

939 MANHATTAN BEACH BOULEVARD



Prime Manhattan Beach, CA

2,840 SF Retail/Office



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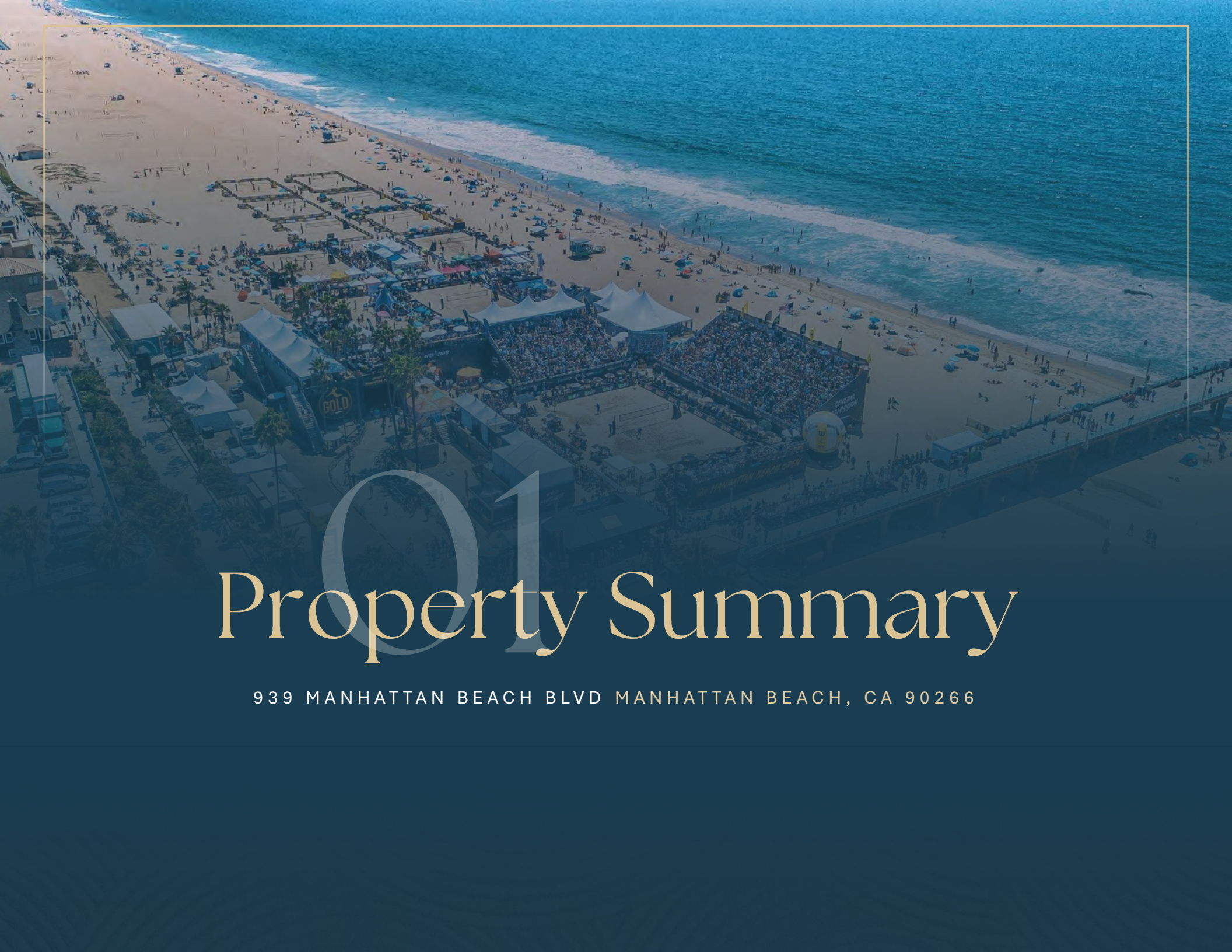
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01 Property Summary

939 MANHATTAN BEACH BLVD MANHATTAN BEACH, CA 90266



OVERVIEW

Just minutes from the iconic Manhattan Beach Pier, this mixed-use gem offers unmatched visibility and potential on high-traffic Manhattan Beach Boulevard. Set within the CL zoning district which allows a wide range of uses, the property currently features a rare blend of retail and warehouse/garage that has a residential loft,—providing a versatile platform for owner-users, investors. (Note: the residential loft area is approximately 400 square feet and is not permitted for residential uses. It is permitted as a garage and could be used for storage, as well as, garage/warehouse with 14' ceilings.)

