

# FOR LEASE

## MANHATTAN NORTH RETAIL SHOPS

2317-2417 N. SEPULVEDA BLVD | MANHATTAN BEACH, CA 90266



### AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

### DANIEL BARRIGA

CALDRE #02031360

949.608.4886

DANIEL@CBM1.COM

CBM1.COM

# CBM1

LEASING

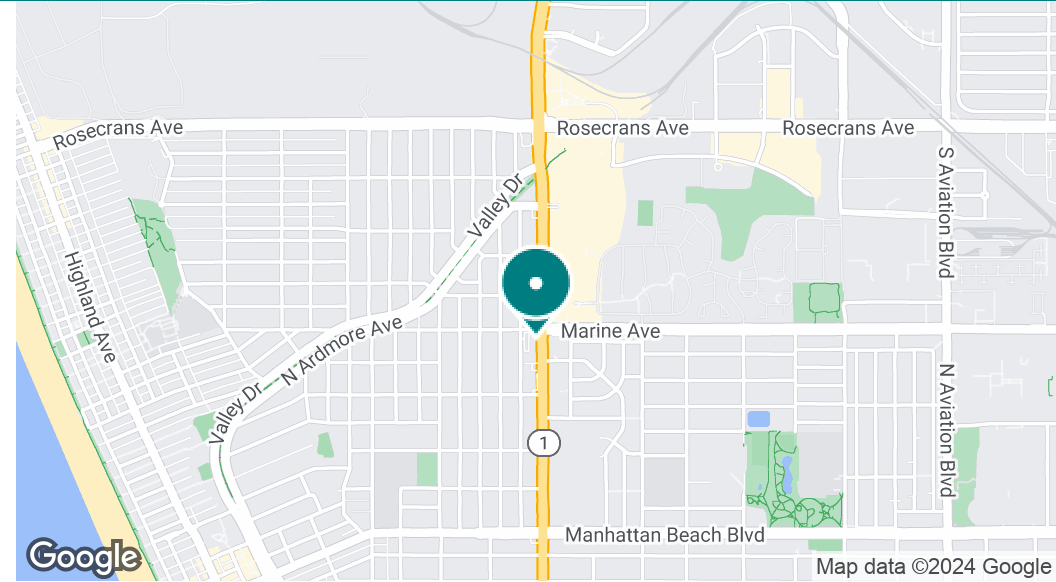
BROKERAGE

INVESTMENTS



## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$5.00 SF/month (Est. \$0.60 NNN)
Building Size:	20,167 SF
Available SF:	1,960 - 3,102 SF
Lot Size:	97,400,160 SF
Year Built:	1957
Zoning:	MNCG

### PROPERTY OVERVIEW

These modern and versatile units offer an exceptional leasing opportunity for businesses seeking to establish a prominent presence in this bustling commercial district. With abundant storefront windows, high ceilings, and polished finishes, each space provides an inviting and stylish environment to showcase your products or services. The prime location ensures unparalleled visibility and foot traffic, making it a perfect choice for retailers aiming to attract a diverse and steady stream of customers. Whether you're a boutique, cafe, or specialty store, our retail shop spaces offer the ideal foundation for your success in this vibrant community. Join a thriving retail scene and make your mark at N Sepulveda Blvd today!

### PROPERTY HIGHLIGHTS

- Prime retail shop spaces at 2317-2417 N. Sepulveda Blvd, Manhattan Beach, CA.
- Modern and versatile units with abundant storefront windows and high ceilings.
- Ideal location for businesses seeking maximum visibility and foot traffic.
- Perfect foundation for boutiques, cafes, and specialty stores in a thriving retail scene.

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## PLANS

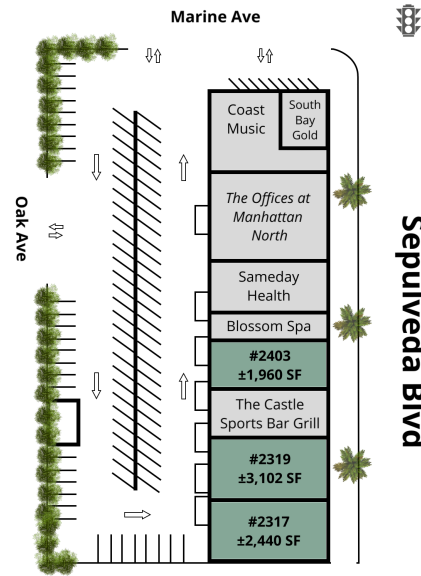
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BROCHURE | PAGE 3

