

## Manhattan Beach Retail/Mixed-Use Investment

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266



- Prime A+ Irreplaceable Real Estate / High Profile / Excellent Frontage
- Fully renovated in 2014 / Office/loft upstairs and retail on the ground floor
- Pacific Ocean, white water, and sand views from all levels / Just steps to the iconic Pier, Strand, and Beach
- Located in the heart of upscale Downtown Manhattan Beach shopping and dining district
- "Downtown Commercial" zoning allows for a wide variety of uses including residential with conditional use permit
- Building is 2-stories, 3,440 square feet, on a 2,253 square foot lot with a 1½ car garage with direct access

[Click here for video tour](#)

[Click here for photos](#)



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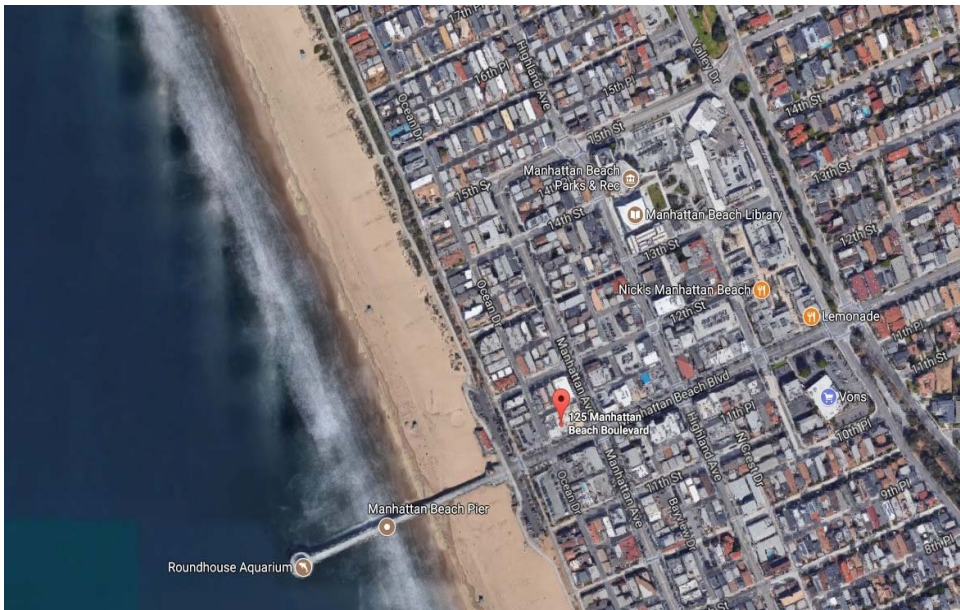
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Each office independently owned and operated

## DESCRIPTION OF OFFERING

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266



This is a rare offering of a commercial lot in downtown Manhattan Beach, just steps from the sand and adjacent to an array of thriving commercial businesses with unparalleled exposure and pedestrian traffic. The subject property is a two story commercial

building of approximately 3,440 square feet (per assessor's records - buyer to verify) originally constructed with retail on the ground floor and office space on the second floor. The entire property has undergone an extensive renovation to the interior and the facade which was completed in 2014. Prior to the renovation the second floor was used for residential purposes. The land area is a single lot totaling 2,253 square feet zoned Downtown Commercial. The property has a nice elevation and thus overlooks Manhattan Beach Pier, and boasts spectacular views of the Pacific Ocean from both levels and full coastline views to Malibu from the roof top.

The property is zoned Downtown Commercial and according to the Downtown Specific Plan adopted in 2017 which allows a broad range of uses, including live/work and residential uses (with a conditional use permit). The zoning permits an FAR (Floor Area Ratio) of 1.50 for new developments and 51.3 residential dwelling units per acre (2.65 units) is the approximate calculation for this lot. The height limit is 30 feet, but any development is subject to discretionary approval from the Planning Department.



The property has been the location of iconic Mickie's Beach and Diane's Beachwear for decades and is a rare opportunity to acquire an irreplaceable parcel of commercial real estate in a world renowned location.

## LOCATION DESCRIPTION

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266

Manhattan Beach is an affluent city in southwestern Los Angeles County, California, United States, on the Pacific coast south of El Segundo, and north of Hermosa Beach. Manhattan Beach is one of the three Beach Cities that make up the South Bay. Mira Costa High School in Manhattan Beach is ranked in the top 1% of high schools nationally. In 2016, Forbes ranked Manhattan Beach at #74 on its list of America's most



expensive zip codes with a median home price of \$2,815,327, and a median household income of \$143,258 within a 1 mile radius of the property. "Downtown" Manhattan Beach is considered the heart of the city. The area runs along Manhattan Beach Boulevard and the streets perpendicular to the Manhattan Beach Pier and Valley Drive. There are many Zagat rated casual-fine dining restaurants, specialty boutiques and retailers that create a pedestrian friendly, mixed-use downtown center including a luxury boutique hotel, spa, restaurants, shops and ample public parking.

## INVESTMENT DETAILS

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### ANALYSIS

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### PROPERTY

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### PURCHASE INFORMATION

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### FINANCIAL INFORMATION

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### LOANS

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### INCOME & EXPENSES

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### Contact Information

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# EXECUTIVE SUMMARY

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# FINANCIAL SUMMARY

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266



## INVESTMENT SUMMARY

Price:	\$6,999,000
Year Built:	1972
Tenants:	1
RSF:	3,440
Price/RSF:	\$2,034.59
Lot Size:	3,440 sf
Floors:	2
APN:	4179-022-005
Proforma Cap Rate:	4.72%

## TENANT MONTHLY SCHEDULED INCOME

Tenant	Proforma
Mickie's Beach - NN (Owner Occupied/Will Vacate)	\$29,240
<b>TOTALS</b>	<b>\$29,240</b>