The entire building is currently occupied on a month-to-month basis by two tenants, and the owners operating the ground floor business. The property can be delivered vacant at the close of escrow, giving a new owner the

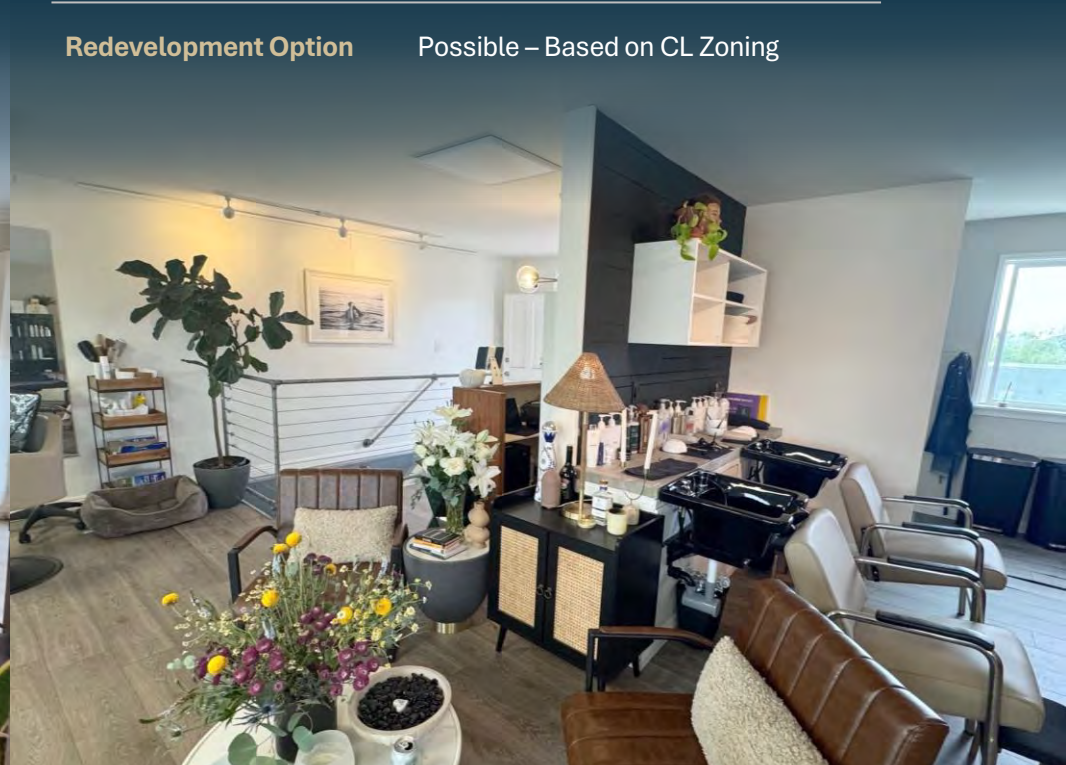
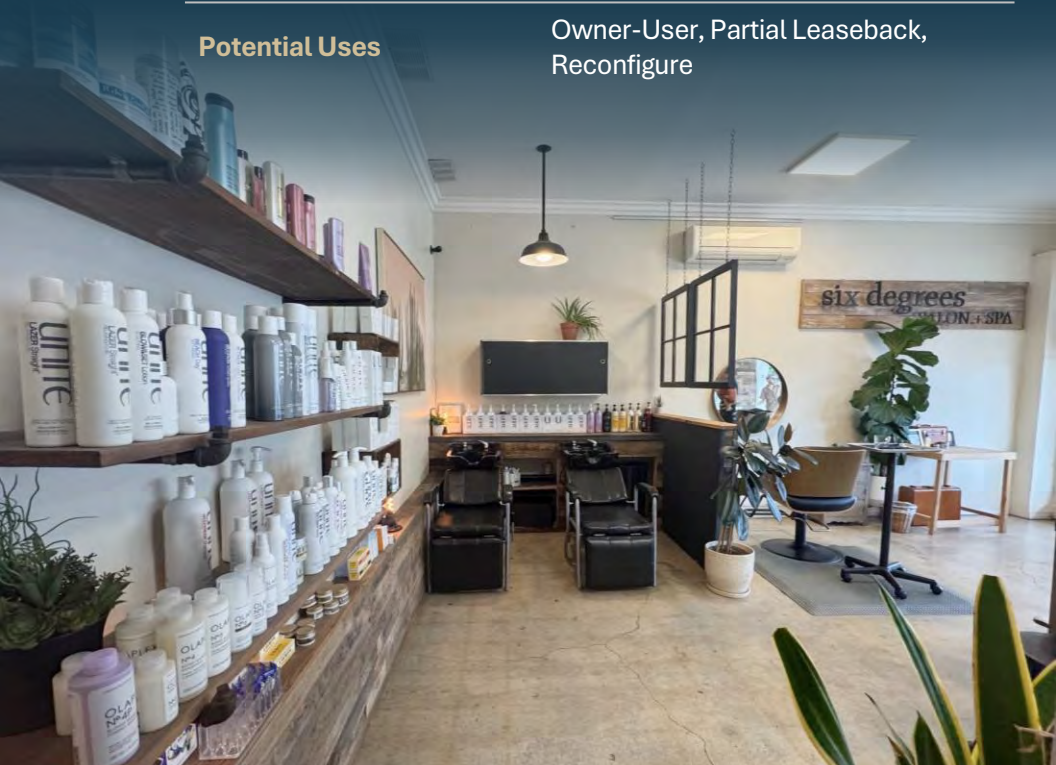
freedom to occupy the property, procure new tenants, reconfigure the interior layout, or fully reposition the asset for office and a variety of business uses. Whether you're looking to occupy the space, lease back a portion, or redevelop, this is a blank canvas in one of the most sought-after beach cities in Southern California.