## LEGEND

Available

Unavailable



## LEASE INFORMATION

Lease Type: Est. \$0.60 NNN

Total Space: 1,960 - 3,102 SF

Lease Term: Negotiable

Lease Rate: \$5.00 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2317	Available	2,440 SF	Est. \$0.60 NNN	\$5.00 SF/month	MTM Fitness Gym (Do Not Disturb)
2403	Available	1,960 SF	Est. \$0.60 NNN	\$5.00 SF/month	Vacant Shop Space - Open Layout with Large Remodeled Restroom - Former Martial Arts
2319	Available	3,102 SF	Est. \$0.60 NNN	\$5.00 SF/month	Vacant Medical - Fully Plumbed Office with Additional 2nd Plumbed Office

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AARON@CBM1.COM

## DANIEL BARRIGA

CALDRE #02031360

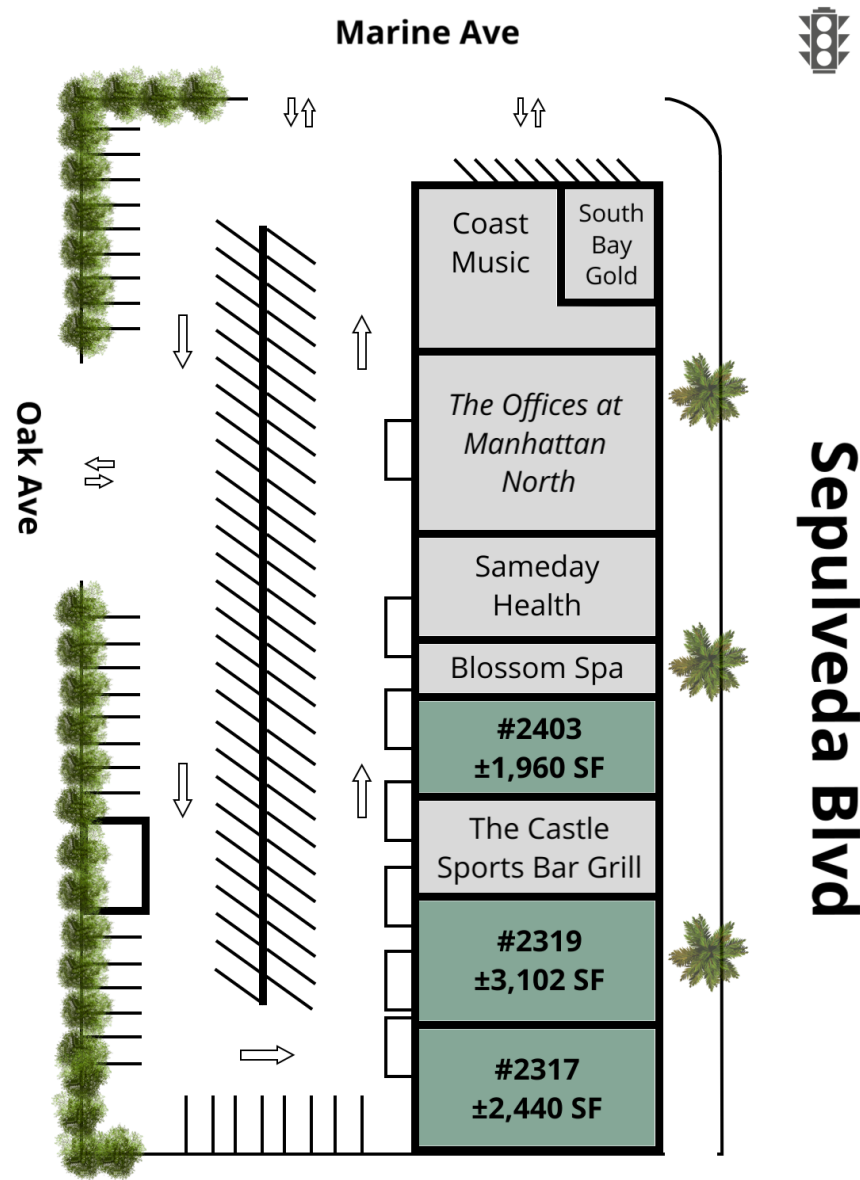
949.608.4886

DANIEL@CBM1.COM

## SITE PLANS

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BROCHURE | PAGE 4



**AARON GUIDO**  
CALDRE #01924252  
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AARON@CBM1.COM

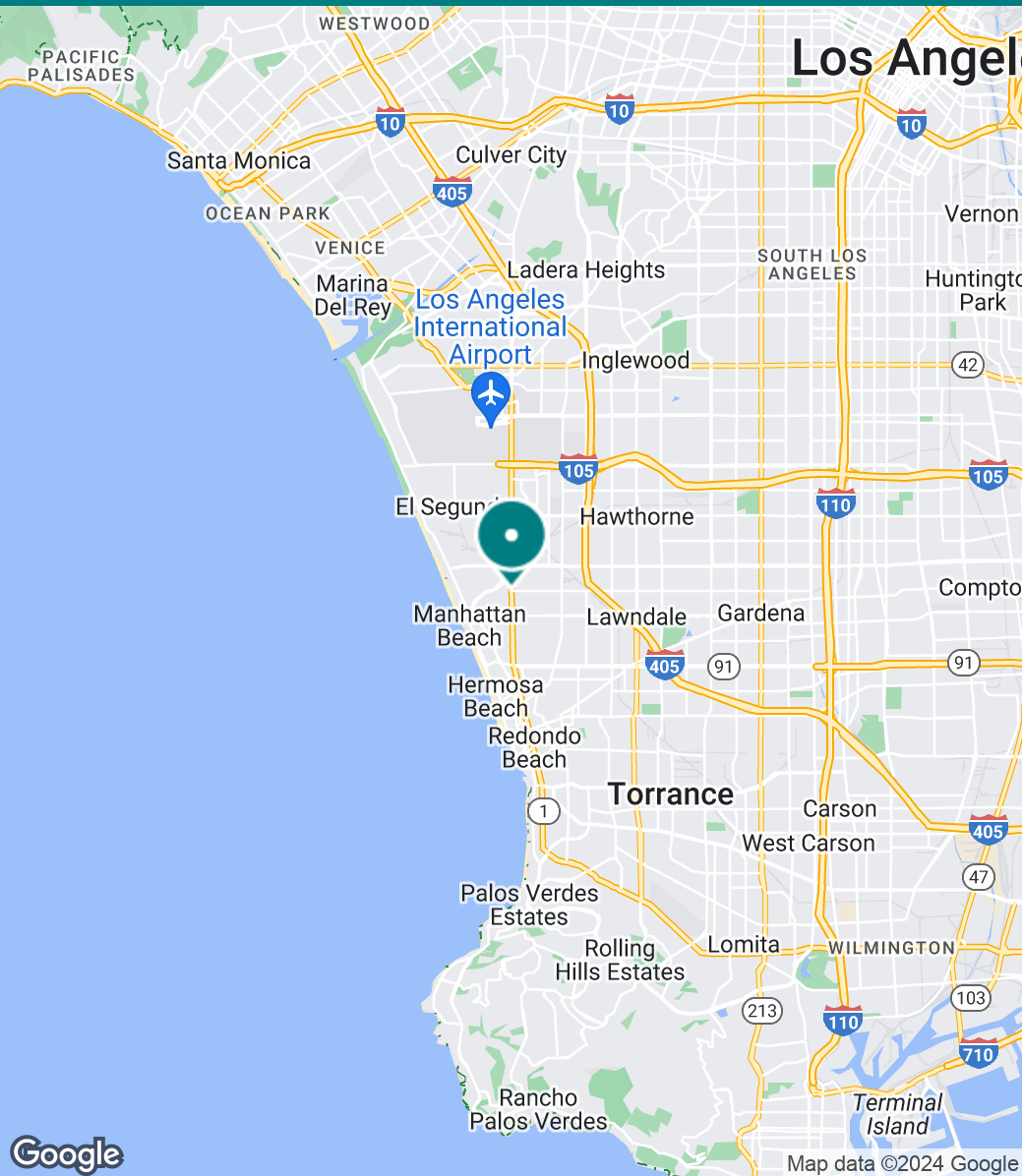
**DANIEL BARRIGA**  
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## LOCATION MAP

