

1030-1040 MANHATTAN BEACH BLVD

LEASE OFFERING

MANHATTAN BEACH, CA 90266



RE/MAX
COMMERCIAL®

4,500 square feet throughout 4 pods on a large 15,799 SF lot

ASKING RENT \$3.75/SF + NNN



LEASE HIGHLIGHTS

4,500 square feet throughout 4 pods on a large 15,799 SF lot

Prime Manhattan Beach location with high visibility frontage

Ultra hip Midcentury Modern architecture

Previous use was a real estate office with 30 agents / employees

Space could be divisible for separate entities

Beautiful courtyard with fountain

Parking ratio 3:1 (14 spaces)

ASKING RENT \$3.75 SF + NNN



4,500 SQUARE FEET THROUGHOUT 4 PODS ON A LARGE 15,799 SF LOT





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4,500 SF LEASE OFFERING





MANHATTAN BEACH, CA

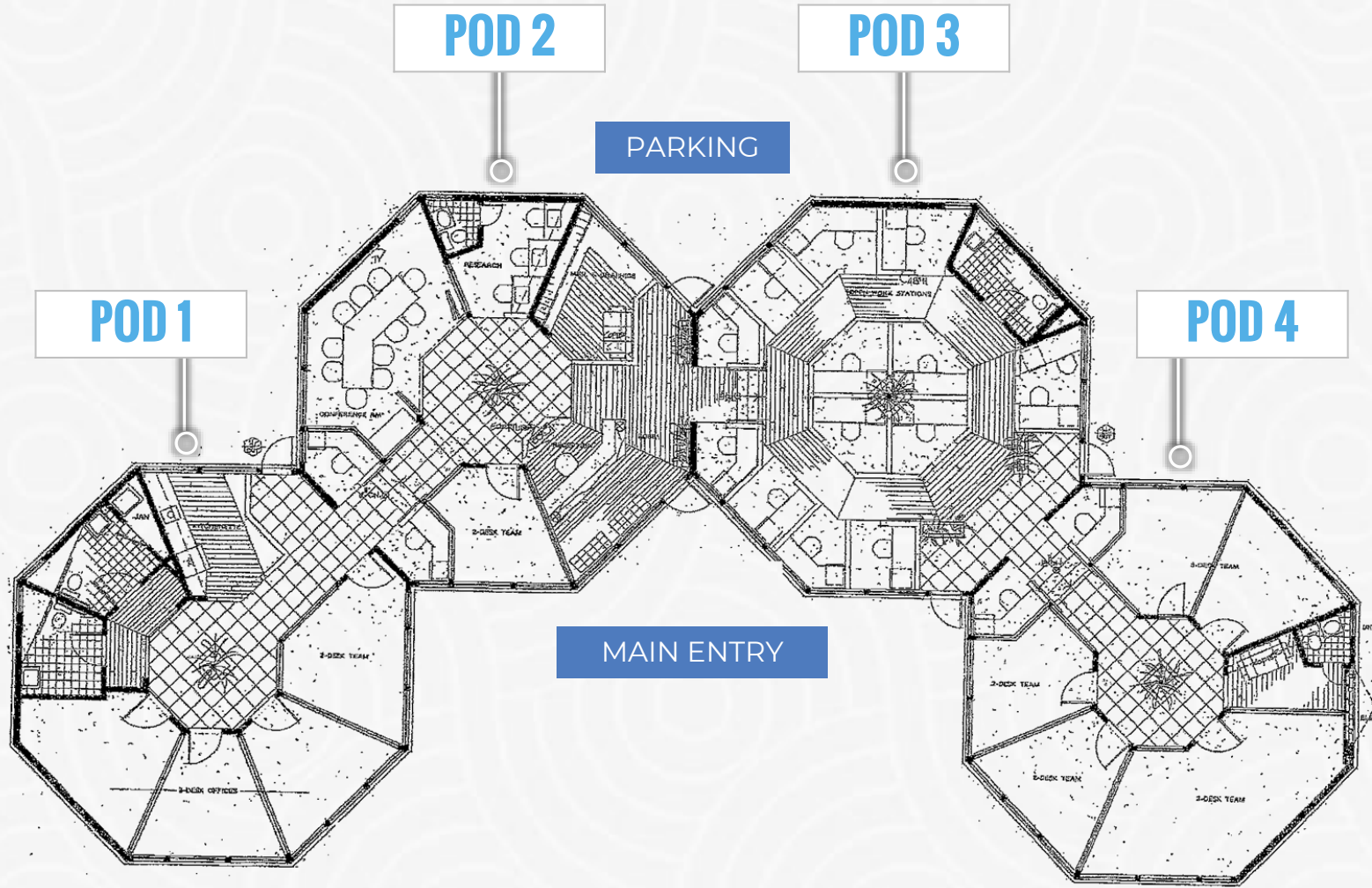
4,500 SF LEASE OFFERING



INTERIOR GALLERY



4,500 SQUARE FEET THROUGHOUT 4 PODS ON A LARGE 15,799 SF LOT



Manhattan Beach

Location: Manhattan Beach is a coastal city located in southwestern Los Angeles County, California, United States. The city is on the Pacific coast, south of El Segundo, and north of Hermosa Beach. Manhattan Beach is one of the three Beach Cities that make up the South Bay. Manhattan Beach is known for its excellent school system, including its one public high school, Mira Costa High School, which was ranked in the top 1% of high schools nationally.

DEMOGRAPHICS

POPULATION	BACHELOR'S DEGREE+	MEDIAN HH INCOME	MEDIAN HOME VALUE
34,137	64.9%	\$187,217	\$2,000,000

Aside from its acclaimed beach, GQ magazine named Manhattan Beach "America's Best Beach for Chowing Down." GQ credited Manhattan Beach's culinary success to the growth of "foodie magnets" in the area, namely chef David LeFevre's MB Post and Fishing with Dynamite. The town also boasts Vietnamese-flavored Little Sister, gastropub Simmzy's, family favorite Lemonade, the Strand House and others.



Location Highlights

Four Southern California communities rank among the top 50 richest communities in the country, according to a new report. Manhattan Beach and Rancho Palos Verdes in Los Angeles County and Ladera Ranch and North Tustin in Orange County landed on the list of "America's Richest Cities" from 24/7 Wall Street.



Properties in Manhattan Beach within a short distance of the Pacific Ocean routinely sell for above -average prices.



The median price of homes listed in the Redondo Beach real estate market is currently \$2,000,000.



Manhattan Beach is known for its clean, wide, sandy beaches and attracts over 3.8 million visitors annually.



