



300 MANHATTAN BEACH BLVD  
MANHATTAN BEACH, CA

SECOND FLOOR RETAIL/OFFICE  
BALCONY OVERLOOKING PACIFIC OCEAN  
DUAL SIGNAGE | PRIVATE ENTRANCES

FOR LEASE  
RETAIL/OFFICE



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



300 BLOCK | MANHATTAN BEACH BLVD & HIGHLAND AVE

**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES



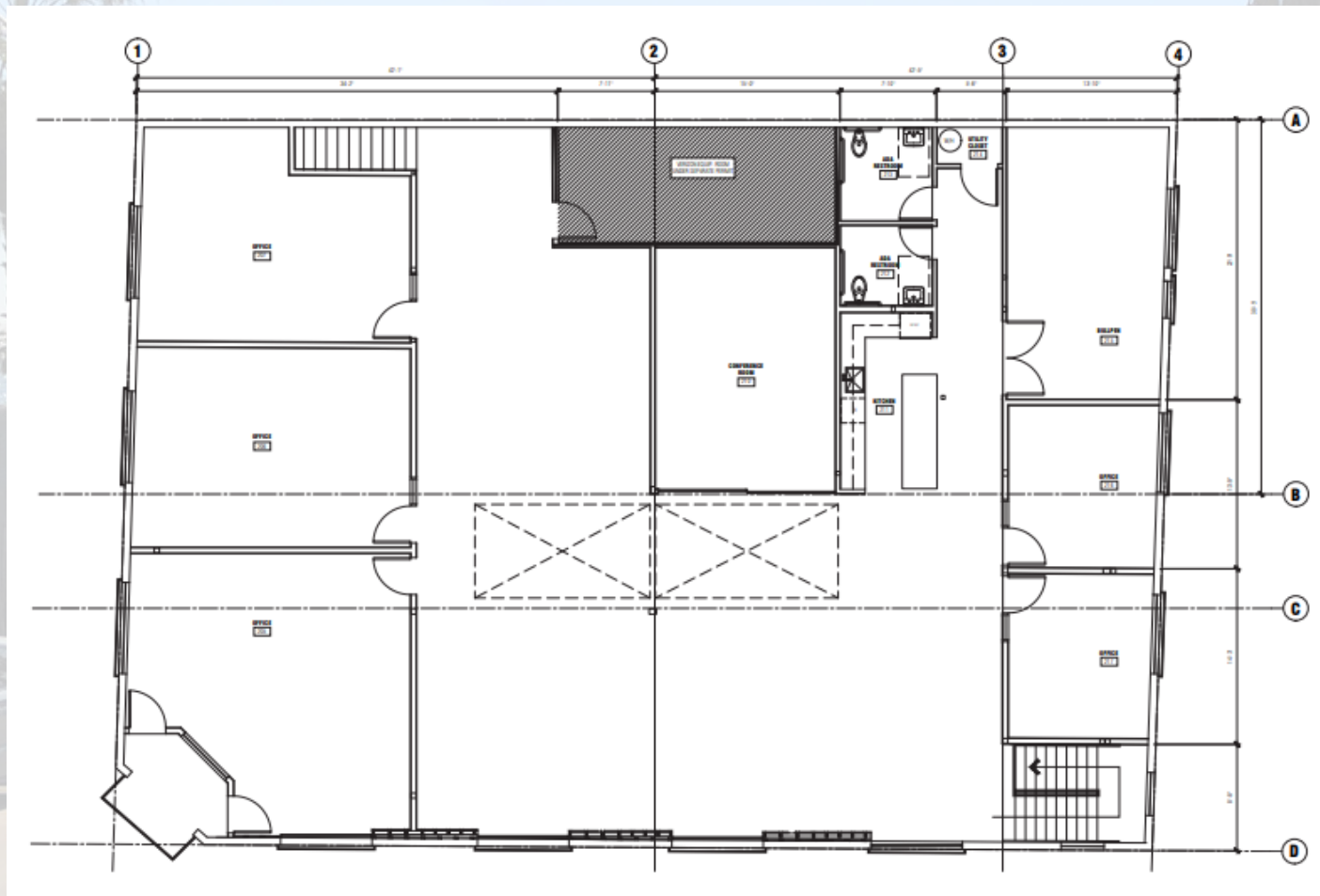
# FOR LEASE OFFICE/RETAIL

AVAILABLE  
2,200-4,833 SF

ASKING  
\$6.50/SF

NNN'S  
\$1.50/SF