With tax records reflecting a larger building area than the stated 2,840 rentable square feet (seller does not warranty or represent the square footage, but the assessor records indicate 3,428 square feet). There's even more potential to unlock value in this premier property. Don't miss your chance to secure a standout investment in Manhattan Beach's thriving commercial corridor.

Property Summary

Price	Withheld
Tenants	3 (All Month-to-Month)
Building Size	2,840 SF (per listing)
Price/SF	Withheld
Current Cap Rate	Withheld
Zoning	CL – Commercial Local (Broad Uses)
Potential Uses	Owner-User, Partial Leaseback, Reconfigure

Year Built	1958
Floors	2
Lot Size	4,146 SF
APN	4170-010-014
Market Cap Rate	N/A
Use Types	Retail, Office, Residential (unpermitted)
Redevelopment Option	Possible – Based on CL Zoning



Location

Manhattan Beach Boulevard is a **six-lane major east-west arterial** running directly to the iconic Manhattan Beach Pier, just minutes from the property on the west end. The property benefits from visibility and frontage on a high exposure corridor with steady foot and vehicle traffic.



INVESTMENT HIGHLIGHTS —————>

- ▶ Prime Manhattan Beach Location with frontage on Manhattan Beach Blvd, minutes from the Manhattan Beach Pier
- ▶ Unique Mixed-Use Building with retail, office and residential uses currently - CL Zoning allows broad uses including the above (the residential use is currently unpermitted)
- ▶ Ideal Owner-User to occupy the entire building, lease back a portion or as a Leased Investment Property
- ▶ Tenants are on a month-to-month basis providing an opportunity for new owner to renew existing tenant leases or reconfigure the space, or redevelop the property
- ▶ Tax assessor building square footage has a larger building area than 2,840 square feet



