

# RESTAURANT/RETAIL SPACE

**METLOX**  
MANHATTAN BEACH  
SHOP DINE RELAX

451 MANHATTAN BEACH BOULEVARD  
FOR LEASE IN DOWNTOWN MANHATTAN BEACH

**RESTAURANT  
& RETAIL USE**



**PATRICK SHEEKEY**

Lic. 01290968

Phone: 310-379-2228 ex 11

patrick@highlandpartnerscorp.com



# RESTAURANT & RETAIL SPACE FOR LEASE IN DOWNTOWN MANHATTAN BEACH

451 MANHATTAN BEACH BOULEVARD,  
MANHATTAN BEACH, CA 90266

## RESTAURANT & RETAIL SPACE:

- Hard corner, Incredible signage.
- Gateway to downtown MB shopping and dining
- Patio space not included in the square footage
- 450 parking spaces onsite, subterranean
- Adjacent tenants include:



AND MANY  
OTHERS

SUITE 100: **+2,123 SF**  
SUITE 108: **±1,000 SF**

## DEMOGRAPHICS:



### POPULATION

|         |         |
|---------|---------|
| 1 Mile  | 21,380  |
| 3 Miles | 163,366 |
| 5 Miles | 354,393 |



### AVERAGE HH INCOME

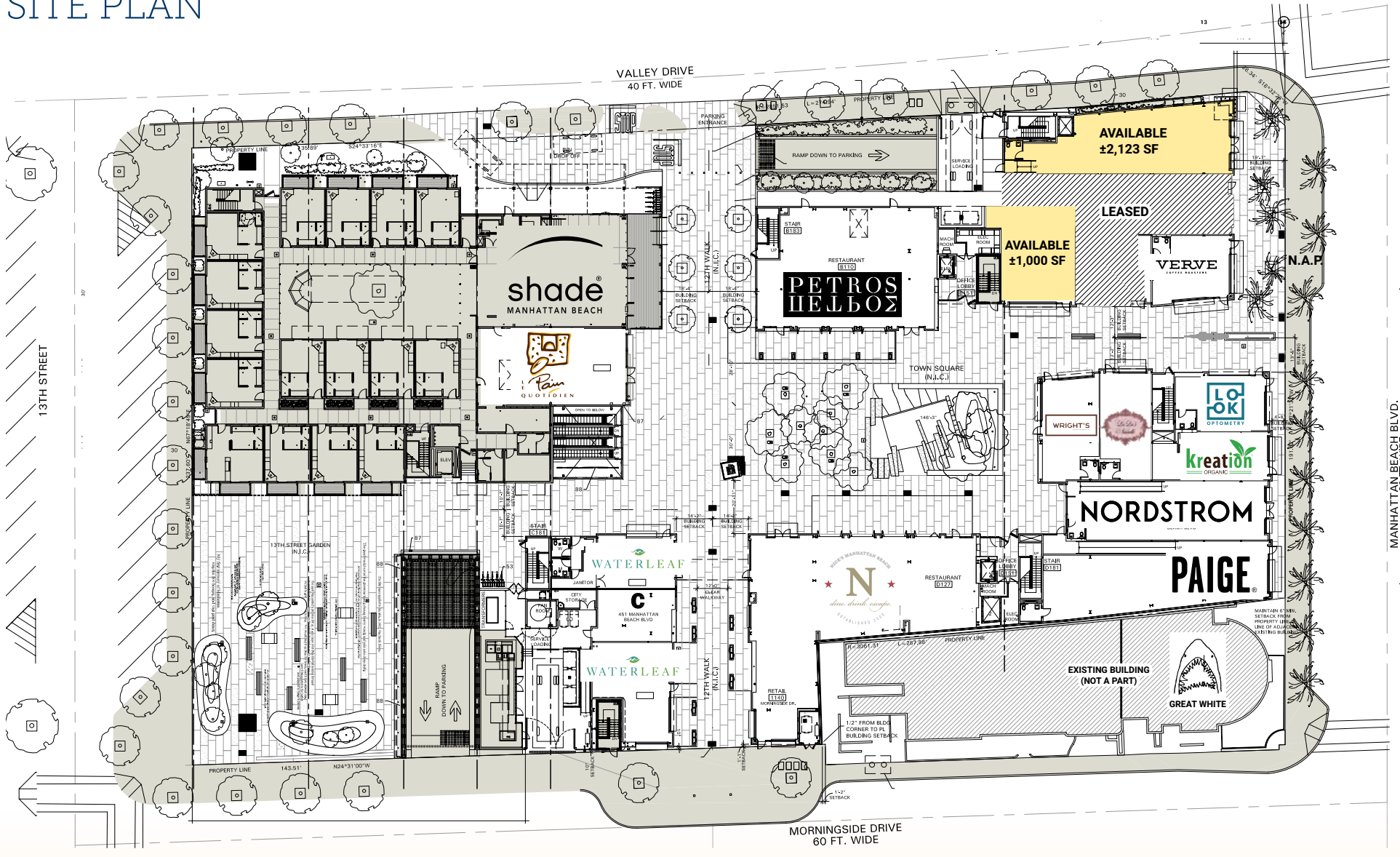
|         |           |
|---------|-----------|
| 1 Mile  | \$271,702 |
| 3 Miles | \$170,900 |
| 5 Miles | \$115,980 |



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## SITE PLAN



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