## FLOOR PLAN





SIGNAGE ON MANHATTAN BEACH BLVD & HIGHLAND

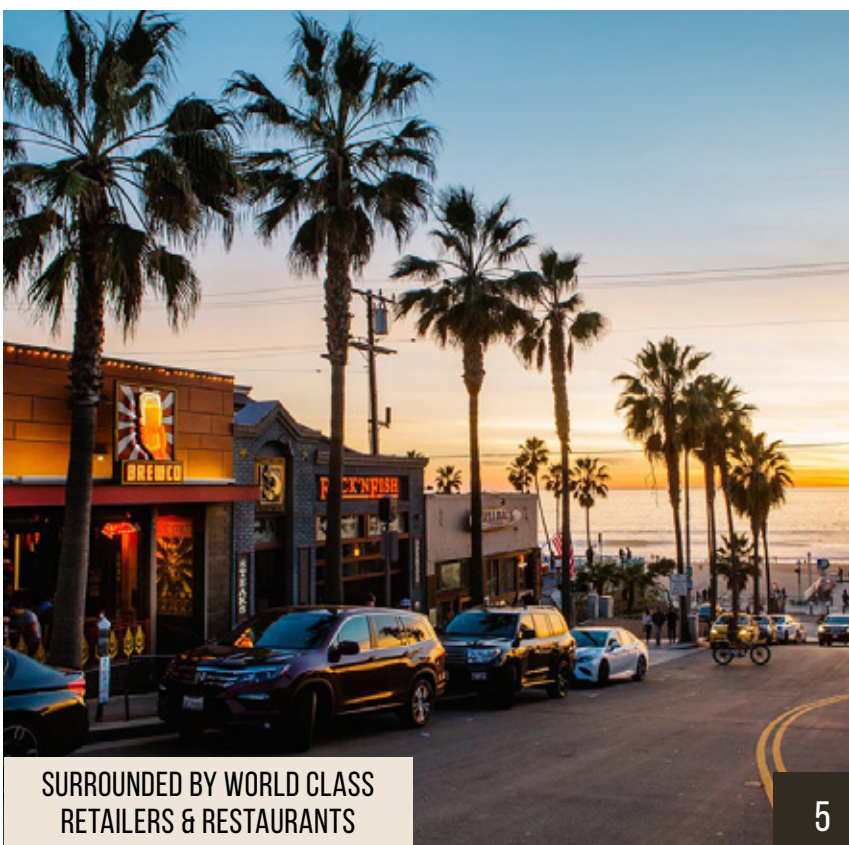


VISIBILITY FROM MANHATTAN BEACH BLVD

HEAVY FOOT TRAFFIC



WATER VIEWS FROM BALCONY



SURROUNDED BY WORLD CLASS RETAILERS & RESTAURANTS

# DOWNTOWN MANHATTAN BEACH TENANTS

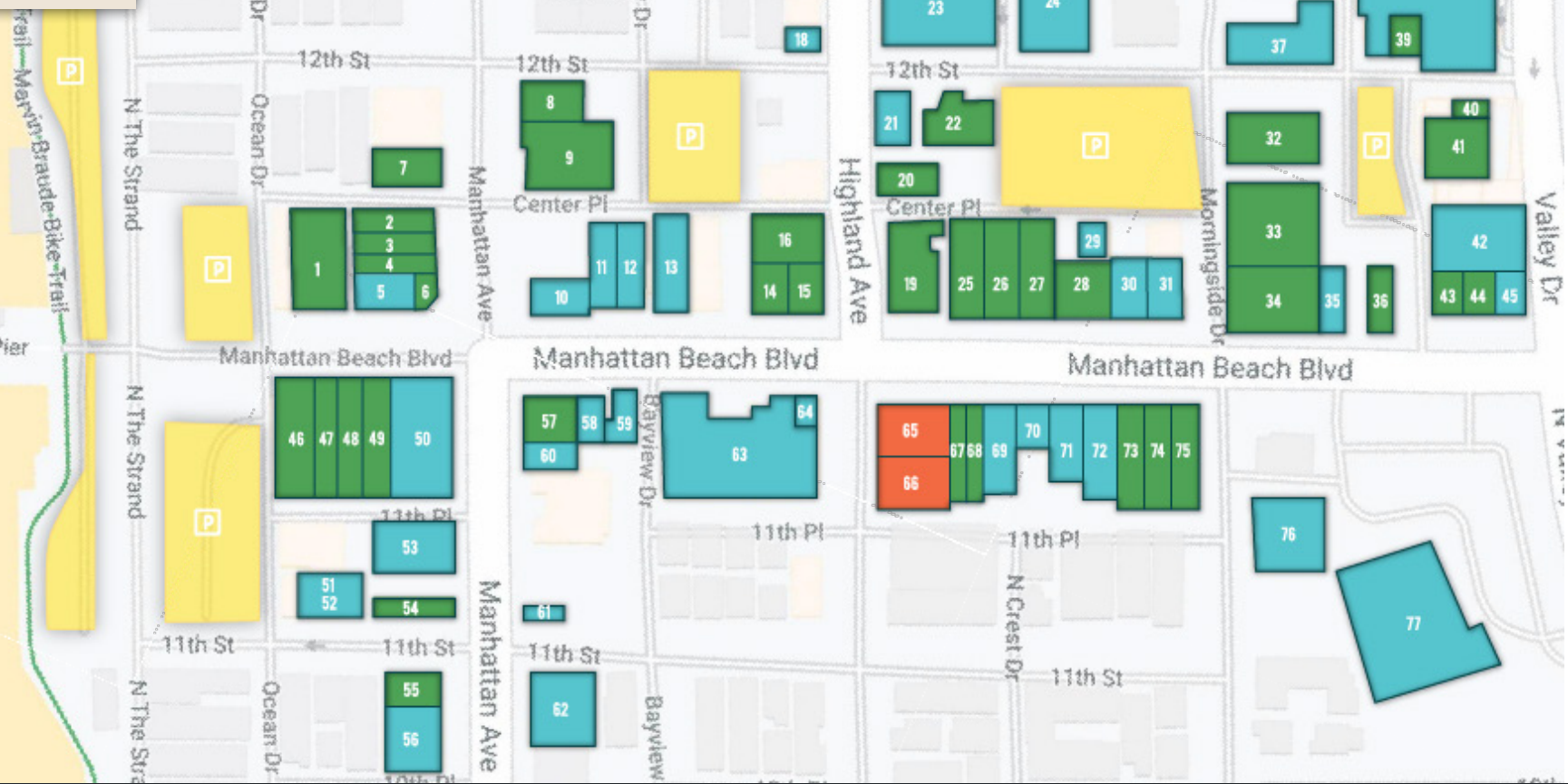


LEGEND

RETAIL

FOOD/ RESTAURANT

PARKING



1. The Strand House

2. \*Nando's Italian

3. Tacolicious

4. \*Dash Dash

5. Diane's Beachwear

6. Manhattan Pizzeria

7. SLAY Steak + Fish House

8. Fishing with Dynamite

9. Manhattan Beach Post

10. Chase Bank

11. Subject Property

12. Lorna Jane

13. Pasha Fine Jewelry

14. Simmzy's Restaurant

15. Starbucks

16. The IZAKA-YA

17. Rockefeller

18. Growing Wild

19. The Kettle

20. HOMIE
21. YaYa's Boutique

22. SUGARFISH

23. Bank of America Financial Center

24. Rock & Brews Franchising

25. \*Esperanza

26. Hennessey's Tavern

27. Love & Salt

28. \*Solano Brewing Co.