## ANNUALIZED INCOME

Description	Proforma
<b>Gross Potential Rent</b>	<b>\$350,880</b>
Less: Vacancy	(\$8,772)
Misc. Income	\$85,488
<b>Effective Gross Income</b>	<b>\$427,596</b>
Less: Expenses	(\$97,304)
<b>Net Operating Income</b>	<b>\$330,292</b>

## ANNUALIZED EXPENSES

Description	Proforma
Property Tax (New 1.119%)	\$78,319
Building Insurance	\$3,800
Offsite Management	\$6,000
Trash Removal	\$1,800
Repairs & Maintenance	\$4,885
Reserves (Roof & Structure)	\$2,500
<b>Total Expenses</b>	<b>\$97,304</b>
<b>Expenses Per RSF</b>	<b>\$28.29</b>

## RENT COMPARABLES



### 1113 Manhattan Beach Blvd, Manhattan Beach

Premises Leased: 1,500 SF  
Rental Rate: \$8.50 NNN  
Property Type: Retail  
Building Size: 8,616 SF  
Notes: NNN = \$0.75/SF



### 1510 Abbot Kinney Blvd, Venice

Premises Leased: 1,350 SF  
Rental Rate: \$7.50 NNN  
Property Type: Retail  
Building Size: 1,350 SF  
Notes: NNN = \$0.70/SF



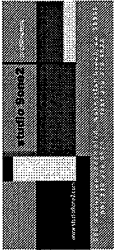
### 49 A Pier Ave, Hermosa Beach

Premises Leased: 1,200 SF  
Rental Rate: \$6.00 NNN  
Property Type: Retail  
Building Size: 9,769 SF  
Notes: NNN = \$1.14/SF



### 1323 Lincoln Blvd, Santa Monica

Premises Leased: 990 SF  
Rental Rate: 6.00 NNN  
Property Type: Retail  
Building Size: 6,905 SF  
Notes: NNN = \$0.60/SF



Revisions:

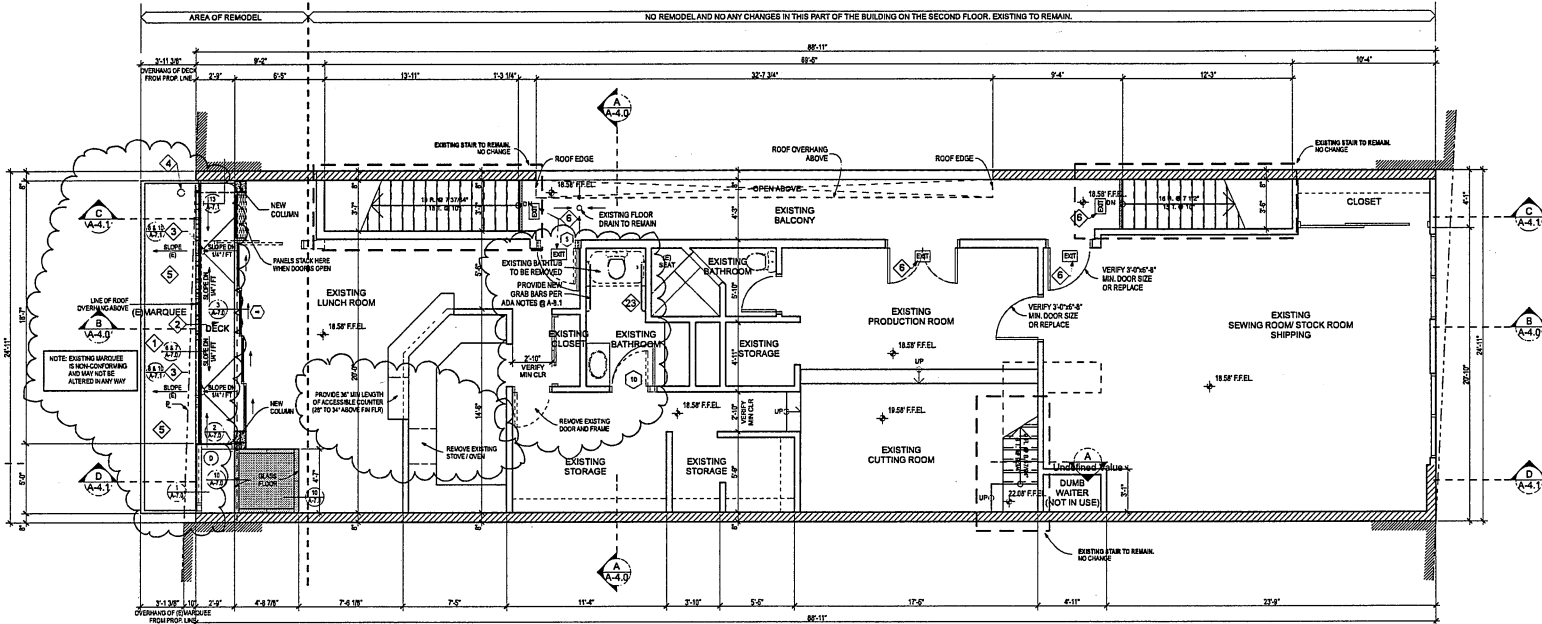
- ▲ Plan Check Revisions 09/30/13
- ▲
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**DIANE'S BEACH WARE**  
 125 MANHATTAN BEACH BLVD,  
 MANHATTAN BEACH, CA 90266