Salon Chair / W/D



Esthetician Therapy Room



1st Floor

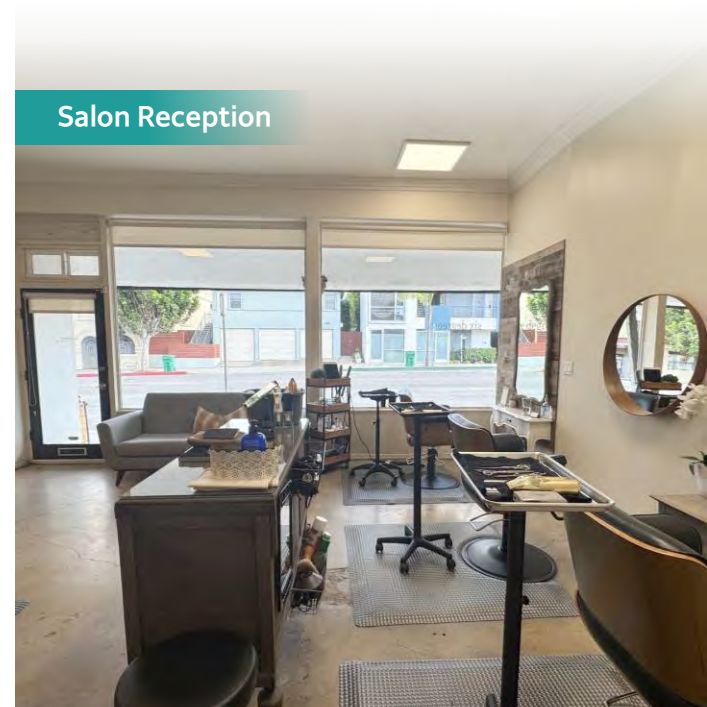
Waiting Room



Salon Supply Room



Salon Reception



Outdoor Patio



Outdoor Seating for Salon



Salon Hair Stations



2ND Floor

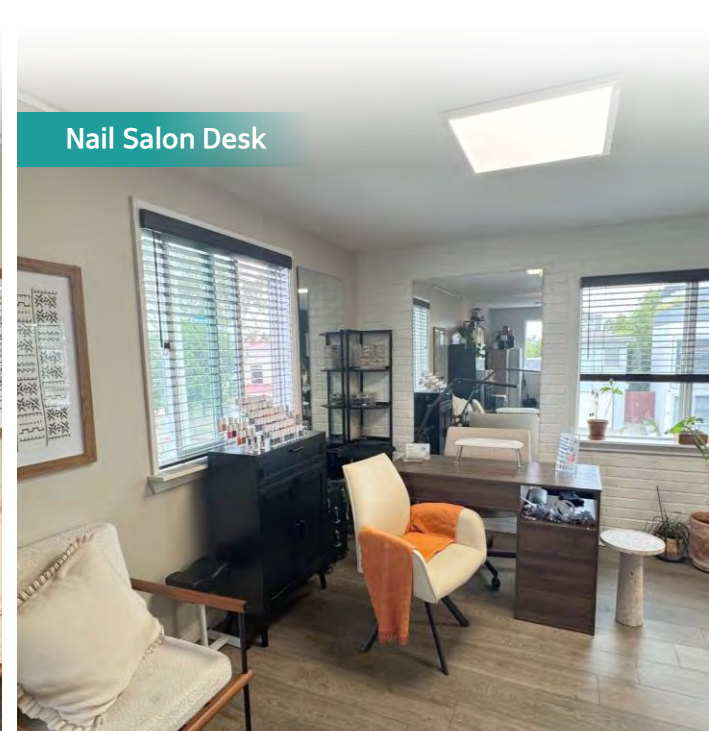
Salon



Salon Waiting Area



Nail Salon Desk

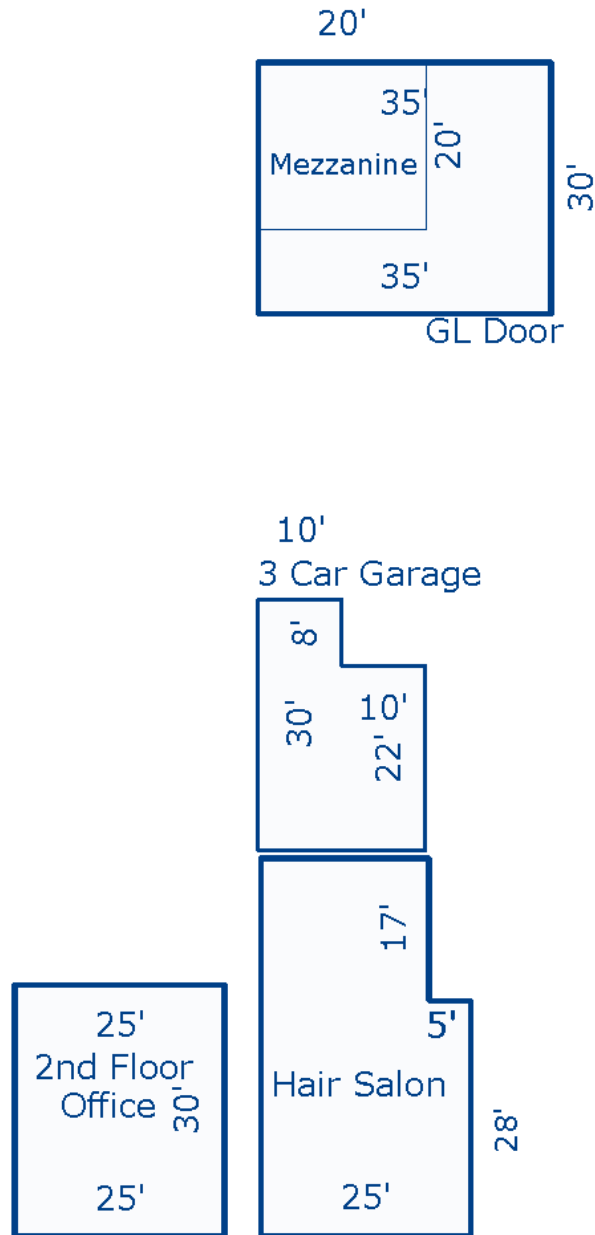




Loft & Garage Warehouse

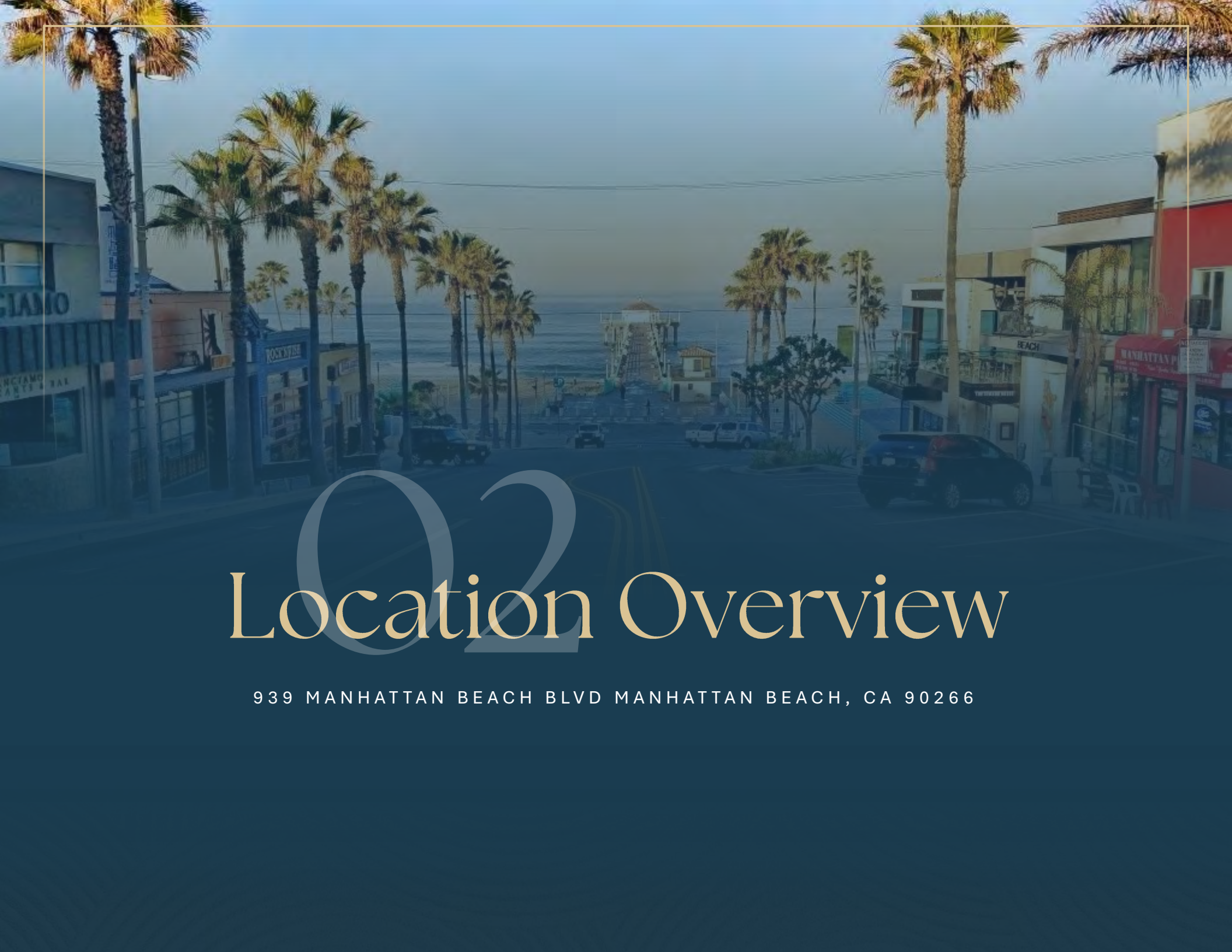


AREA CALCULATIONS