29. Right Tribe

30. Trina Turk

31. Splendid

32. Nick's

33. Fusion Sushi

34. Pitfire Artisan Pizza

35. Vineyard Vines

36. Blue Star Donuts

37. Waterleaf Interiors

38. Shade Hotel

39. Le Pain Quotidien

40. Sunlife Organics
41. Petros

42. Trilogy Day Spa

43. \*VERVE COFFEE ROASTERS

44. Lemonade

45. The Beehive

46. Shellback Tavern

47. Rock 'n Fish

48. BREWCO

49. Mangiamo Ristorante

50. SKECHERS

51. Yoga Loft

52. Eleven Twelve Ocean Drive

53. Manhattan Meats

54. Ercoles 1101

55. Beckers Bakery & Deli

56. The Loft Salon

57. Manhattan Beach Creamery

58. Third Gallery Manhattan Beach

59. Harper and Harlow

60. Spyder Surfboards
61. WILLIAM B

62. The Shade Store

63. SKECHERS Corporate HQ

64. Wright's

65. SUBJECT PROPERTY

66. SUBJECT PROPERTY

67. Gelato and Angels

68. Pressed Juicery

69. Katwalk

70. Cami

71. BLVD

72. Gum Tree

73. Peet's Coffee

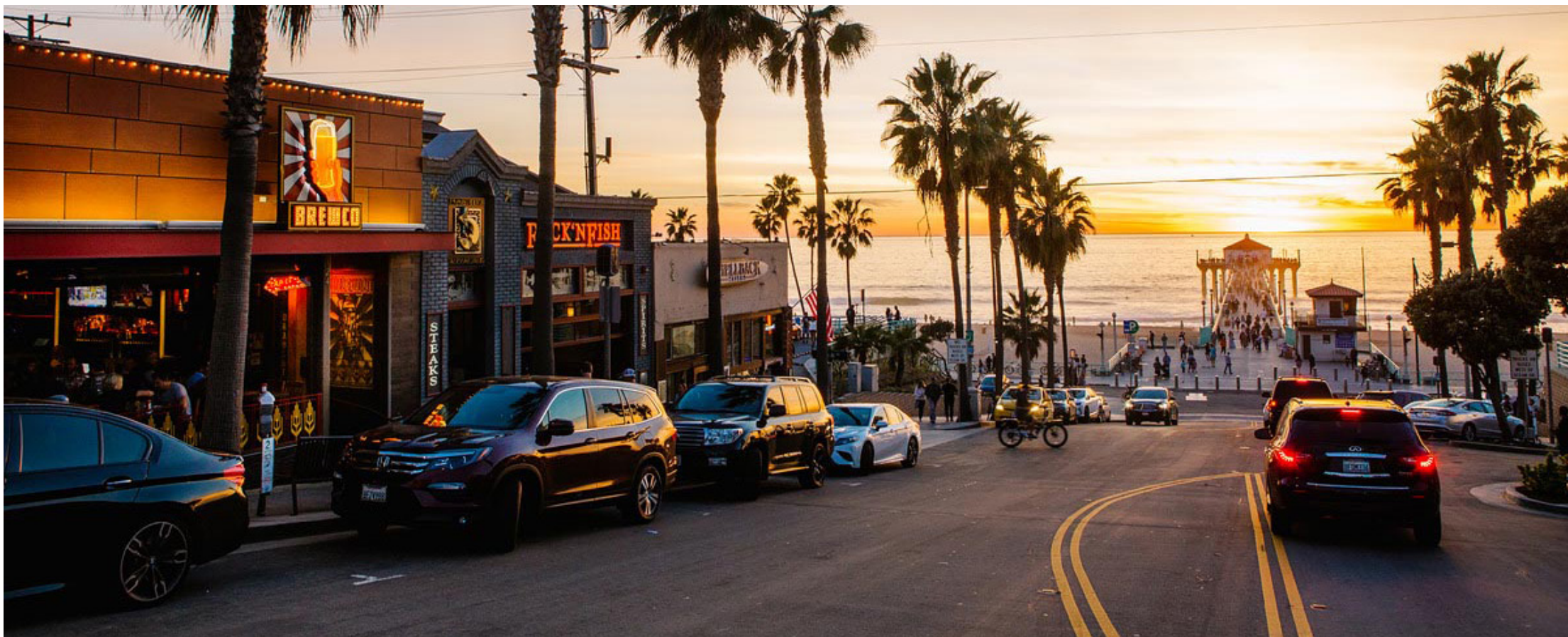
74. \*HealthNut

75. Noah's NY Bagels

76. Union Bank

77. Vons

\*Coming Soon



## DOWNTOWN MANHATTAN BEACH BRANDS



Splendid\*

The Beehive

pressed juicery.