Second Floor Plan

Date: 09/30/2013  
 Name of file: FILE NAME

A-2.1



**PROPOSED SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- LEGEND:**
- EXISTING WALLS TO REMAIN
  - - - EXISTING WALLS TO BE REMOVED
  - ▨ EXISTING MAJOR WALLS TO REMAIN
  - ▨ EXISTING WALL, NON-RATED CONSTRUCTION  
 - 5/8" TYPE 'X' DRYWALL (INTERIOR)  
 - 2x4 @ 16" O.C. STUDS  
 - 1/2" FLYWOOD SHEATHING (DOORS) AND PLASTER (EXT)  
 (SEE DETAIL 11A-1.1)
  - ▨ EXISTING WALL, 1-HOUR RATED CONSTRUCTION  
 - 5/8" TYPE 'X' DRYWALL (INTERIOR)  
 - 2x4 @ 16" O.C. STUDS  
 - 5/8" TYPE 'X' DRYWALL (INTERIOR)  
 (SEE DETAIL 11A-1.2)
  - ▨ CHANGING ROOM PARTITION, NON RATED
  - - - PATH OF TRAVEL

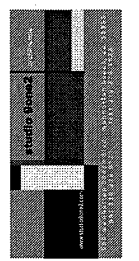
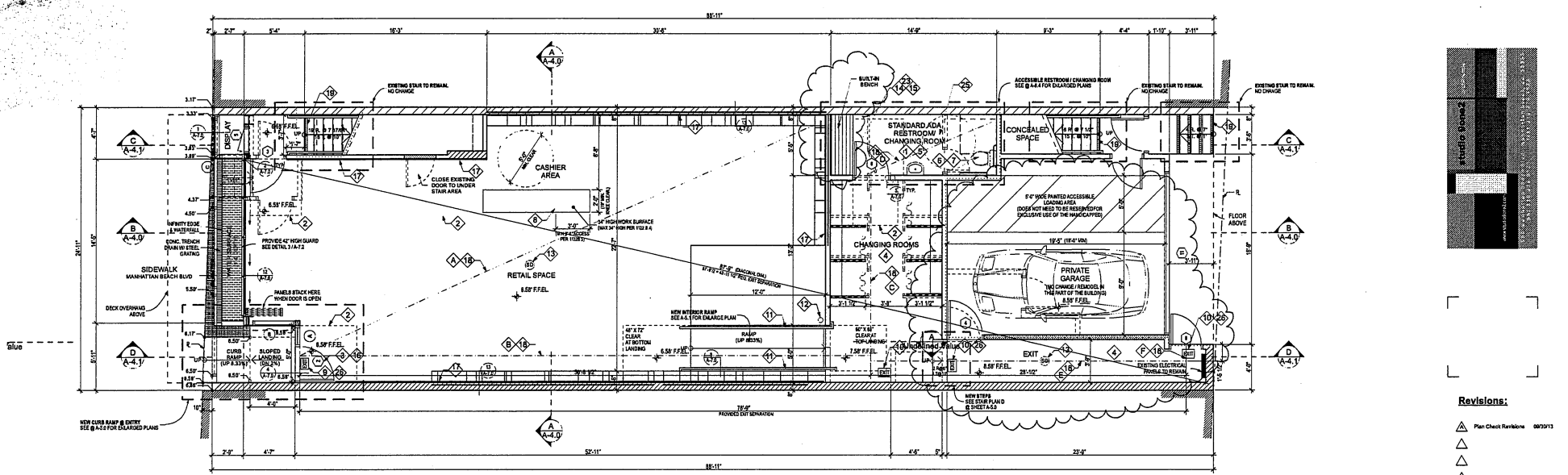
**ENERGY COMPLIANCE NOTES:**

- A. CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (CF-49) FORM AND INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEEP WITH PLANS AND BE MADE AVAILABLE TO THE INSPECTOR.
- B. CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA HOME ENERGY GUIDE, CF-10L, MP-10L, CP-49 AND IC-1 FORMS TO THE BUILDING OWNER.

- FLOOR PLAN NOTES FOR THE SECOND FLOOR:**
1. GUARDRAIL (42" HIGH MIN.) REMOVE ALL EXISTING GUARDRAIL & PROVIDE NEW GUARDRAIL. SEE DETAIL 8 17A-1.2. GUARDRAIL SHALL NOT BE LESS THAN 42" HIGH AND SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4" QUARTER SPHERE CANNOT PASS THROUGH ANY OPENING. PER C.C.C. SECTION 1031. GUARDRAIL ASSEMBLIES SHALL BE ABLE TO RESIST ANGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION IN ANY PORTION OF THE TOP AND HAVE ANTI-RUCKER DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THE LOADS TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING PER 907.1.6 & 907.1.1.
  2. DECK WATERPROOFING MANUF: DOW CORP. PRODUCT: DOW-ATLEX DECK WATERPROOFING MEMBRANE. C.C.P.: EBR 107. E.C.S.P.: WITH S.M. CLASS: INSTALL PER MANUF. SPECS. USE THE PRODUCT OR APPROVED EQUAL. PER C.C.C. 190.1.6.
  3. DECK DRAINING MANUF: JORDAN. MODEL: 370A, C.I. DECK DRAIN WITH STRAINER. PROVIDE DRAIN LINE TO DRAINAGE SYSTEM. INSTALL PER MANUF. SPECS. USE THE PRODUCT OR APPROVED EQUAL. SEE DETAIL 8 10 & 4 17A-3.
  4. OUTDOOR FIRE BRAK: SEE DETAIL 7 17A-1.
  5. EXISTING ROOFING EXISTING ROOFING MATERIAL TO REMAIN.
  6. CEILING MOUNTED EXIT SIGN SHALL BE MOUNTED OR SUSPENDED AT DOOR HEIGHT. PROVIDE NEW EXIT SIGN AT LOCATIONS. INDICATE ALL EXIT SIGNS SHALL COMPLY WITH C.A.C. SEE 902.4.4.
  7. FLOOR LEVEL EXIT SIGN INTERNALLY OR EXTERNALLY ILLUMINATED PHOTO LUMINOUS OR SELF-ILLUMINATING FLOOR LEVEL EXIT SIGNS SHALL BE PROVIDED WITH LUMINOUS COMPONENTS. THE BOTTOM OF THE SIGN SHALL BE NOT LESS THAN 4" OR MORE THAN 7" ABOVE THE FLOOR. INDICATE THE PATH OF EXIT TRAVEL FOR EXIT AND EXIT ACCESS DOORS. THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN OR MARKER WITHIN 4" OF THE DOOR FRAME. (C.C.C. 901.6)

