



2905 & 2909

N Sepulveda Blvd

MANHATTAN BEACH

Manhattan Beach Retail Investment For Sale

HIGHLAND
PARTNERS CORP

CBRE



Property Details

Asking Price:	\$4,600,000
Cap Rate	3.77%
Address:	2905 & 2909 N Sepulveda Blvd, Manhattan Beach, CA
Building Size:	±1,915 SF (total)
Lot Size:	±12,758 SF
APN:	4173-027-022 (2905) 4173-027-026 (2909)
Year Built:	1951 (2905) 1989 (2909)

Property Highlights



Premier Southern California location in the affluent "South Bay" area of Los Angeles County



Excellent visibility & strong traffic counts along main retail corridor



Located directly across the street from the newly renovated Manhattan Village Mall

The Offering

CBRE and Highland Partners Corp are pleased to offer a rare investment opportunity in Manhattan Beach. The property has reliable in place income with tremendous long term upside through rent increase or re-development. The approximately 12,758 SF land parcel is located along Sepulveda Blvd in the heart of Manhattan Beach. The property is a prime opportunity, ideally situated directly across from the entrance to the newly renovated Manhattan Beach Mall.

RENT ROLL

2905-2909 N. SEPULVEDA BLVD

Land Size 12,758 SF
Price \$4,600,000

Tenant	Size	Rent/Mo	PSF	CAM	Lease Start	Lease End	Notes
Elan Vital Hair Salon	612 SF	\$1,620.00	\$2.65	Gross	5/1/94	4/30/20	Currently in negotiations for lease extension.
Allan Jeffries Framing	1,132 SF	\$2,750.00	\$2.43	Gross	4/1/10	3/31/20	Currently in negotiations for lease extension.
Auto Chek Centers	8,000 (land) SF	\$15,000.00		Gross	12/7/88	4/30/20	Currently in negotiations for lease extension.
Total		\$19,370.00					