WILLIAM B

free people

LORNA JANE  
ACTIVE LIVING



Simmy's

THE SHADE STORE

RIGHT  
TRIBE



katwalk

Camí

B L V D



WRIGHT'S  
MANHATTAN BEACH

# DOWNTOWN MANHATTAN BEACH RETAIL



# DOWNTOWN MANHATTAN BEACH RESTAURANTS



# LOCATION OVERVIEW

MANHATTAN BEACH, CALIFORNIA




±150  
RETAILERS



50+  
RESTAURANTS



2.1  
MILES OF  
BEACHFRONT



69.1 °F  
AVERAGE HIGH  
TEMPERATURE

## MANHATTAN BEACH, CA

Manhattan Beach is one of the three Beach Cities that make up the South Bay. Situated conveniently close to LAX, Manhattan Beach is a popular attraction for beach lovers thanks to the ultra-smooth sand volleyball nets and picture perfect water that offers breathtaking views and just the right amount of waves to make it a hot spot for surfing. Downtown Manhattan Beach is the bustling center of the city, loaded with high-end boutiques, retailers, and many popular casual and fine-dining restaurants.

The Manhattan Beach Pier is a 928-foot pier that houses the free Roundhouse Aquarium located at the end of Manhattan Beach Boulevard. The South Bay Bicycle Trail and a pedestrian only walkway run through the beach providing users with an intimate glimpse at some of L.A.’s most expensive beach side homes, parallel views of the Pacific Ocean, and a scenic view of the Palos Verdes Peninsula to the South. The path will take you all the way to Hermosa Beach, which is just a couple of miles south and makes for a good scenic route.

	1-MILE	3-MILE	5-MILE
ESTIMATED POPULATION	20,538	120,922	358,159
ESTIMATED HOUSEHOLDS	8,411	49,817	133,478
AVERAGE HOUSEHOLD INCOME	\$239,942	\$183,709	\$133,233
MEDIAN HOUSEHOLD INCOME	\$163,014	\$130,418	\$89,719
CONSUMER SPENDING	\$341,888	\$1,776,316	\$4,056,749
TOTAL BUSINESSES	1,316	7,861	17,854
NO. OF EMPLOYEES	10,183	80,401	170,834