Undim'd Value





**PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WALL LEGENDS:**

[Symbol]	EXISTING WALLS TO REMAIN
[Symbol]	EXISTING WALLS TO BE REMOVED
[Symbol]	EXISTING MASONRY WALLS TO REMAIN
[Symbol]	200 CM STEREO WALL, NON-FINISHED CONSTRUCTION
[Symbol]	150 CM STEREO WALL, INTERIOR
[Symbol]	200 CM STEREO WALL, EXTERIOR
[Symbol]	150 CM STEREO WALL, EXTERIOR (SEE DETAIL 11A-2)
[Symbol]	200 CM STEREO WALL, HOUR RATED CONSTRUCTION
[Symbol]	150 CM STEREO WALL, INTERIOR
[Symbol]	200 CM STEREO WALL, INTERIOR (SEE DETAIL 11A-7)
[Symbol]	CHANGING ROOM PARTITION, NON RATED
[Symbol]	PATH OF TRAVEL

ROOM NAME	FLOOR	CEILING	WALLS	CEILING
RETAIL SPACE	PAVED BROOM CONCRETE	CEILING TILE	CYPRESS BOARD (SEE NOTES)	CYPRESS BOARD (SEE NOTES)
STORAGE	PAVED BROOM CONCRETE	CEILING TILE	CYPRESS BOARD (SEE NOTES)	CYPRESS BOARD (SEE NOTES)
CHANGING ROOMS	CERAMIC TILE	CYPRESS BOARD (SEE NOTES)	CYPRESS BOARD (SEE NOTES)	CYPRESS BOARD (SEE NOTES)
RESTROOM	CERAMIC TILE	CYPRESS BOARD (SEE NOTES)	CYPRESS BOARD (SEE NOTES)	CYPRESS BOARD (SEE NOTES)
PRIVATE GARAGE	PAVED BROOM CONCRETE	CEILING TILE	CYPRESS BOARD (SEE NOTES)	CYPRESS BOARD (SEE NOTES)

- REMARKS:**
- EXISTENCE SHALL BE APPROVED OR EXTERNALLY ILLUMINATED.
  - EXISTENCE ILLUMINATED BY REMOTE SOURCE SHALL HAVE AN INTENSITY NOT LESS THAN THAT OF THE EXISTENCE.
  - INTERNAL ILLUMINATION SHALL BE LIMITED TO WALLS AND SHALL BE ILLUMINATED BY THE MANUFACTURING INJECTION.
  - EXISTENCE SHALL BE ILLUMINATED BY ALL TYPES.
  - EXISTENCE SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 10% OF THE PLANNED POWER LOAD.
  - EXISTENCE SHALL BE ILLUMINATED BY THE EXISTENCE OR THROUGH THE USE OF A SYSTEM OF SMALL LIGHTS OR LIGHT FIXTURES THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 10% OF THE PLANNED POWER LOAD.
  - DOOR HANDLES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM OF 36" ABOVE THE FINISHED FLOOR.
  - ALL EXISTENCE DOORS MUST BE ILLUMINATED WHEN BEING OPENED.
  - ALL EXISTENCE DOORS MUST BE ILLUMINATED BY THE EXISTENCE OR THROUGH THE USE OF A SYSTEM OF SMALL LIGHTS OR LIGHT FIXTURES THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 10% OF THE PLANNED POWER LOAD.
  - THE HEIGHT OF EXISTENCE INCLUDING THE DETAIL PROVIDE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OPEN BY THE HEIGHT OF EXISTENCE IS OCCUPIED.
  - THE HEIGHT OF EXISTENCE INCLUDING THE DETAIL PROVIDE SHALL NOT BE LESS THAN 1 FOOT ABOVE THE FINISHED FLOOR.
  - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE EXISTENCE OR THROUGH THE USE OF A SYSTEM OF SMALL LIGHTS OR LIGHT FIXTURES THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 10% OF THE PLANNED POWER LOAD.

**OCCUPANT LOAD ANALYSIS**

ROOM NAME	FLOOR	LOAD FACTOR
GROUND FLOOR RETAIL	1	36 GROSS
RETAIL STORAGE	1	36 GROSS
MANUFACTURING	1	36 GROSS
PRIVATE GARAGE	1	36 GROSS
OCCUPANTS		42 OCCUPANTS
RETAIL, INC., CHANG. ROOMS & RESTROOM (1,360 SF / 36)		
GROUND FLOOR RETAIL WITH 4+ HOUR EXIT TRAVEL DISTANCE MAY HAVE ONE EXIT PER 100 SQ. FT.		
PRIVATE GARAGE (271 SF / 220)		1 OCCUPANT
SECOND FLOOR MANUFACTURING (1,716 SF / 16)		10 OCCUPANTS
SECOND FLOOR - 10 OCCUPANTS MUST HAVE 2 EXITS PER FLOOR.		
RESERVED BY WORKING		
SECOND FLOOR MANUFACTURING		
FIRST FLOOR RETAIL		
NOTE: EXISTING CORRIDOR WITH NO CHANGES		
EXIT ACCESS TRAVEL DISTANCE:		
MAX 200' PER CODE TABLE 9.10.1 - 0.		

