

# PRIME RETAIL SPACES IN MANHATTAN BEACH ON SEPULVEDA BLVD

2317-2417 N. SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266



## AVAILABLE

### SUITE #2317

±1,940 SF GROUND FLOOR RETAIL + 500 SF 2ND FLOOR SPACE

### SUITE #2319

±2,032 SF GROUND FLOOR RETAIL + 1,070 SF 2ND FLOOR SPACE

### SUITE #2403

±1,960 SF GROUND FLOOR RETAIL

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880 Apollo Street, Suite 329

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Broker Lic. 01904030

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## PROPERTY OVERVIEW



Caddy corner from the Manhattan Village mall, offering a wealth of shopping, dining, and entertainment options.



Positioned on one of the South Bay's major thoroughfares, ensuring unrivaled visibility and exposure.



Large parking lot with approximately 90 spaces available ensuring optimal convenience and accessibility.



Versatile spaces (retail/fitness/medical) ready to bring your vision to life



Strong demographics, with a daytime population of 100,812 and an average household income of \$212,958 within a two-mile radius.

## AVAILABLE

Suite #2317 1,940 SF Ground Floor Retail + 500 SF 2nd Floor Space  
Suite #2319 2,032 SF Ground Floor Retail + 1,070 SF 2nd Floor Space  
Suite #2403 1,960 SF Ground Floor Retail

## 2023 DEMOGRAPHICS



### ESTIMATED POPULATION

1 Mile	21,866
3 Miles	176,344
5 Miles	445,221



### AVG HH INCOME

1 Mile	\$322,888
3 Miles	\$212,958
5 Miles	\$162,903



### DAYTIME POPULATION

1 Mile	19,873
3 Miles	100,812
5 Miles	208,143

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography



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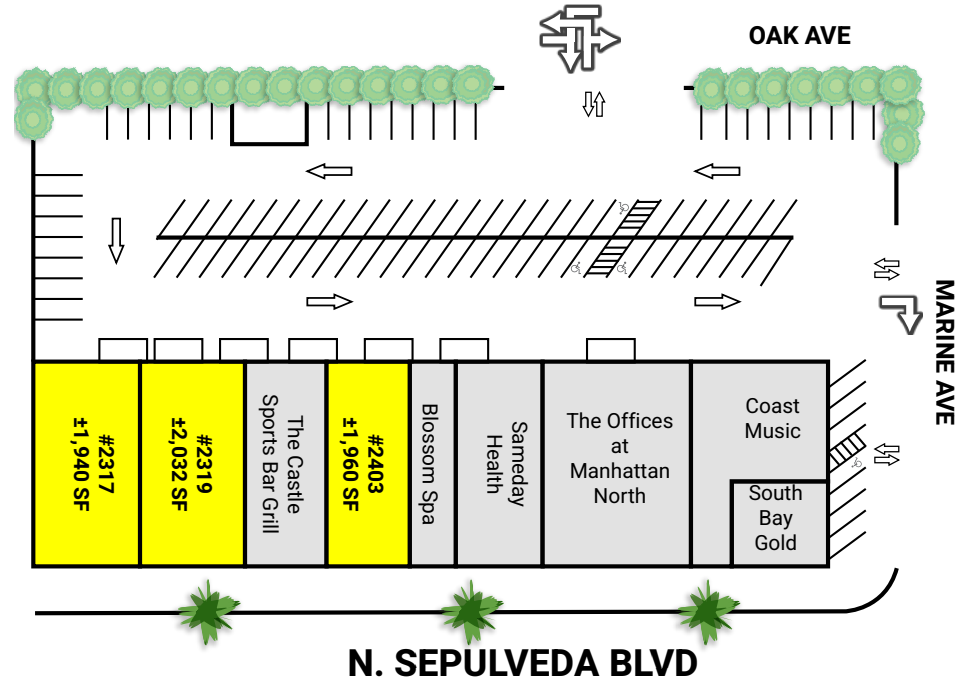
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N. SEPULVEDA BLVD



SITE PLAN



N. SEPULVEDA BLVD



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N. SEPULVEDA BLVD

**DOWNTOWN  
MANHATTAN  
BEACH**

**MANHATTAN  
BEACH PIER**

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