

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

\$5.50 PSF
Asking Rent

\$0.60 PSF
Estimated NNN

Condition: Currently Built Out as Fitness Ready Space



HIGH-VISIBILITY SIGNAGE OPPORTUNITY | $\pm 60,500$ VPD

± 4.5 Miles From LAX Airport

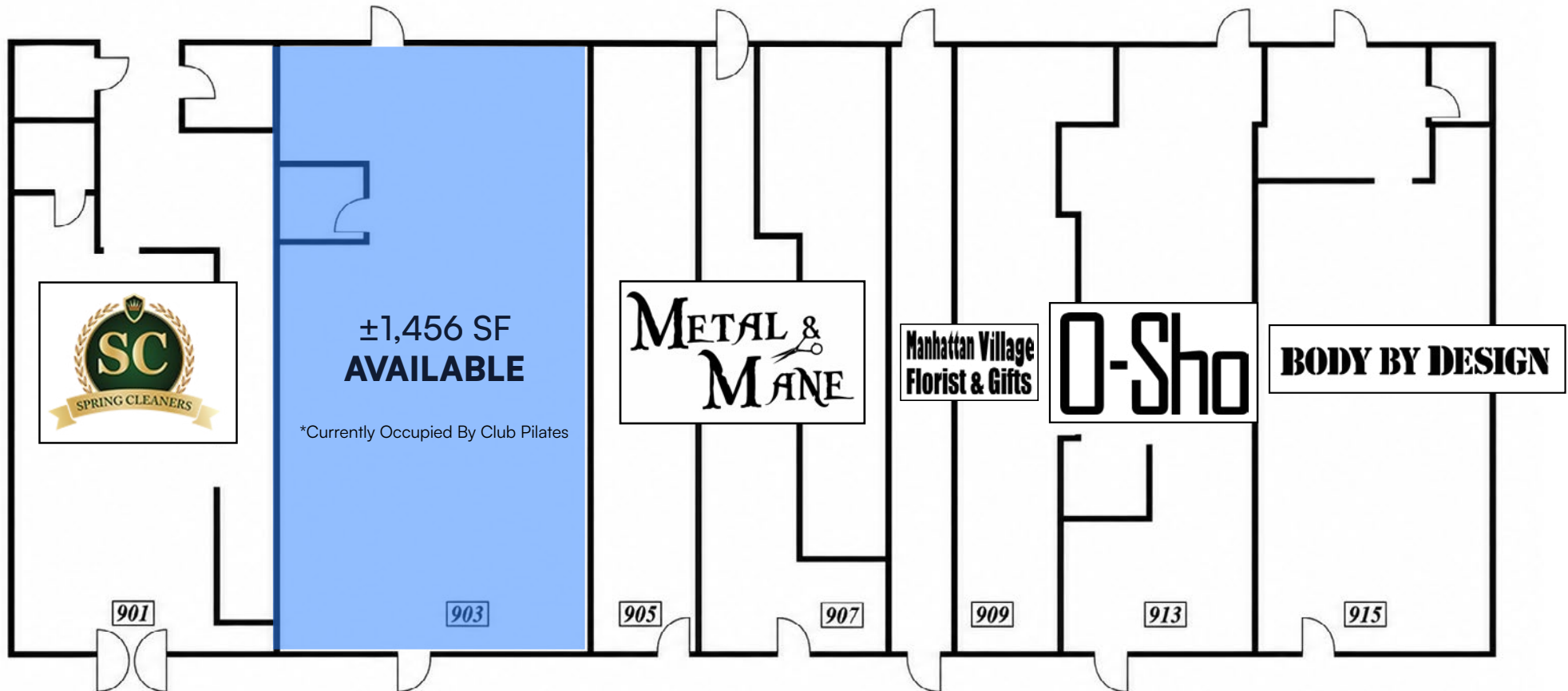


UCLA Health

Gelson's



SITE PLAN





Rosecrans Ave ± 41,334 VPD



± 311,000 VPD



