

MANHATTAN BEACH, CA 90266

903 N Sepulveda Blvd | Leasing Brochure

Minutes from Manhattan Beach Pier



RETAIL SPACE FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

±1,456 SF
Space Available

\$7.50 PSF
Asking Rent

\$0.60 PSF
Estimated NNN

Condition: Currently Built Out as Fitness Ready Space



HIGH-VISIBILITY SIGNAGE OPPORTUNITY | ±60,500 VPD

±4.5 Miles From LAX Airport

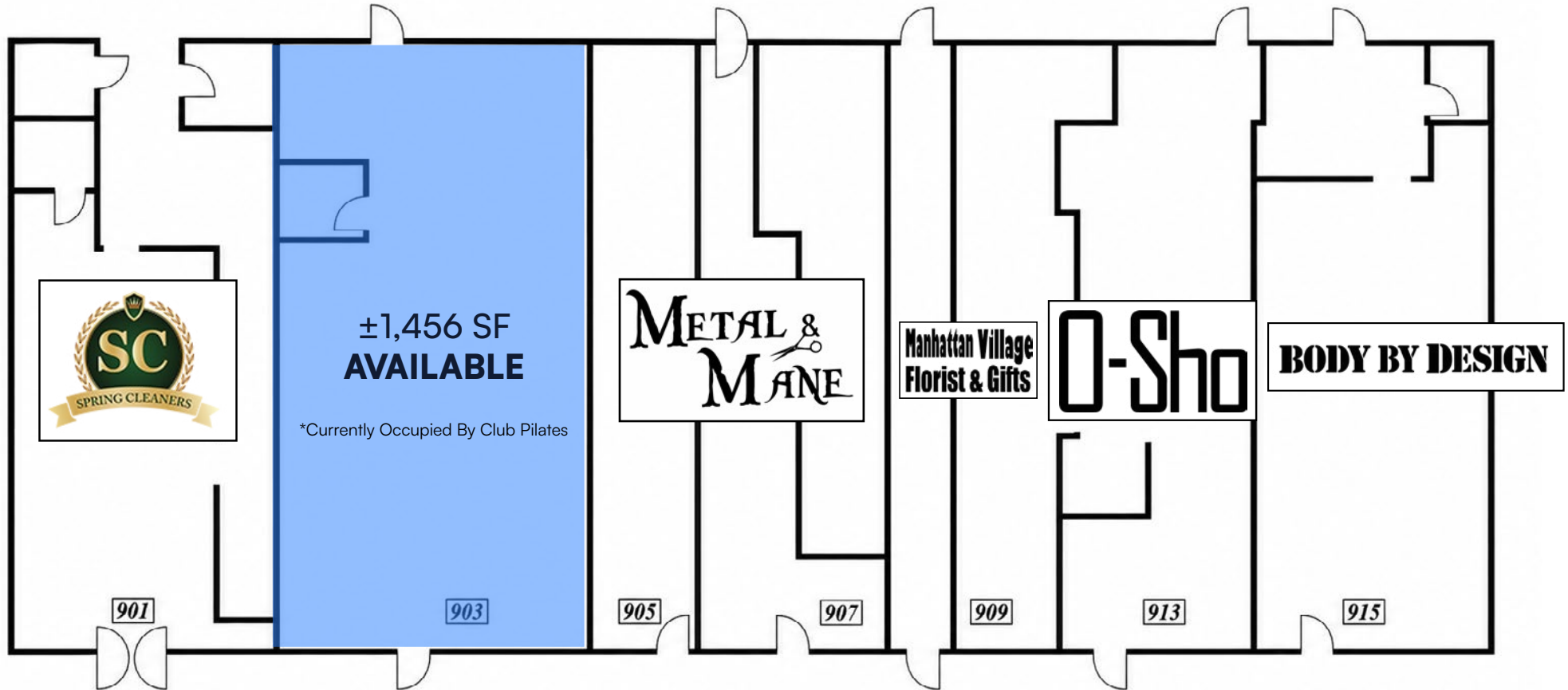


UCLA Health

Gelson's



SITE PLAN





The Container Store
NORDSTROM
rack
HomeGoods

PET SMART
SPORTING GOODS
DICK'S BEST BUY

WHOLE FOODS MARKET
ULTA BEAUTY

Starbucks logo

Raytheon Technologies

SAATCHI & SAATCHI

Oceangate Commerce Center

Walmart Supercenter
BEST BUY
THE HOME DEPOT

Marshall's
Burlington
ROSS
DRESS FOR LESS

FOOD 4 LESS
HOBBY LOBBY
TJ-MAXX
Party City

Ashley HOMESTORE
LA FITNESS
Public Storage

MOTOR TREND

COSTCO WHOLESALE

Rosecrans Ave ± 41,334 VPD

Manhattan Village

STEVE & KATE'S CAMP

macy's
POTTERY BARN
sweetgreen
Hallmark

Bath Works
VANS "OFF THE WALL"
See's CANDIES
Apple Store
usbank
CVS pharmacy
Ralphs
SMASH BURGER
WELLS FARGO

Manhattan Village
±400 Homes

TRADER JOE'S
BARNES & NOBLE
EREWHON



± 311,000 VPD

Pacific Elementary
±154 Students

Ralphs
CVS pharmacy

NORTHROP GRUMMAN

SUNLIFE
Peets
MB2
NOAH'S KREATION
zinc@shade
THE STRAW HOUSE
MANTAN PIZZERIA

THE IZAKAYA
FISH INGWI
DYNAMITE
The Kettle
Simmzy's

Sepeveda Blvd ± 60,500 VPD

target

99c only Winchell's
STORES.
SUBWAY
Pep Boys

Manhattan Beach
±1.4 Miles Away

Subject Property