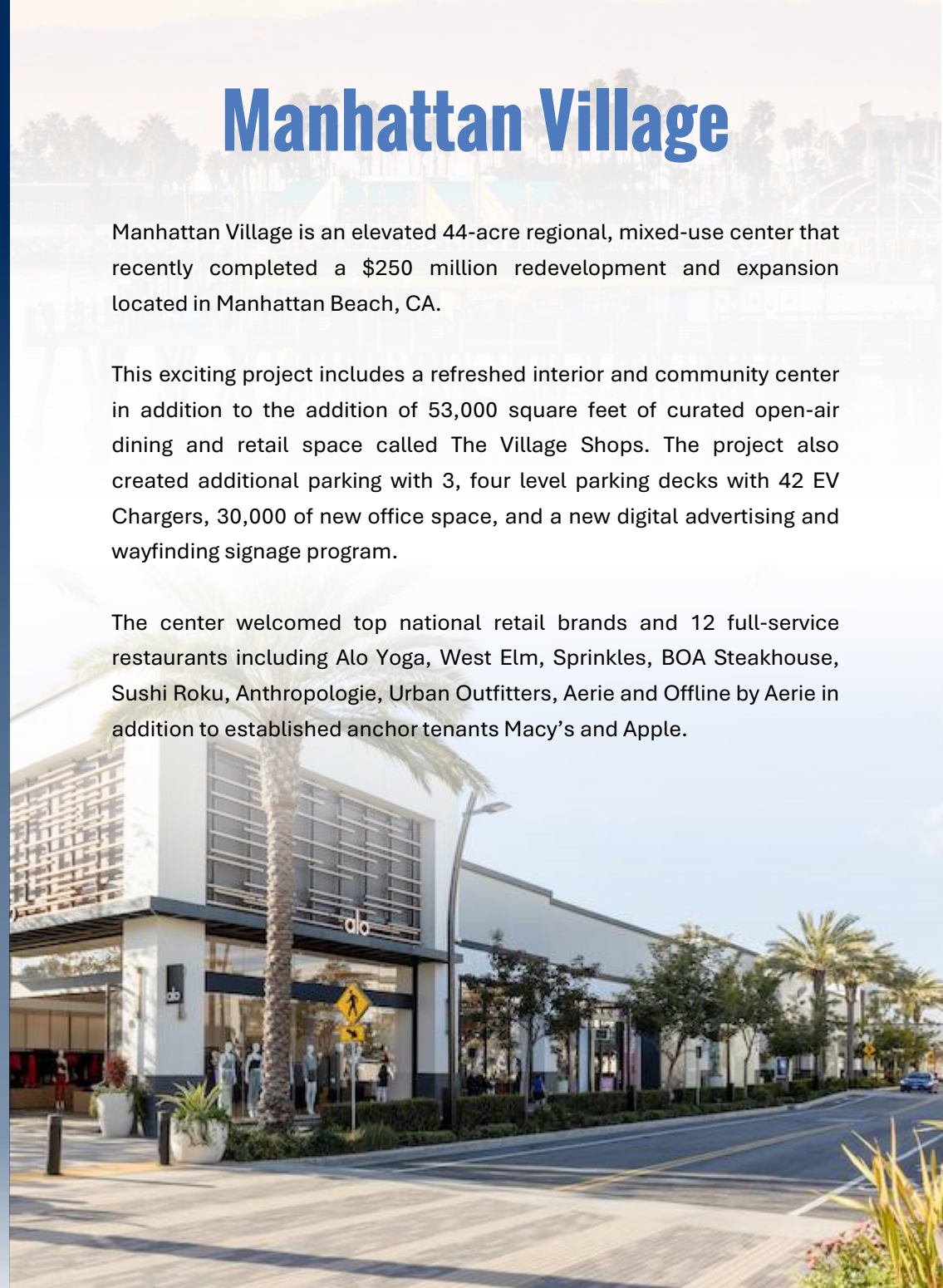
There are many Zagat rated casual-fine dining restaurants, specialty boutiques and retailers that create a pedestrian friendly, mixed-use downtown center.

Manhattan Village

Manhattan Village is an elevated 44-acre regional, mixed-use center that recently completed a \$250 million redevelopment and expansion located in Manhattan Beach, CA.

This exciting project includes a refreshed interior and community center in addition to the addition of 53,000 square feet of curated open-air dining and retail space called The Village Shops. The project also created additional parking with 3, four level parking decks with 42 EV Chargers, 30,000 of new office space, and a new digital advertising and wayfinding signage program.

The center welcomed top national retail brands and 12 full-service restaurants including Alo Yoga, West Elm, Sprinkles, BOA Steakhouse, Sushi Roku, Anthropologie, Urban Outfitters, Aerie and Offline by Aerie in addition to established anchor tenants Macy's and Apple.





PLAZA EL SEGUNDO

WHOLE FOODS MARKET, NORDSTROM rack, PET SMART, The Container Store, DICK'S Sporting Goods, HomeGoods

MANHATTAN GATEWAY

REI COOP, Vitamin Supply, BARNES & NOBLE, TRADER JOE'S, COSTCO WHOLESALE, EQUINOX

OCEANGATE COMMERCE

HOBBY LOBBY, Party City, LAIFITNESS, BEST BUY, Food 4 Less, Michaels

THE POINT

MENDOCINO FARMS sandwich market, Madswell, True Food Kitchen, t.caya, ATHLETA, NIKE