- FLOOR PLAN NOTES FOR THE COMMERCIAL SECTOR**
- GROUND FLOOR INTERIOR DOOR OUTLETS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1103.2. ALL EXISTENCE DOORS SHALL COMPLY WITH SECTION 104.1. TABLE 104.1 SHALL BE USED TO DETERMINE THE REQUIRED CLEARANCE UNDER THE DOOR.
  - REMOVED CLEARANCE AT DOORS: THESE SHALL BE A MINIMUM OF 36" ABOVE THE FINISHED FLOOR AND SHALL BE PROVIDED AT ALL EXITS AND AT THE EXITS OF THE DOOR. THE CLEARANCE SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE CLEARANCE SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE CLEARANCE SHALL BE PROVIDED AT THE EXITS OF THE DOOR.
  - ENTRY DOORS: IN EVERY CASE, PROVIDE A RECESSED ENTRY DOOR WITH A MINIMUM OF 36" ABOVE THE FINISHED FLOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR.
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- ADA REQUIREMENTS:**
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- PRE-DEPARTMENT NOTES:**
- INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILING SHALL BE TESTED AS SPECIFIED IN SEC. 902.
  - ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME RESISTANT TREATED AS APPROVED FINISHES (CURTAINS, DRAPES, PAPERES, HANGINGS, ETC.) SEE 902.
  - PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A:10 BC WITH A 10% AVERAGE RATING (A RATING MEANING THE RATING OF EACH FLOOR FLOOR ALSO DURING CONSTRUCTION). SEE 902.
  - PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTION.
  - MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 104.1. IN ADDITION TO OTHER CODE REQUIREMENTS.
  - AN APPROVED ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING.

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- ADA REQUIREMENTS:**
- ALL FLOOR OR BLIND IN RAMPING, TABLES AND COUNTERTOPS MUST COMPLY WITH SECTION 1103.2. ALL EXISTENCE DOORS SHALL COMPLY WITH SECTION 104.1. TABLE 104.1 SHALL BE USED TO DETERMINE THE REQUIRED CLEARANCE UNDER THE DOOR.
  - REMOVED CLEARANCE AT DOORS: THESE SHALL BE A MINIMUM OF 36" ABOVE THE FINISHED FLOOR AND SHALL BE PROVIDED AT ALL EXITS AND AT THE EXITS OF THE DOOR. THE CLEARANCE SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE CLEARANCE SHALL BE PROVIDED AT THE EXITS OF THE DOOR.
  - ENTRY DOORS: IN EVERY CASE, PROVIDE A RECESSED ENTRY DOOR WITH A MINIMUM OF 36" ABOVE THE FINISHED FLOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR.
  - ADJACENT TOILET ROOMS: PROVIDE A RECESSED ENTRY DOOR WITH A MINIMUM OF 36" ABOVE THE FINISHED FLOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR. THE DOOR SHALL BE PROVIDED AT THE EXITS OF THE DOOR.

- Revisions:**
- Plan Check Revisions 06/20/13
  - ▲
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**DIANE'S BEACH WARE**  
125 MANHATTAN BEACH BLVD  
MANHATTAN BEACH, CA 90266

**First Floor Plan**

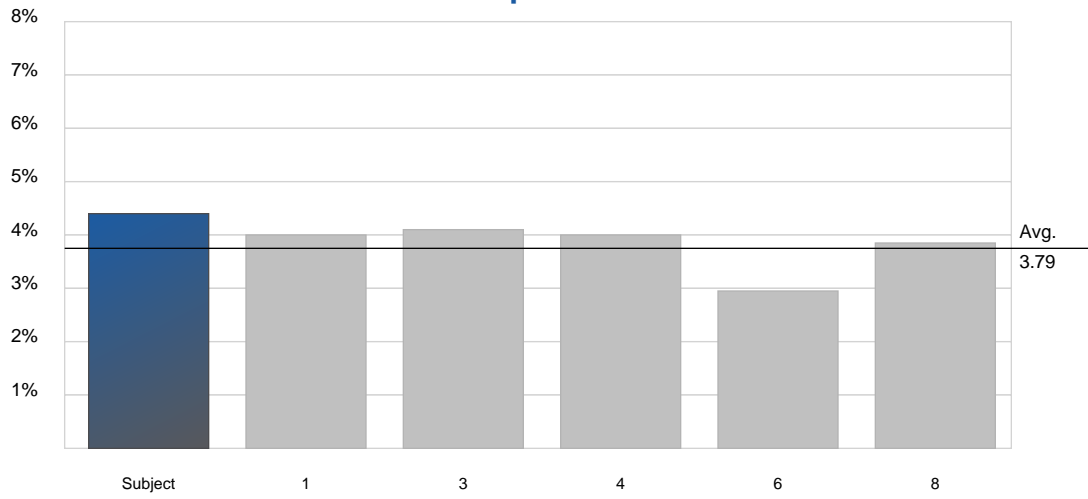
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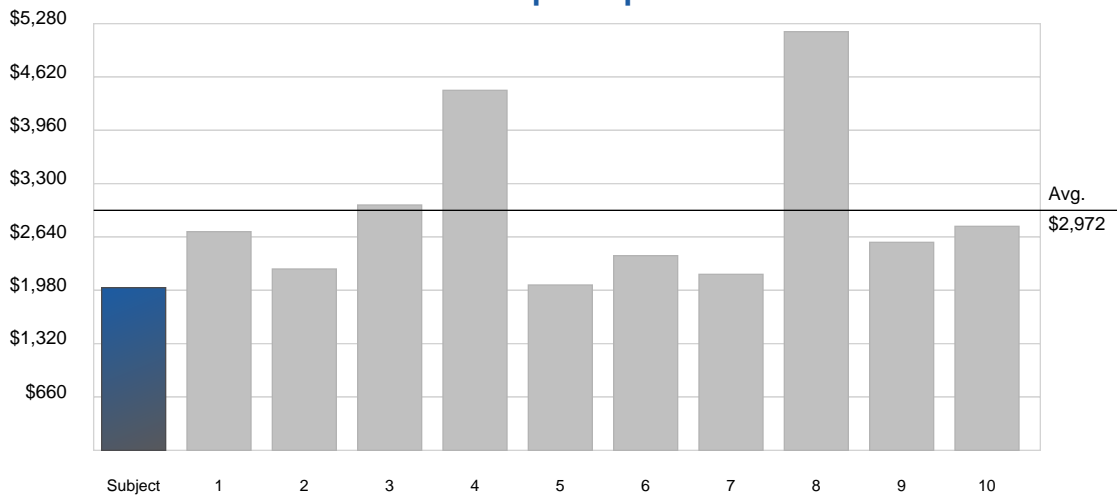
# SALE COMPARABLES