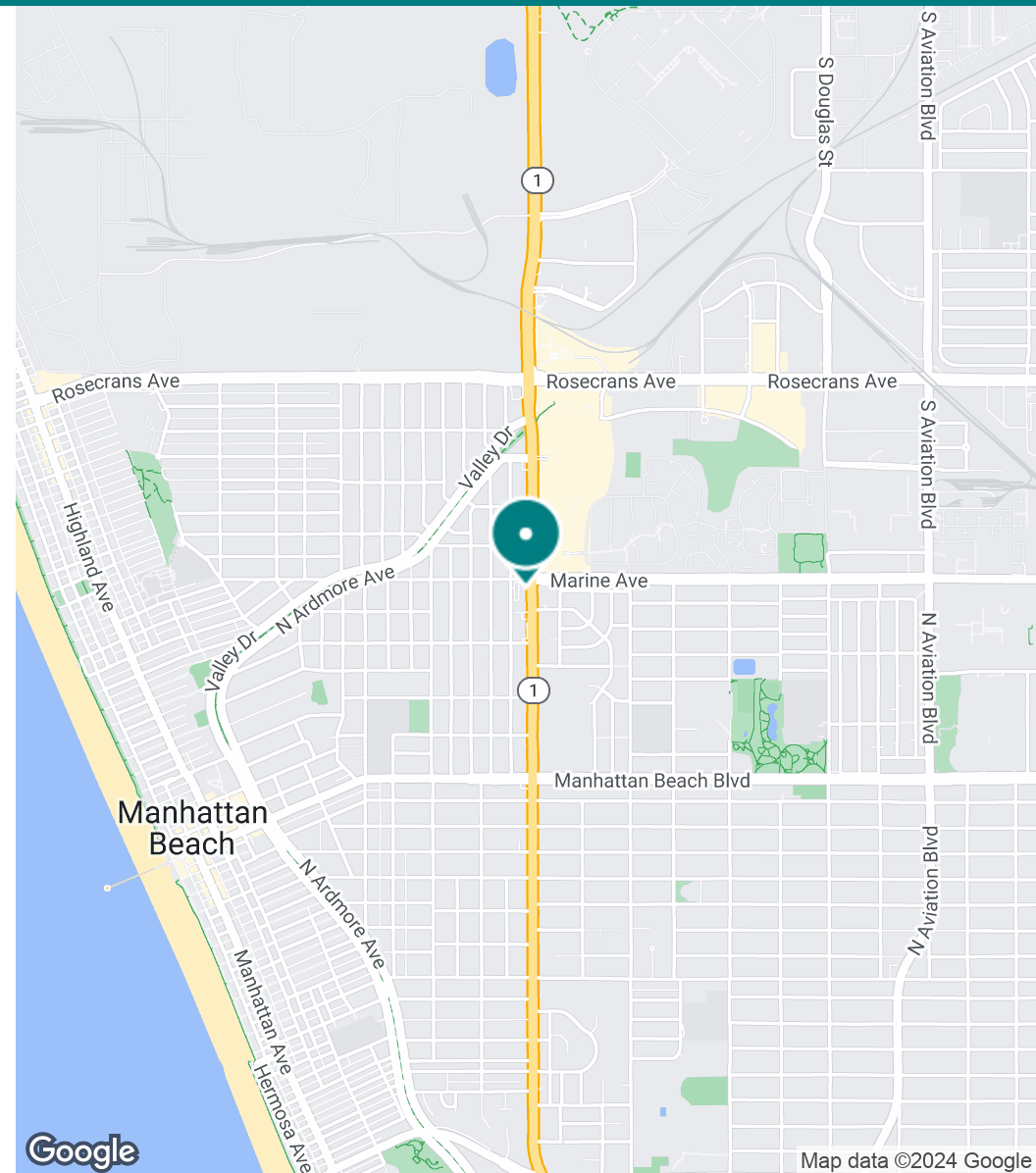
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BROCHURE | PAGE 5



**AARON GUIDO**  
CALDRE #01924252  
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AARON@CBM1.COM

**DANIEL BARRIGA**  
CALDRE #02031360  
949.608.4886  
DANIEL@CBM1.COM



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## DEMOGRAPHICS MAP &amp; REPORT

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BROCHURE | PAGE 6

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,877	448,506	1,825,245
Average Age	44.8	38.1	37.4
Average Age (Male)	44.0	37.3	36.1
Average Age (Female)	44.3	38.8	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,730	169,798	676,753
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$233,212	\$114,281	\$99,530
Average House Value	\$1,978,898	\$825,281	\$733,317
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	7.5%	38.0%	42.7%
RACE	1 MILE	5 MILES	10 MILES
% White	76.1%	49.4%	40.6%
% Black	0.2%	11.5%	19.8%
% Asian	14.2%	14.3%	12.1%
% Hawaiian	0.1%	0.4%	0.3%
% American Indian	0.3%	0.8%	0.7%
% Other	1.6%	14.9%	18.6%

