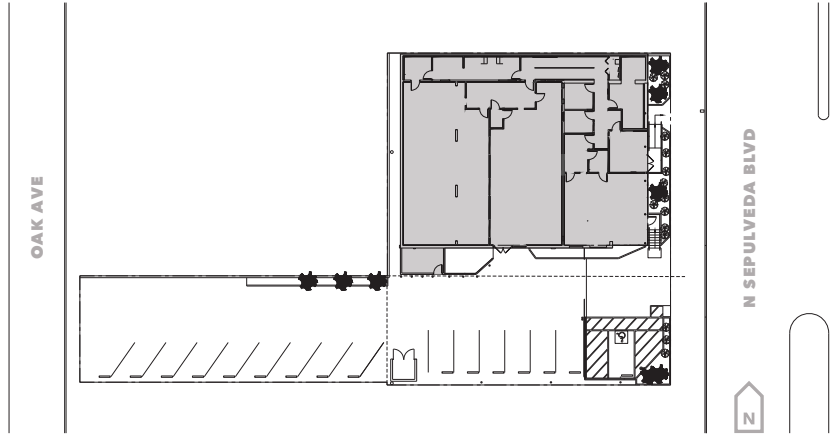
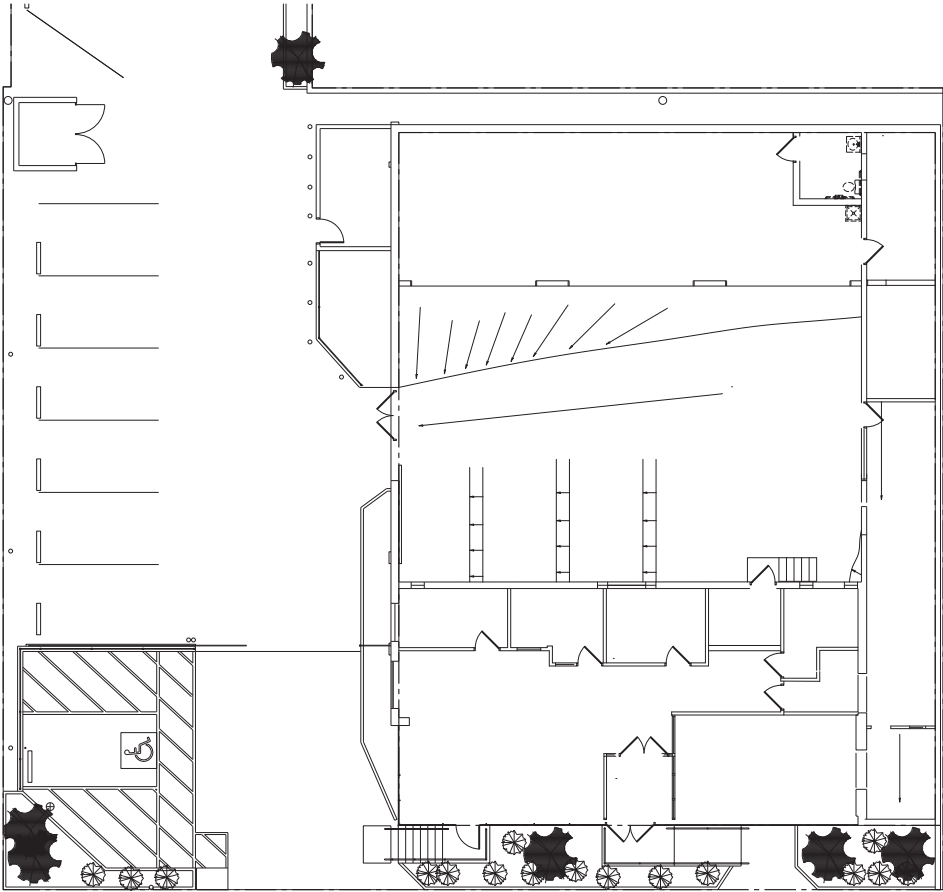
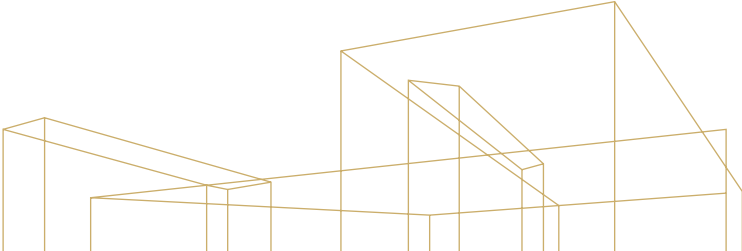
MANHATTAN BEACH BLVD