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266

## Cap Rate



## Price per Sq. Ft.



## SALE COMPARABLES

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266

5



### Manhattan Beach Retail/Mixed-Use

125 Manhattan Beach Blvd  
Manhattan Beach, CA 90266

Sale Price	\$6,999,000
Tenants	1
Price/Tenant	\$6,999,000
Price/SqFt	\$2,034.59
Cap Rate	4.1%
Year Built	1972

1



Sale Date 1/18/2018

### 2525 Artesia Blvd

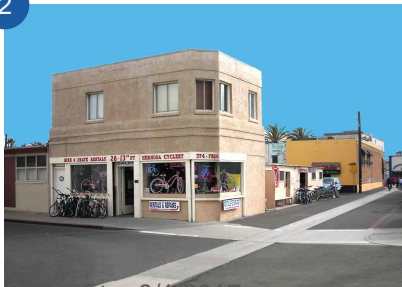
Redondo Beach, CA 90278

Sale Price	\$4,200,000
Tenants	1
Price/Tenant	\$4,200,000
Price/SqFt	\$2,709.68
Cap Rate	4.0%
Year Built	2018

#### NOTES

Land Area 13,068 SF

2



Sale Date 9/1/2017

### 20 13th St

Hermosa Beach, CA 90254

Sale Price	\$3,586,000
Tenants	1
Price/Tenant	\$3,586,000
Price/SqFt	\$2,276.83
Cap Rate	N/A
Year Built	1941

#### NOTES

Land Area 2,853 SF

## SALE COMPARABLES

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266

3



Sale Date 8/11/2017

### 401 Broadway Santa Monica, CA 90401

Sale Price	\$26,339,500
Tenants	1
Price/Tenant	\$26,339,500
Price/SqFt	\$3,039.76
Cap Rate	4.11%
Year Built	2017

#### NOTES

Land Area 7,492 SF

4



Sale Date 7/19/2017

### 1140-1142 Abbot Kinney Blvd Venice, CA 90291

Sale Price	\$9,150,000
Tenants	2
Price/Tenant	\$4,575,000
Price/SqFt	\$4,485.29
Cap Rate	4.0%
Year Built	1965

#### NOTES

Land Area 2,701 SF

5



Sale Date 6/22/2017

### 1106 The Strand Hermosa Beach, CA 90254

Sale Price	\$9,300,000
Tenants	1
Price/Tenant	\$9,300,000
Price/SqFt	\$2,048.91
Cap Rate	N/A
Year Built	1965

#### NOTES

Land Area 11,578 SF

## SALE COMPARABLES

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266

6



Sale Date 1/11/2017

### 81 Pier Ave Hermosa Beach, CA 90254

Sale Price	\$9,450,000
Tenants	1
Price/Tenant	\$9,450,000
Price/SqFt	\$2,417.50
Cap Rate	2.99%
Year Built	1971

#### NOTES

Land Area 5,388 SF

7



Sale Date 12/8/2016

### 1300 Highland Ave, Unit 204 Manhattan Beach, CA 90266

Sale Price	\$655,000
Tenants	1
Price/Tenant	\$655,000
Price/SqFt	\$2,183.33
Cap Rate	N/A
Year Built	2010

#### NOTES

Office Condo

8



Sale Date 9/20/2016

### 1227 3rd St Promenade Santa Monica, CA 90401

Sale Price	\$15,600,000
Tenants	1
Price/Tenant	\$15,600,000
Price/SqFt	\$5,200.00
Cap Rate	3.85%
Year Built	1938

#### NOTES

Land Area 3,920 SF

## SALE COMPARABLES

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266

9



Sale Date 4/11/2016

### 533 Rose Ct Venice, CA 90291

Sale Price	\$3,900,000
Tenants	1
Price/Tenant	\$3,900,000
Price/SqFt	\$2,582.78
Cap Rate	N/A
Year Built	2012

#### NOTES

Land Area 2,980 SF

A



Sale Date 2/2/2016

### 397 N Coast Hwy Laguna Beach, CA 92651

Sale Price	\$3,000,000
Tenants	1
Price/Tenant	\$3,000,000
Price/SqFt	\$2,780.35
Cap Rate	N/A
Year Built	1931