INCOME AND EXPENSES

Estimated Income

Annual Gross Income \$232,440.00

Estimated Expenses

Taxes* (Based on value) \$51,391.80

Insurance \$1,285

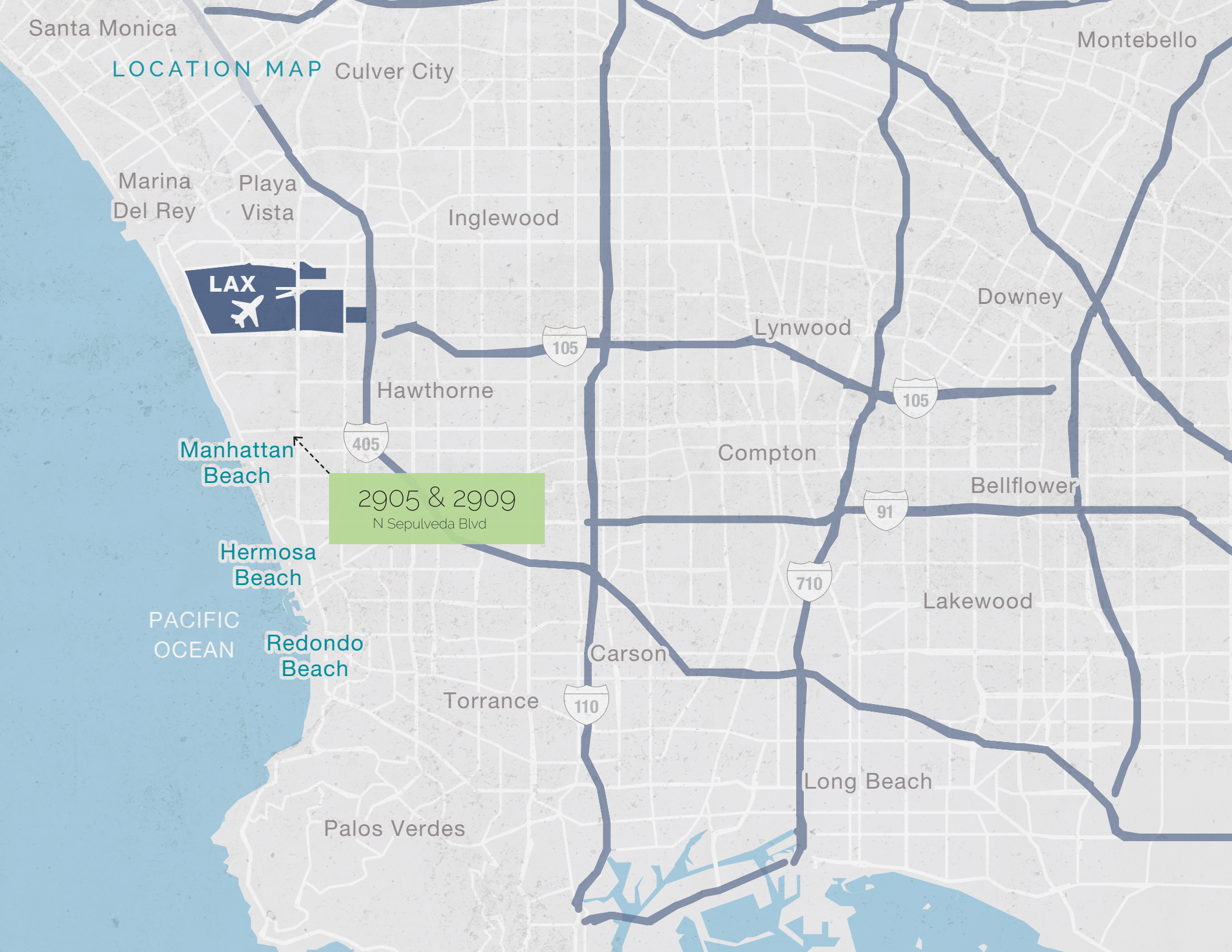
CAM \$6,000

Total \$58,676.80

Net Income \$173,763.20

** taxes, insurance and CAM estimated*





LOCATION MAP

Culver City

Montebello

Marina
Del Rey

Playa
Vista

Inglewood



Lynwood

Downey



Hawthorne

Compton

Bellflower

Manhattan
Beach

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Hermosa
Beach

Lakewood



PACIFIC
OCEAN

Redondo
Beach

Carson



Torrance

Long Beach

Palos Verdes

AMENITY MAP

PLAZA EL SEGUNDO

Retail

Active
Anthropologie
Banana Republic
BCBGMaxazria
Best Buy
Dick's Sporting Goods
H&M
HomeGoods
J. Crew
Jos. A. Bank
Nordstrom Rack
Orange Twist
Paper Source
PetSmart
Temptress Cosmetics
The Container Store
Ulta
Whole Foods Market

Restaurants

California Fish Grill
Cake Mix
Marmalade Café
Melt
Pinkberry
Salt Creek Grille
Starbucks
Soom Soom
Veggiegrill

Services

Barry's Bootcamp
Drybar
Hammer & Nails
Legacy Dance Academy
Miracle Smile
Nail Garden
Snip-its
Wondertree Kids
Yogaworks

THE POINT

Retail

Athleta
Bluemercury
Bonobos
Kendra Scott
Lou & Grey
Lucky Brand
Lululemon
Madewell
No Rest For Bridget
Outerknown
Planet Blue
Prana
Quatrine
Rabbit Ladders
San Lorenzo
Sugarfina
Warby Parker

Restaurants

Hopdoddy
Lil'Simmzy's
Mendocino Farms
North Italia
Peets Coffee
Pressed Juicery
Superba Food & Bread
Tocaya Organica
True Food Kitchen
Umi by Hamasaku
VanLeeuwen Ice Cream

Services

Bellacures
FaceHaus
Soulcycle
Vicara

APOLLO LANDING

Restaurants

Calo Kitchen + Tequila
Philz Coffee
Pier 76
Randy's Donuts
Shake Shack
Tendergreens

ROSECRANS AVE

MANHATTAN VILLAGE

Retail

Ann Taylor
Apple
Bath & Body Works
Beyond the Soap
Chico's
CVS
Destination Maternity
Diane's Beachwear
Eli & Ella Rose
Francesca's Collections
GAP
Holly & Hudson
Janie and Jack
Jenny Craig
J. Jill
Kiehl's Since 1851
Loft
Macy's
MAC Cosmetics
Origins
Pottery Barn
Ralph's
Sephora
Soma Intimates
Sunglass Hut
Talbots
Teal & Sage
Tommy Bahama
Victoria's Secret
Williams-Sonoma

Restaurants

California Pizza Kitchen
Chili's Grill & Bar
Coffee Bean & Tea Leaf
Corner Bakery
Dan Modern Chinese
Island's Fine Burgers & Drinks
Joey Manhattan Beach
Mercado
Olive Garden Italian Kitchen
Susie Cakes
Tacone Flavor Grill
Tin Roof Bistro
Urban Plates

Services

Bank of America
Chase
Citibank
Stein Optometric Center
Supercuts
Union Bank
US Bank
Wells Fargo Bank

MANHATTAN MARKETPLACE

Restaurants

Houston's
Jamba Juice
Lido Di Manhattan
Ristorante
Nothing Bundt Cakes
Pachanga The Coffee
Bean & Tea Leaf
The Hummus Factory
The Rice Teriyaki Sushi
Roll
Union Pizza Company
Yogurtland

Retail

Bristol Farms
CVS Pharmacy
GNC
Helen Cycles

Services

European Wax Center
One West Bank
Planet Beauty

MANHATTAN GATEWAY

Retail

Barnes & Noble
BevMo
Crown Jewelers
Mother's Market
Office Depot
Old Navy
Pier 1 Imports
REI
The Vitamin Shoppe
Trader Joe's

Restaurants

Café Rio Mexican Grill
Il Fornaio

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