2020 American Community Survey (ACS)

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CALDRE #01924252

714.769.6117

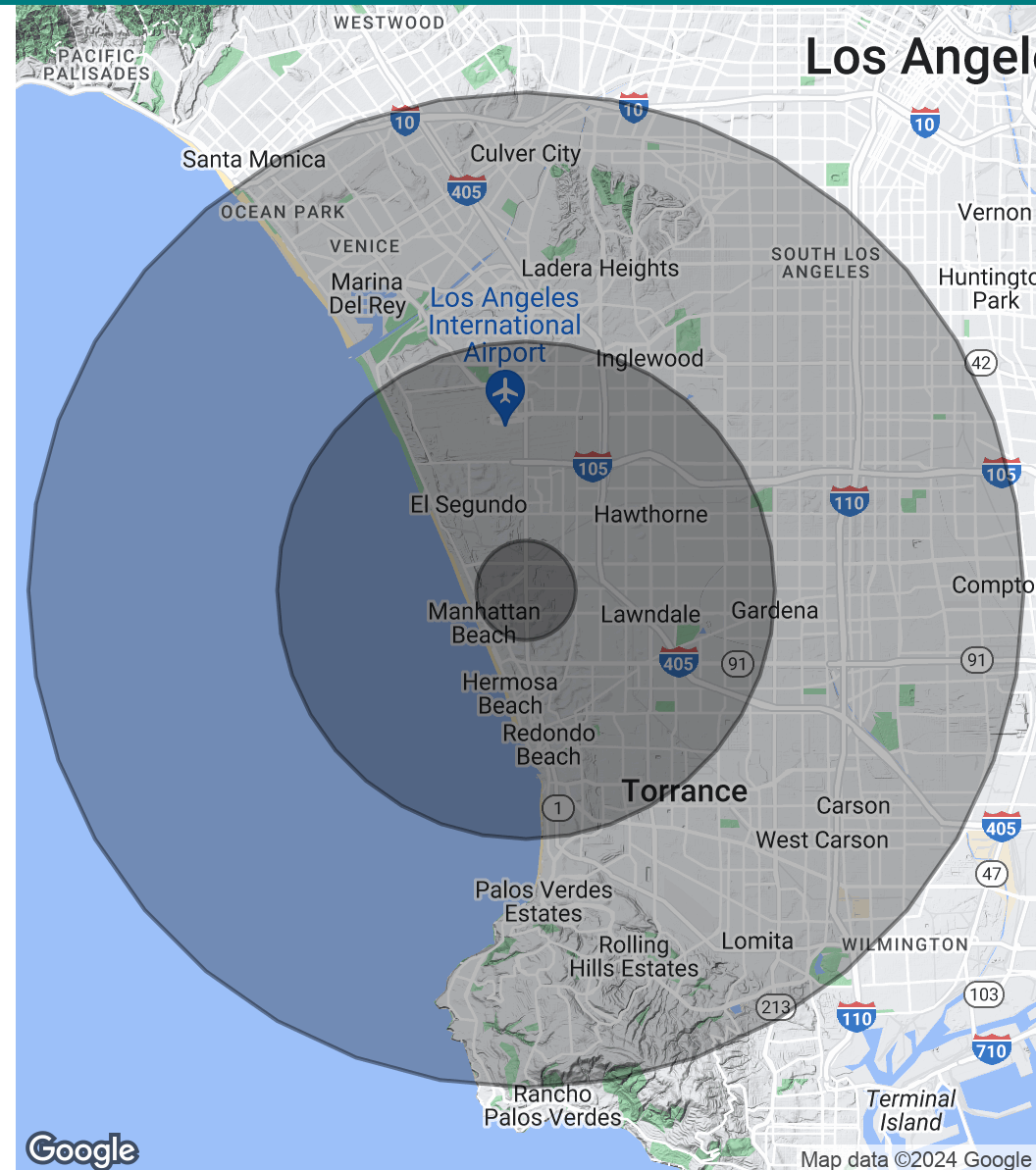
AARON@CBM1.COM

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## MEET THE TEAM

MANHATTAN NORTH RETAIL SHOPS | 2317-2417 N. SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266

BROCHURE | PAGE 7



**AARON GUIDO**

Senior Vice President

**Direct:** 714.769.6117 **Cell:** 714.335.9887  
Aaron@cbm1.com

CalDRE #01924252



**DANIEL BARRIGA**

Vice President

**Direct:** 949.608.4886 **Cell:** 714.394.5052  
daniel@cbm1.com

CalDRE #02031360

**AARON GUIDO**

CALDRE #01924252  
714.769.6117  
AARON@CBM1.COM

**DANIEL BARRIGA**

CALDRE #02031360  
949.608.4886  
DANIEL@CBM1.COM