#### NOTES

Land Area 5,227 SF

## SALE COMPARABLES

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266



**S** 125 Manhattan Beach Blvd  
Manhattan Beach, CA, 90266  
\$6,999,000

**1** 2525 Artesia Blvd  
Redondo Beach, CA, 90278  
\$4,200,000

**2** 20 13th St  
Hermosa Beach, CA, 90254  
\$3,586,000

**3** 401 Broadway  
Santa Monica, CA, 90401  
\$26,339,500

**4** 1140-1142 Abbot Kinney Blvd  
Venice, CA, 90291  
\$9,150,000

**5** 1106 The Strand  
Hermosa Beach, CA, 90254  
\$9,300,000

**6** 81 Pier Ave  
Hermosa Beach, CA, 90254  
\$9,450,000

**7** 1300 Highland Ave, Unit 204  
Manhattan Beach, CA, 90266  
\$655,000

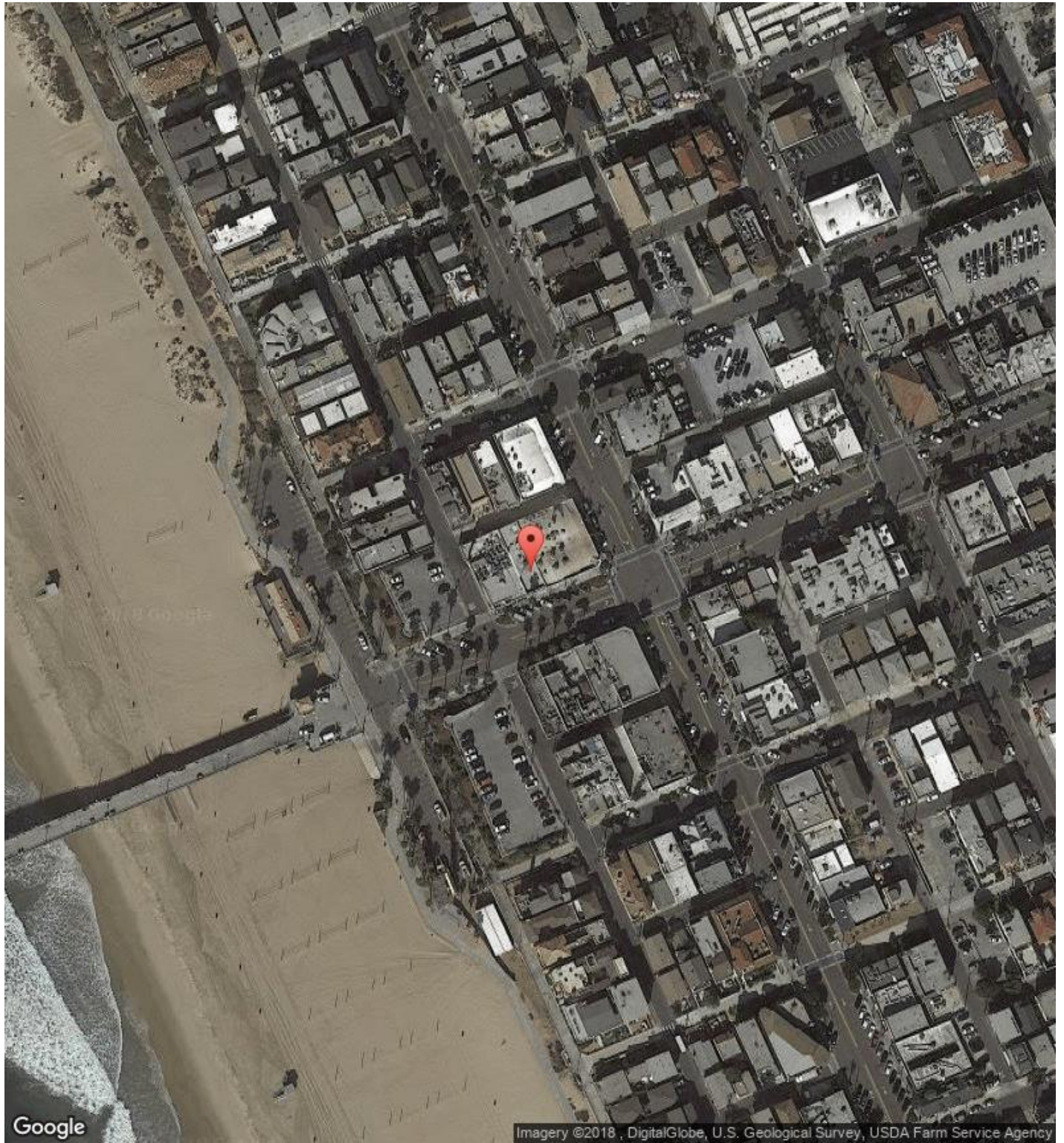
**8** 1227 3rd St Promenade  
Santa Monica, CA, 90401  
\$15,600,000