Manhattan Beach Middle School
±1,123 Students

REDONDO BEACH UNIFIED
CHILD DEVELOPMENT CENTERS

PARADISE BOWLS
MANGIAMO
RISTORANTE & BAR
MANHATTAN BEACH
CREAMERY

ROCKIN' FISH
BREWCO
MANHATTAN BEACH

Cappuccino Creations
El Sombrero
CREAMERY

Pennekamp Elementary School
±485 Students

MANHATTAN BEACH, CA

Manhattan Beach is one of the most affluent and supply-constrained coastal communities in Los Angeles County, characterized by strong household incomes, limited land availability, and sustained demand for high-quality real estate. The city benefits from its prime Pacific coastline location, top-ranked public schools, and a highly educated population base, which collectively support premium property values and long-term investment stability. Proximity to major employment hubs in El Segundo, Playa Vista, and Silicon Beach further enhances its appeal, particularly among professionals in technology, aerospace, and creative industries.

The surrounding South Bay region has experienced consistent population stability paired with rising income levels, reinforcing consumer spending power and housing demand. Manhattan Beach's walkable downtown, beach amenities, and high-end retail and dining options contribute to a lifestyle-driven market that attracts both residents and visitors. With strict zoning regulations and minimal opportunities for new development, the area maintains a competitive environment where well-located assets benefit from strong occupancy, limited turnover, and long-term appreciation potential.