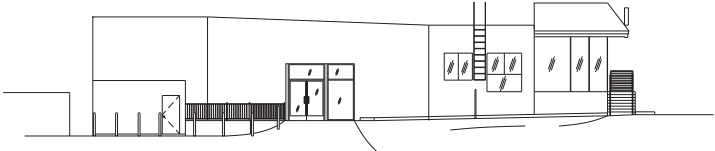
km Kidder Mathews

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EAST ELEVATION



SOUTH ELEVATION

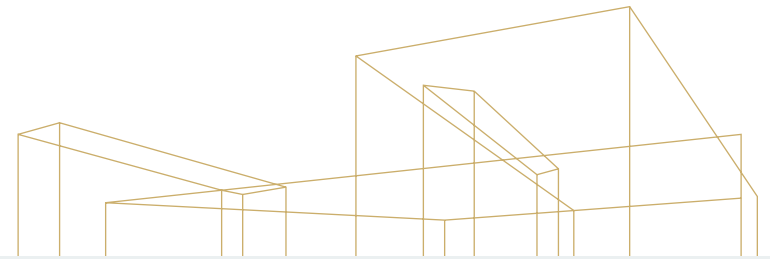
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## Manhattan Beach, CA Facts & Demographics

**34,528**

POPULATION

**2.4**

AVG HH SIZE

**\$267,468**

AVG HH INCOME

**40.7**

MEDIAN AGE



### HOME OWNERSHIP



**4.8K**

RENTERS

**9.5K**

OWNERS



### RACE & ETHNICITY

White	72.7%
Asian	10.2%
Pacific Islander	0.1%
African-American	1.6%
Hispanic	12.3%
Native American	0.2%



### EDUCATION

**6.4%**

HS GRAD

**12.1%**

SOME COLLEGE

**4.1%**

ASSOCIATES

**41.3%**

BACHELORS



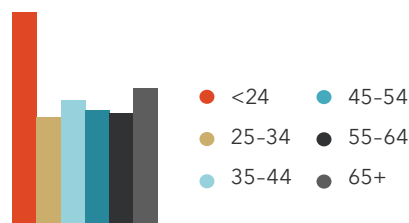
### GENDER & AGE

**49.8%**

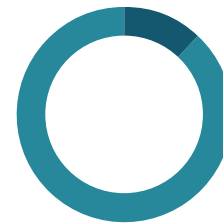
MEN

**50.2%**

WOMEN



### EMPLOYMENT



- Blue Collar 12.1%
- White Collar 87.9%
- Services 6.3%

**93.7%**

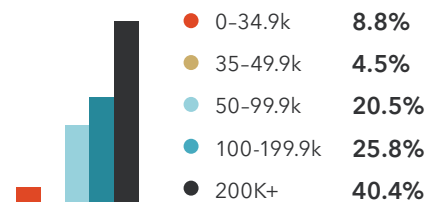
EMPLOYED

**6.3%**

UNEMPLOYED



### INCOME BY HOUSEHOLD



### MONTHLY AVERAGE HOUSEHOLD SPENDING

**\$2,697**

SHELTER

**\$1,818**

FOOD & BEVERAGES

**\$2,269**

TRANSPORTATION

**\$760**

ENTERTAINMENT

**\$171**

PERSONAL CARE

**\$470**

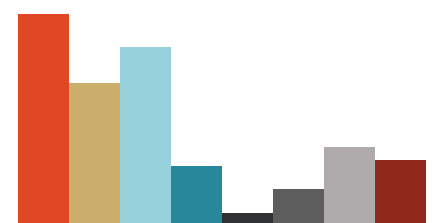
APPAREL

**\$1,005**

HEALTH CARE

**\$839**

UTILITIES



DATA SOURCE: SITES USA (REGIS ONLINE), CHANDLER, ARIZONA, 480-491-1112, APPLIED GEOGRAPHIC SOLUTIONS 11/2021, TIGER GEOGRAPHY - RFULL9



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