

# 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

**\$6.00 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

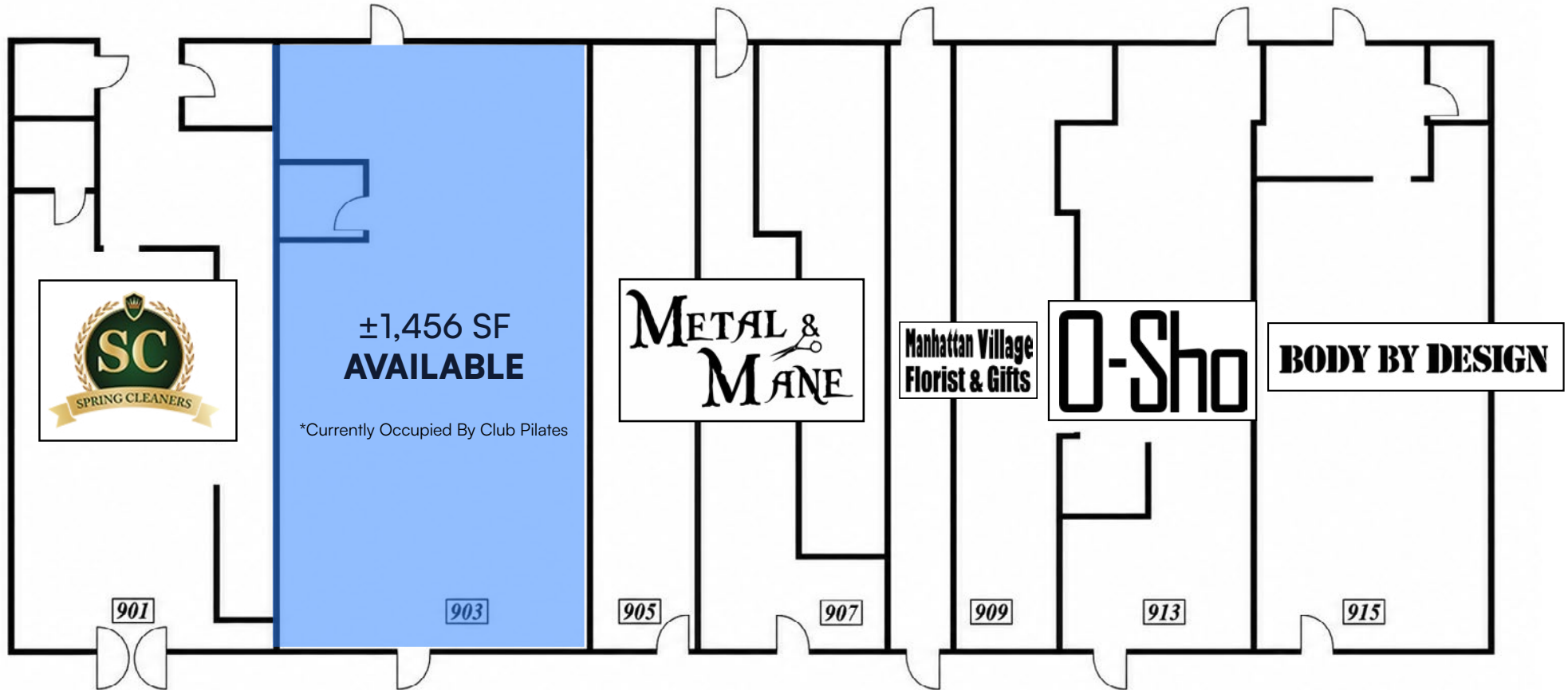


UCLA Health

Gelson's



# SITE PLAN





The Container Store  
NORDSTROM  
**rack**  
HomeGoods

**PET SMART**  
SPORTING GOODS  
**DICK'S BEST BUY**

**WHOLE FOODS MARKET**  
**ULTA BEAUTY**

**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**  
SMASH BURGER  
CVS pharmacy  
Ralphs  
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  
MB Pizzeria  
PITFIRE PIZZA  
FISH INGWI DYNAMITE  
The Keittle  
NOAH'S kreation  
zinc@shade  
PETROS  
Simmzy's  
THE STRAW HOUSE  
MANHATTAN PIZZERIA