\$170,814 HH INCOME

WITHIN 1-MILE OF SUBJECT PROPERTY

±55,000 DAYTIME POPULATION

WITHIN 3-MILES OF SUBJECT PROPERTY

±330,000 MONTHLY VISITORS

WITHIN 3-MILES OF SUBJECT PROPERTY

167,748 RESIDENTS

WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.7B CONSUMER SPENDING
















WITHIN 3-MILES OF SUBJECT PROPERTY

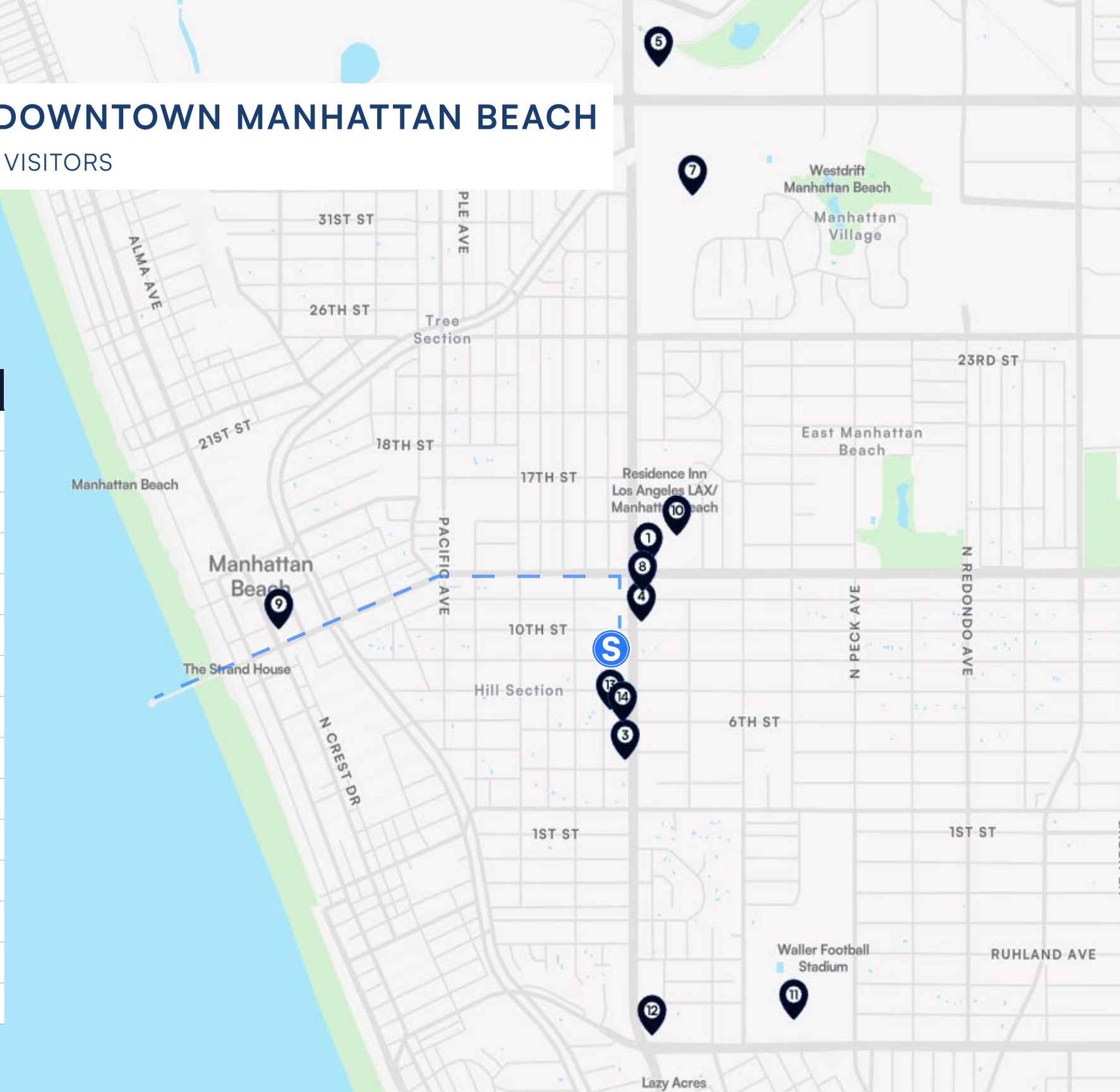
MARKET OVERVIEW



±0.8 MI FROM DOWNTOWN MANHATTAN BEACH

±5.8 MILLION ANNUAL VISITORS

Legend	
	903 N Sepulveda Blvd
	Chase Bank
	Martha's (22nd Street Grill)
	Taco Bell
	UCLA Health Manhattan Beach Pediatrics
	The Point Shopping Mall
	I-405 Freeway
	Manhattan Village Shopping Center
	Dunkin' / Modern Animal
	Downtown Manhattan Beach
	Target Shopping Center
	Mira Costa High School
	The Butchery
	Gelson's Market
	J.P. Morgan / Chase



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EXCLUSIVELY LISTED BY



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