

ICONIC DOWNTOWN MANHATTAN BEACH LOCATION



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 adaject to public parking lot

For more information, please contact:

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	1,800 SF OF RETAIL AND 300 SF OF OFFICE 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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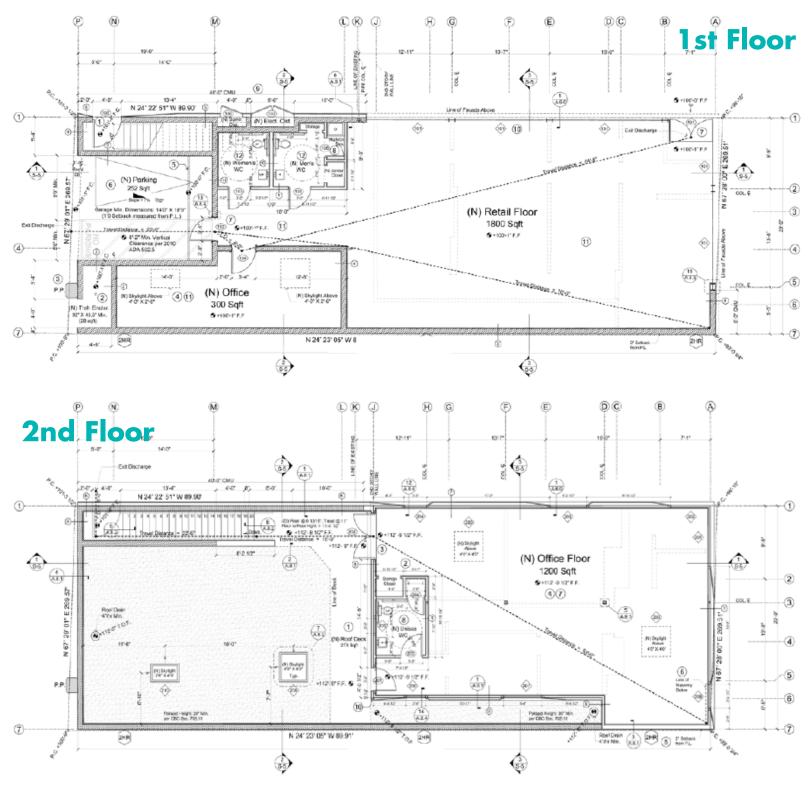
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth 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

		VALLEY DRIVE		
Shade Hotel The Beeh	ive			
PETROS Lemono Le Pain Quotidien Trilogy Spa	ıde	VONS		
Papyr	US		S	
look! Optometry METLOX CENTER Dr. Lester Silverman C	pt.		TRE	
Jill Roberts P True Religi	on		円	
Fresh Produ	ce	Union Bank		
Sashi Sushi + Sake Lounge American Appo	arel			
P Pitfire Piz	<u>za</u> 3			
MORNINGSIDE DRIVE	ΓŔ	F		
333 MANHATTAN BEACH BL		Jamba Juice Noah's Bagels		
Mandar Bob Roy Sal		Peet's Coffee		
Coffee Bean & Tea Leaf		Klementine		
Cafe Pie		Blvd Men's & Women's Boutique Scala		
		Allison by the Beach		
Hennesse	ACH	Katwalk		Р
	B	trance fine boutique Leafy Greens		
Shark's Co		lulu's		
Creme de la Crepe The Ke		Free People		
		HIGHLAND DRIVE		
Starbu Simmz		Wrights		
bella bec bella beach k	ich			
P Trendy Sunglas Island Sp	ses ort			
P LF Sta Lisa's Gall	ery	SKETCHERS OFFICE Elleni	STR	
Olympic Op Barbie	ics K.	Designer Shoes & Pasha	hush	
Talia's MB Post Ct	ase	Gourmet Designer MB Creamery Michael Stars iRun MB Chique Ivy Blue Chocolates Jewelry	hush dawn salon baker	
MANHATTAN AVENUE				
Bardot Salon turqoise Darren's MB Dia Manhattan Pi	ane's zzeria	SKETCHERS Quatrine Lucky Brand Manhat- tan		
		Mangiamo Meats		
Р		MB Brewing Co.		
		Rock n' Fish		
		Shellback Tavern		
	_	OCEAN DRIVE	, _[
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