MANHATTAN VILLAGE

macy's, URBAN OUTFITTERS, WILLIAMS SONOMA, POTTERY BARN, Ralphs

NORTHROP GRUMMAN

Lawndale High School



Training Center

OGN Super Arena

Manhattan Beach Middle School

Manhattan Country Club

Manhattan Center

Meadows Avenue Elementary

Target

Redondo Beach Performing Arts Center

TRADER JOE'S



SUBJECT

Manhattan Beach Library

NANDO, DASH DASH, THE STRAND HOUSE, tacolicious

VONS

GELSON'S THE SUPER MARKET

Pennekamp Elementary

MANHATTAN PLAZA

Headquarters, SKECHERS

Mira Costa High School

Heritage Pointe

the Hook & Prow, MANHATTAN BEACH CREAMERY

ROCK'N FISH

SKECHERS Corporate Office

Image Landsat / Copernicus

AREA ACCESSIBILITY

- MANHATTAN VILLAGE**
- + ANN TAYLOR
 - + APPLE
 - + CPK
 - + CHICOS
 - + COREOLOGY FITNESS
 - + COREPOWER YOGA
 - + CYCLEBAR
 - + FRY'S ELECTROCNICS
 - + ISLANDS
 - + MACY'S
 - + POTTERY BARY
 - + RALPHS
 - + SEPHORA
 - + SILVERLAKE RAMEN
 - + SMASHBURGER
 - + SUNGLASS HUT
 - + TOMMY BAHAMA
 - + VANS
 - + VICTORIA'S SECRET
 - + WELLS FARGO
 - + WILLIAMS SONOMA

- DOWNTOWN MANHATTAN BEACH**
- + 3RD GALLERY
 - + ALL YOO
 - + BEEHIVE
 - + AVIATOR NATION
 - + LORNA JANE
 - + TRILOGY SPA
 - + ARTHUR J
 - + SUSHI
 - + FUSION
 - + ROCKN FISH
 - + SLAY ITALIAN
 - + LOVE & SALG

- + ROUNDHOUSE AQUARIUM



- + ANTHROPOLOGIE
- + BEST BUY
- + CALIFORNIA FISH GRILL
- + CONTAINER STORE
- + DICK'S SPORTING GOODS
- + SALT CREEK GRILLE
- + WHOLE FOODS
- + VEGGIE GRILL

- + TARGET
- + CVS
- + STARBUCKS
- + MANHATTAN HOUSE
- + MANHATTAN BEACH TOYOTA

- + ARCLIGHT CINEMAS
- + BRISTOL FARMS
- + FLEMINGS STEAKHOUSE
- + IL FORNAIO
- + PAUL MARTIN'S
- + TRADER JOE'S
- + BEV MO
- + REI
- + BARNE'S & NOBLE

- + MANHATTAN MIDDLE SCHOOL

- + POLLIWOG PARK

- + AVATION PARK
- + NORTHROP GRUMMAN
- + 3 BALL ENTERTAINMENT
- + WEDGEWOOD
- + DHL GLOBAL
- + STEVEN'S LOGISTICS

- + THE WAVE

- + TWO GUNS

- + SKECHERS CORP

- + GELSON'S



MANHATTAN BEACH ECONOMY

RETAIL

Footwear and apparel maker Skechers USA, Inc. recently completed a project that more than doubled the size of company's corporate headquarters.

The centerpiece of the project is a 100,000-square-foot design center and executive office is located on Pacific Coast Highway in Hermosa Beach. A short distance north in Manhattan Beach city limits.

"We started Skechers in a Manhattan Beach condominium in 1992, and now we're a global brand with annual sales of over \$4 billion in 2022," said Michael Greenberg, president of Skechers in a statement. "Through our years of incredible growth, we've called the South Bay home, so to be able to expand our headquarters where this company was born, is important to who we are."

The city's retail sector is strong, with total retail sales per capita at \$21,916. The presence of high-profile businesses and boutique shops, particularly in the downtown area, attract both residents and tourists. Major employers include companies like Skechers and Chevron, further bolstering the local economy.

27,000 Employees

NORTHROP GRUMMAN

17,700 Employees

LOCKHEED MARTIN



16,768 Employees



7,000 Employees

Raytheon

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