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Hair Salon 1st Fl	1040.00	
	2nd Floor Office	750.00	
	Rear Warehouse/Flex	1050.00	2840.00
GAR	Garage	520.00	520.00
OTH	Storage Mezzanine	400.00	400.00
Net BUILDING Area		(rounded)	2840

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
Hair Salon 1st Fl			
25.0	x	28.0	700.00
17.0	x	20.0	340.00
2nd Floor Office			
25.0	x	30.0	750.00
Rear Warehouse/Flex			
35.0	x	30.0	1050.00
4 Items			(rounded) 2840



02 Location Overview

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Manhattan Beach

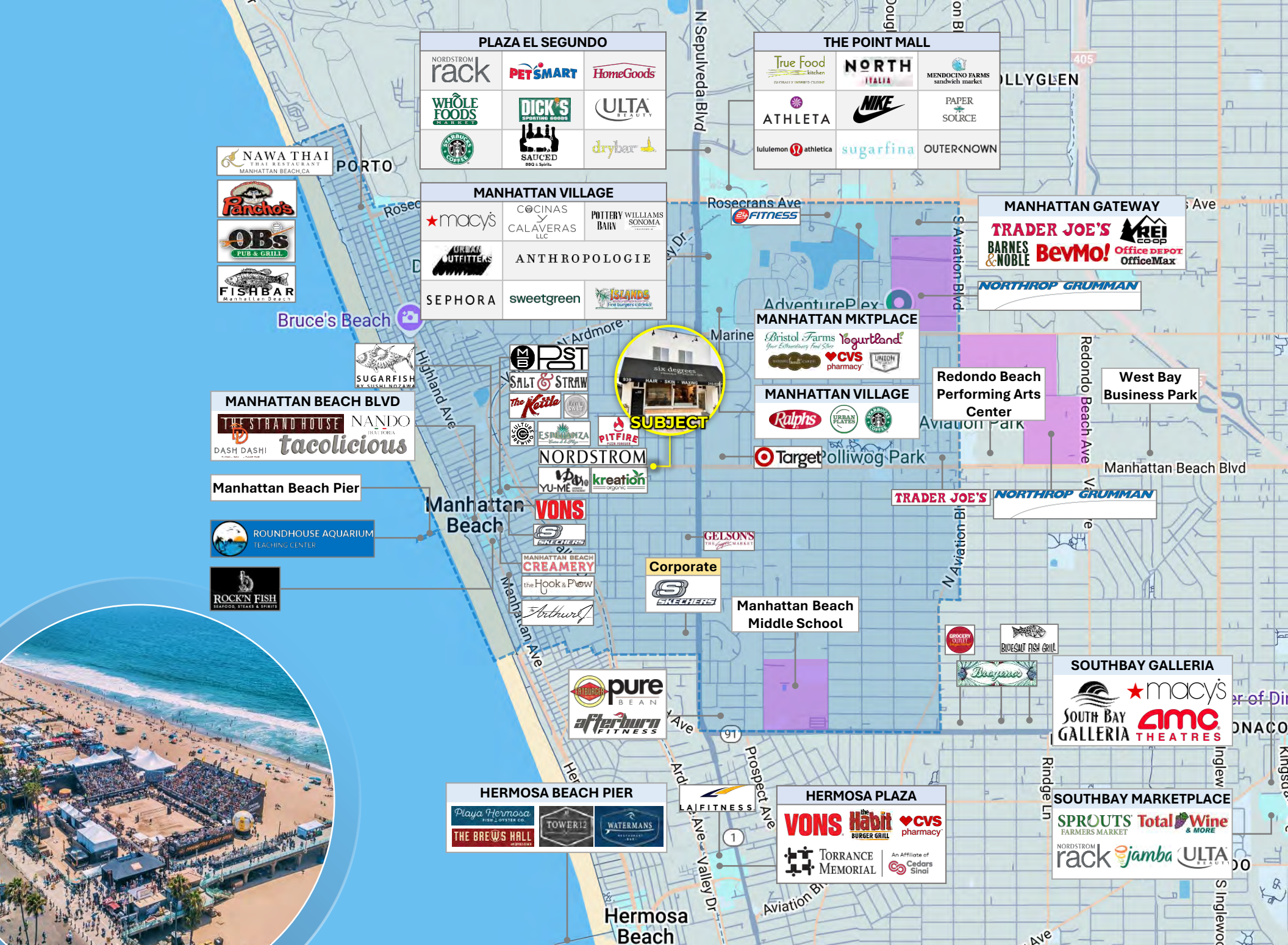
Location: Manhattan Beach is a coastal city located in southwestern Los Angeles County, California, United States. The city is on the Pacific coast, south of El Segundo, and north of Hermosa Beach. Manhattan Beach is one of the three Beach Cities that make up the South Bay. Manhattan Beach is known for 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 Manhattan 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.

