

FOR LEASE



ICONIC DOWNTOWN MANHATTAN BEACH LOCATION

333 MANHATTAN BEACH



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PROPERTY DESCRIPTION

- “Once in a generation” opportunity located at the corner of Manhattan Beach Boulevard and Morningside Drive
- Tremendous visibility and wrap-around frontage (120 feet total)
- At a signalized intersection with constant daytime and night time, morning through evening foot traffic
- New, modern construction design
- Directly across from the Metlox and Shade Hotel
- Directly adjacent to public parking lot

Neighboring Tenants:



For more information, please contact:

JAY LUCHS • Executive Vice President • 310.407.6585 • jay.luchs@ngkf.com • RE License #: 01260345
NIMA BARARSANI • Director • 310.201.2076 • nbararsani@ngkf.com • RE License #: 01507112

**Newmark Grubb
Knight Frank**

1875 Century Park East, Suite 1380, Los Angeles, CA 90067 Corporate RE #00812184

www.newmarkkf.com

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NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE

GROUND FLOOR	1,800 SF OF RETAIL AND 300 SF OF OFFICE
SECOND FLOOR	1,200 SF OF OFFICE (CAN BE LEASED SEPARATELY)
AVAILABLE	Q3 2013
RENT	AVAILABLE UPON REQUEST

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
AVERAGE HOUSEHOLD INCOME	\$156,573	\$139,802	\$116,864
MEDIAN HOUSEHOLD INCOME	\$134,377	\$116,076	\$96,028

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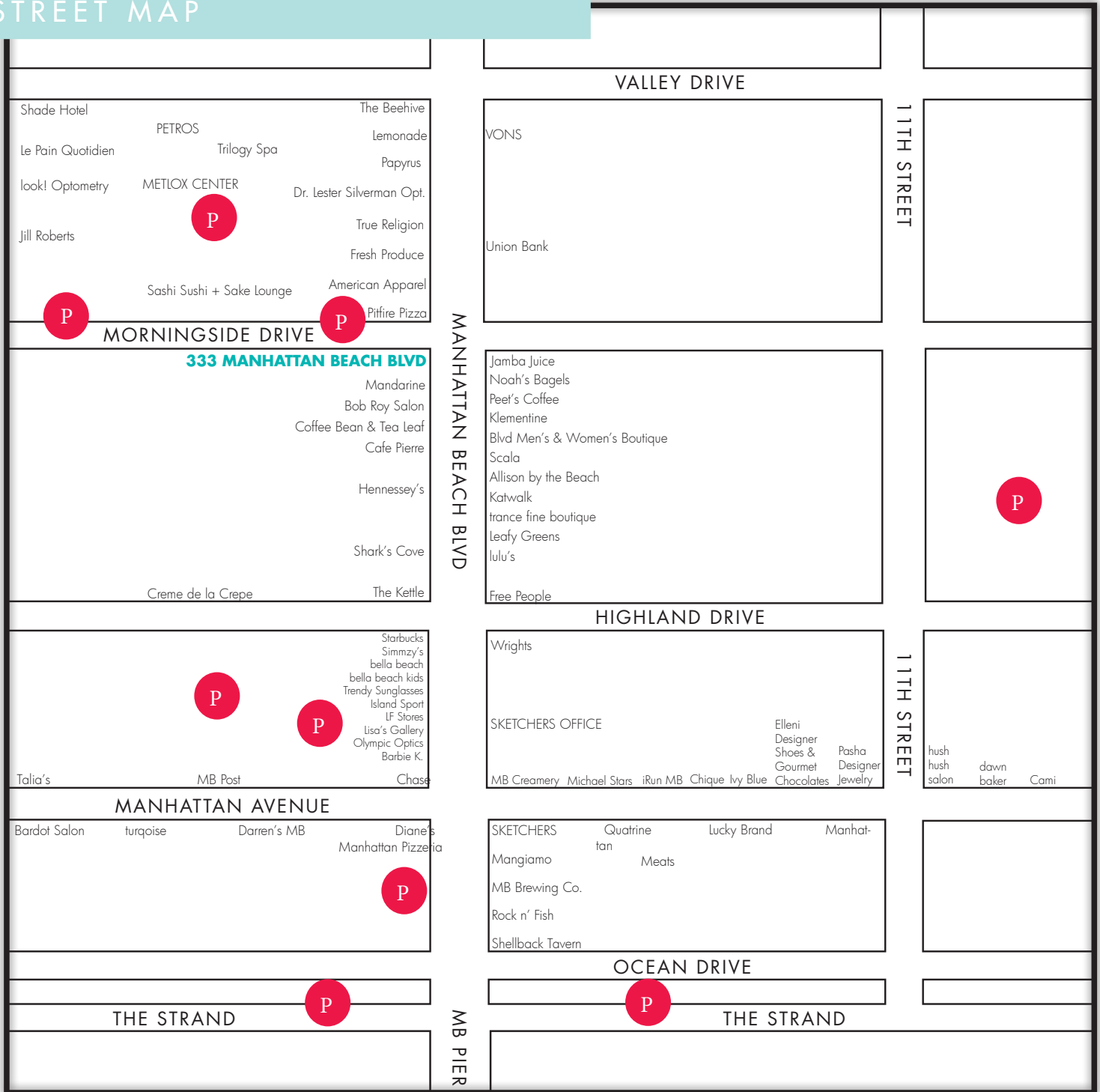
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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STREET MAP



*Please inquire for more information about tenant directory

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