**target**

**99¢ 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

Sepeveda Blvd ± 60,500 VPD

**Pennekamp Elementary School**  
±485 Students

PARADISE BOWLS  
**MANGIAMO**  
RISTORANTE & BAR  
MANHATTAN BEACH  
CREAMERY

Capaces Creations  
**El Sombrero**  
CREAMERY

**RICE**  
RICE & REAL FOODS

**ROCK N' FISH**  
RESTAURANT & BAR

**BREWCO**  
MANHATTAN BEACH

# 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

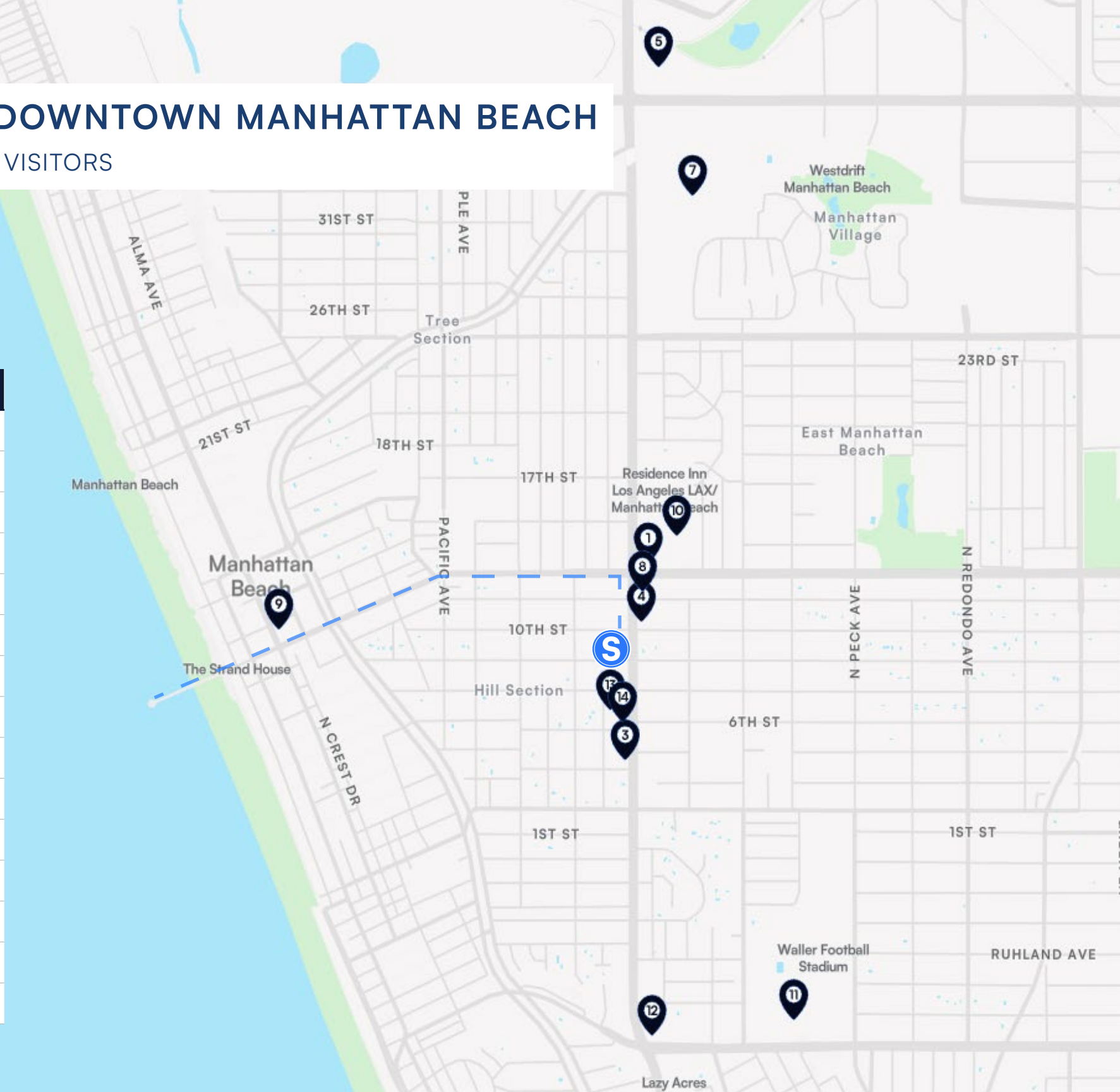
## MARKET OVERVIEW



±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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**MATTHEWS™**