Manhattan Beach
±1.4 Miles Away



Sepulveda Blvd ± 60,500 VPD



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

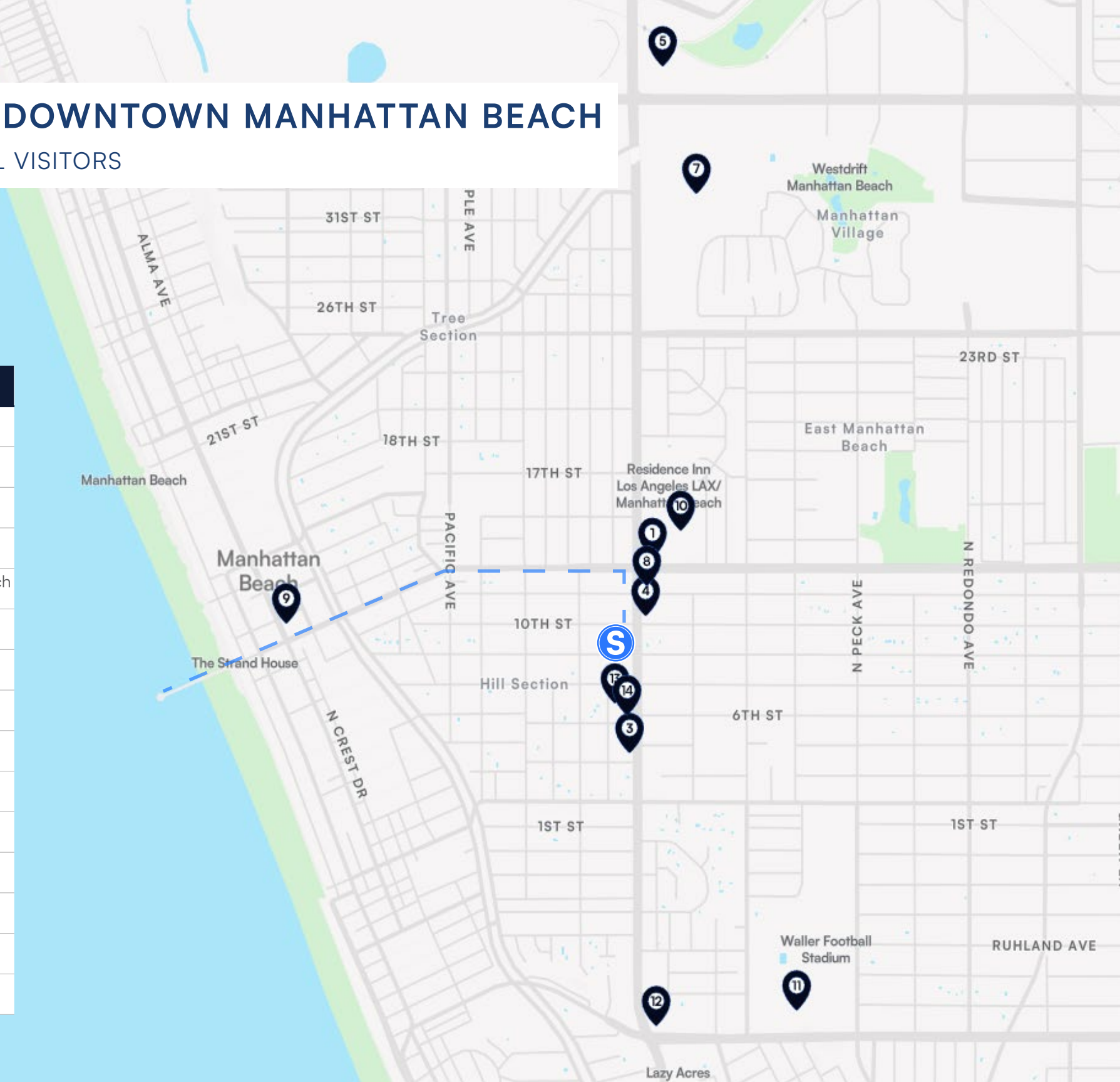
MARKET OVERVIEW



±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



903 N SEPULVEDA BLVD

Manhattan Beach, CA 90266

Leasing Brochure

EXCLUSIVELY LISTED BY



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