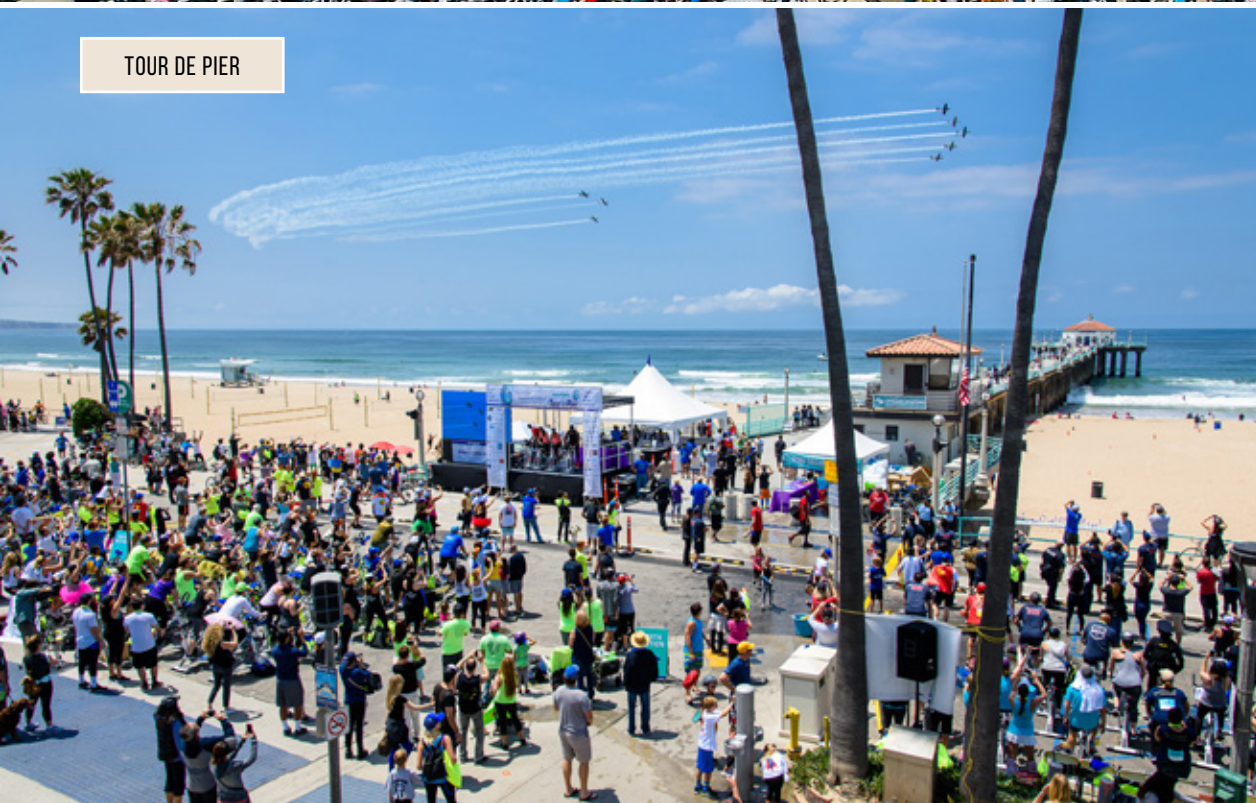


# MANHATTAN BEACH EVENTS

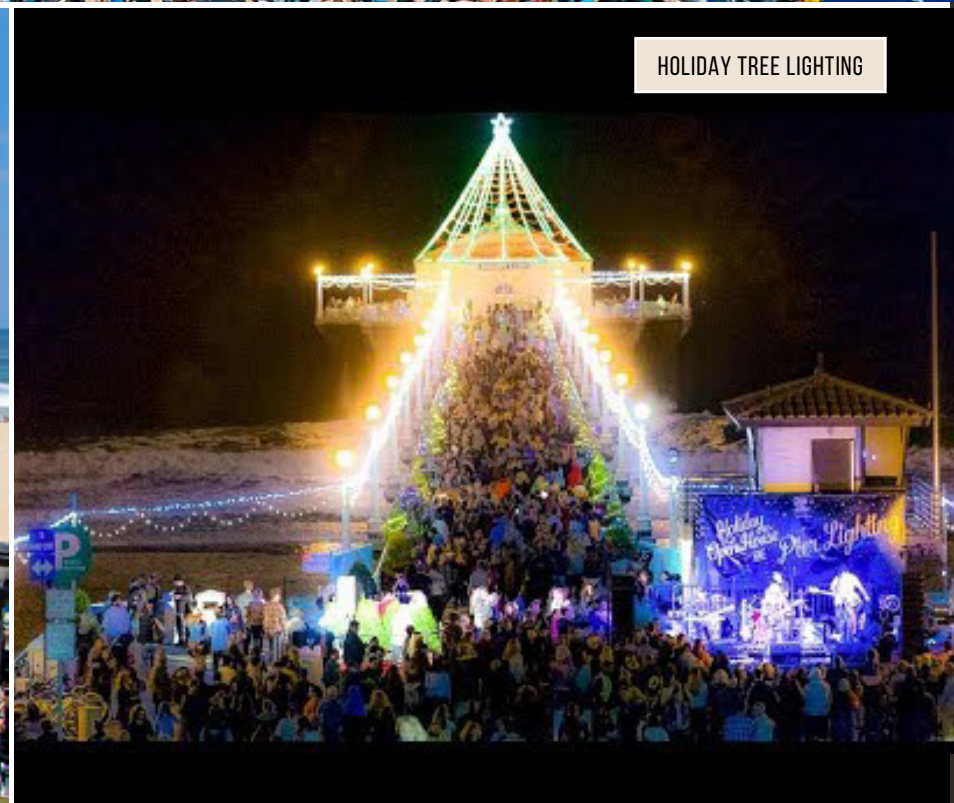
AVP TOUR - MANHATTAN BEACH OPEN



TOUR DE PIER



HOLIDAY TREE LIGHTING



300 MANHATTAN BEACH BLVD  
MANHATTAN BEACH, CA



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