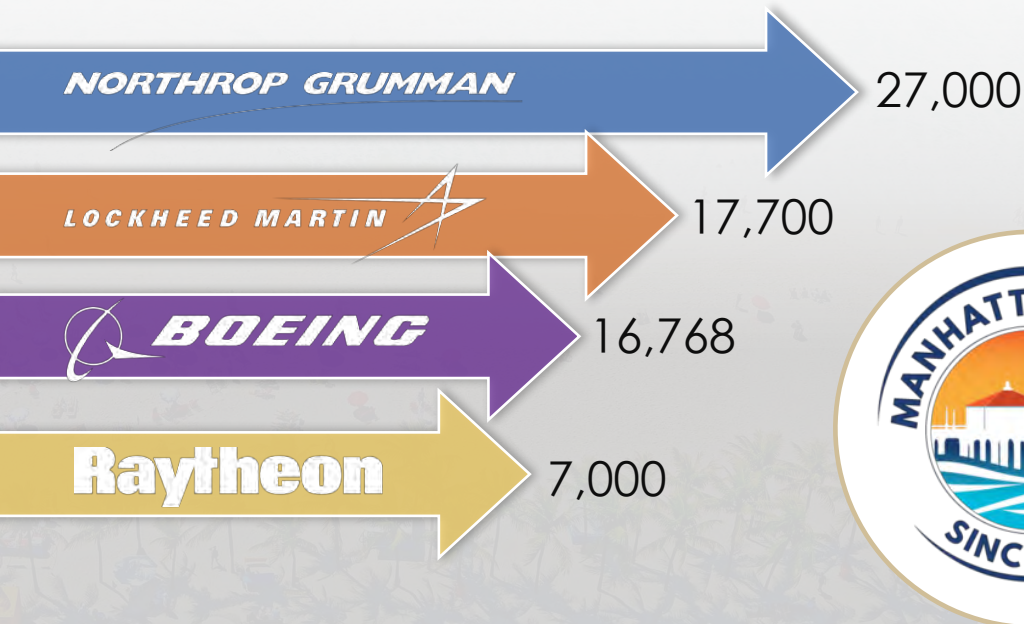


AREA ECONOMY

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."

TOP REGIONAL EMPLOYERS



Neighborhoods

The Hill Section

Known for its high-priced homes; many of the residences are remodeled or newly constructed. The steep hills allow panoramic ocean and city views

The Sand Section

Quiet walk-street neighborhoods adjacent to the ocean. Oceanfront homes stretch along the bike path and walking lane of "The Strand". "The Strand" section of Manhattan Beach includes some of the most expensive real estate per square foot in the United States

Downtown Manhattan Beach

Considered the heart of the city. The area runs along Manhattan Beach Boulevard and the streets perpendicular to the Manhattan Beach Pier and Valley Drive. There are Zagat-rated casual fine-dining restaurants, specialty boutiques and retailers that create a pedestrian-friendly, mixed-use downtown center.

Aviation Corridor

Located along Aviation Boulevard (the city's eastern boundary), south of Rosecrans Avenue, and north of Marine Avenue. The zone includes several major entertainment and aerospace complexes, including the Manhattan Beach Studios Media Campus and the Northrop Grumman Space Park Complex

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