**9** 533 Rose Ct  
Venice, CA, 90291  
\$3,900,000

**A** 397 N Coast Hwy  
Laguna Beach, CA, 92651  
\$3,000,000

## AERIAL MAP

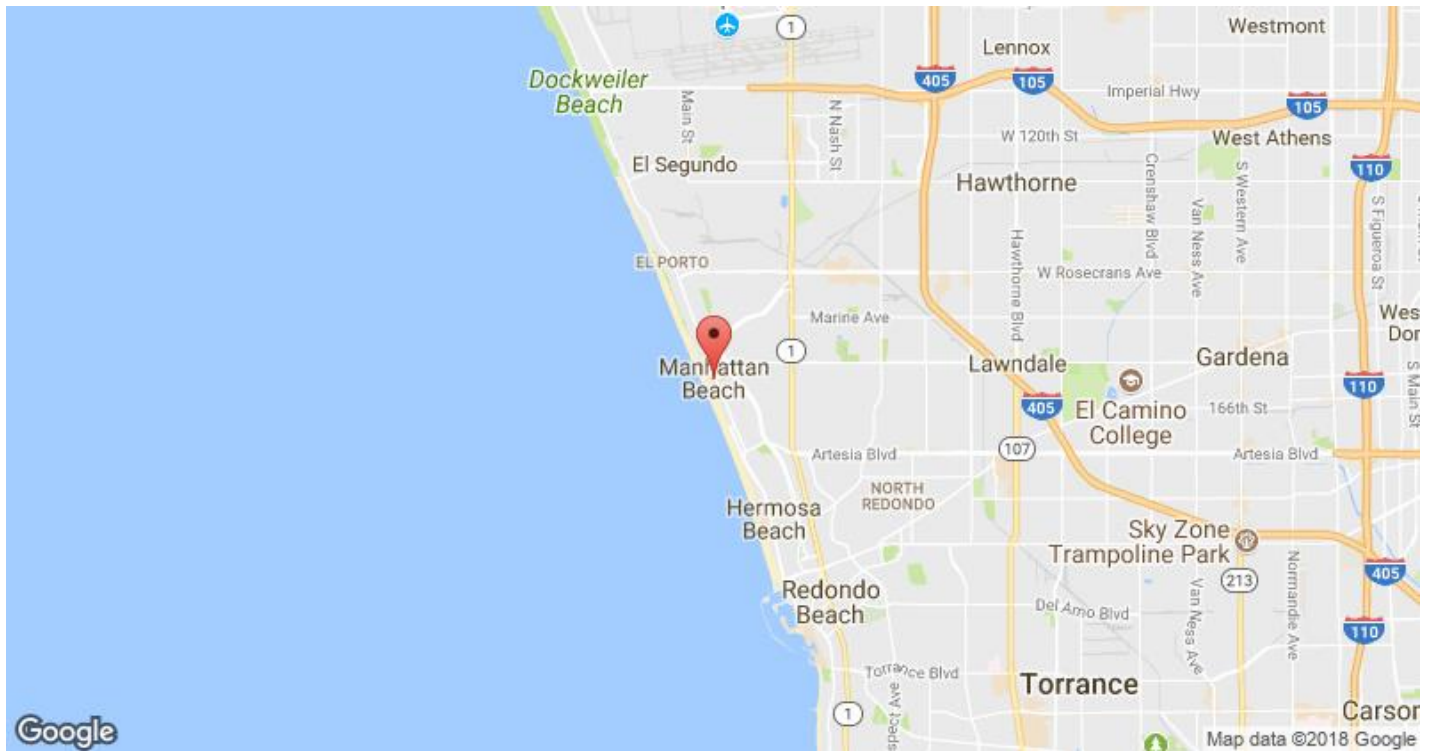
125 Manhattan Beach Blvd | Manhattan Beach, CA 90266





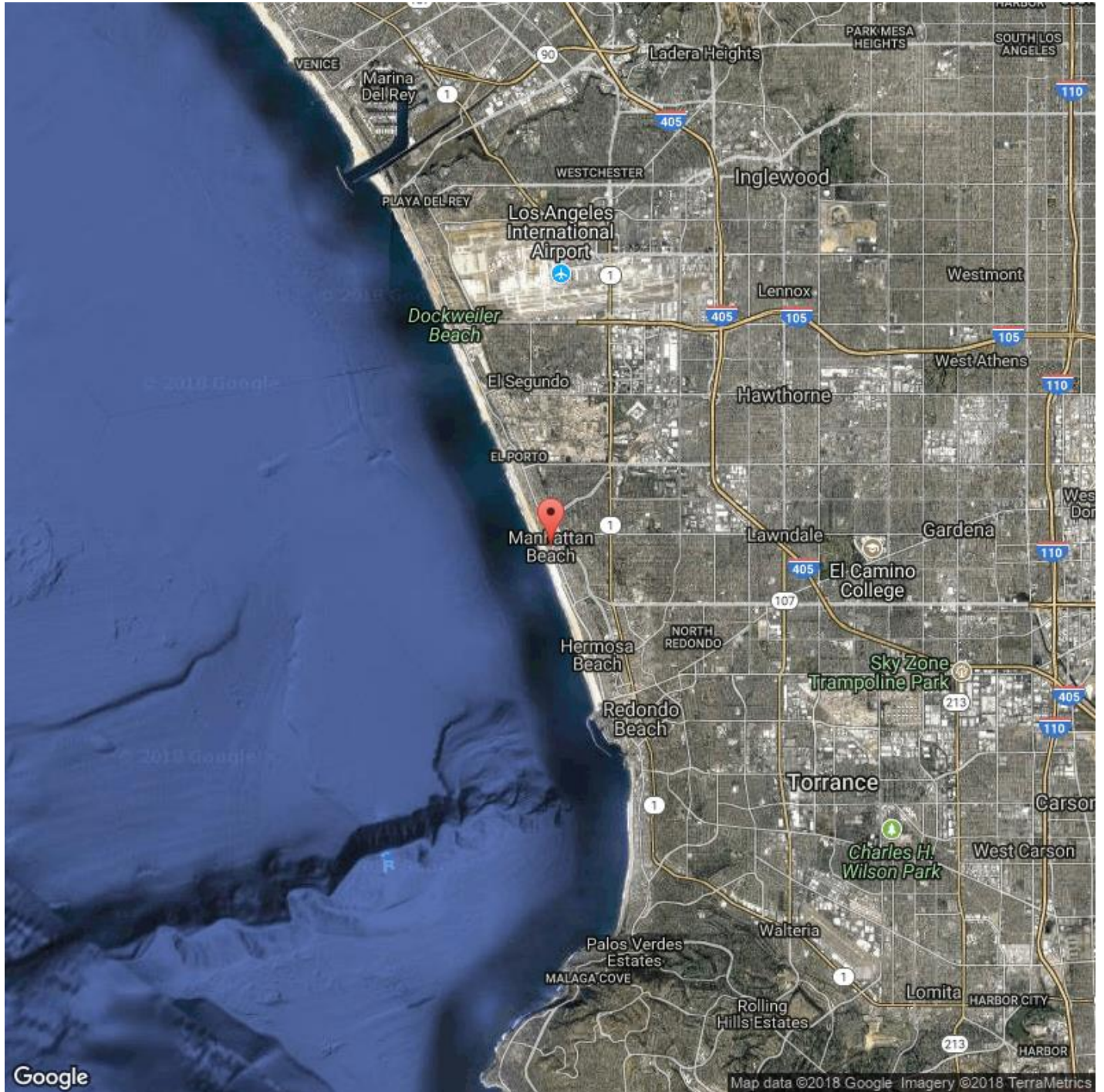
## LOCATION MAP

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266



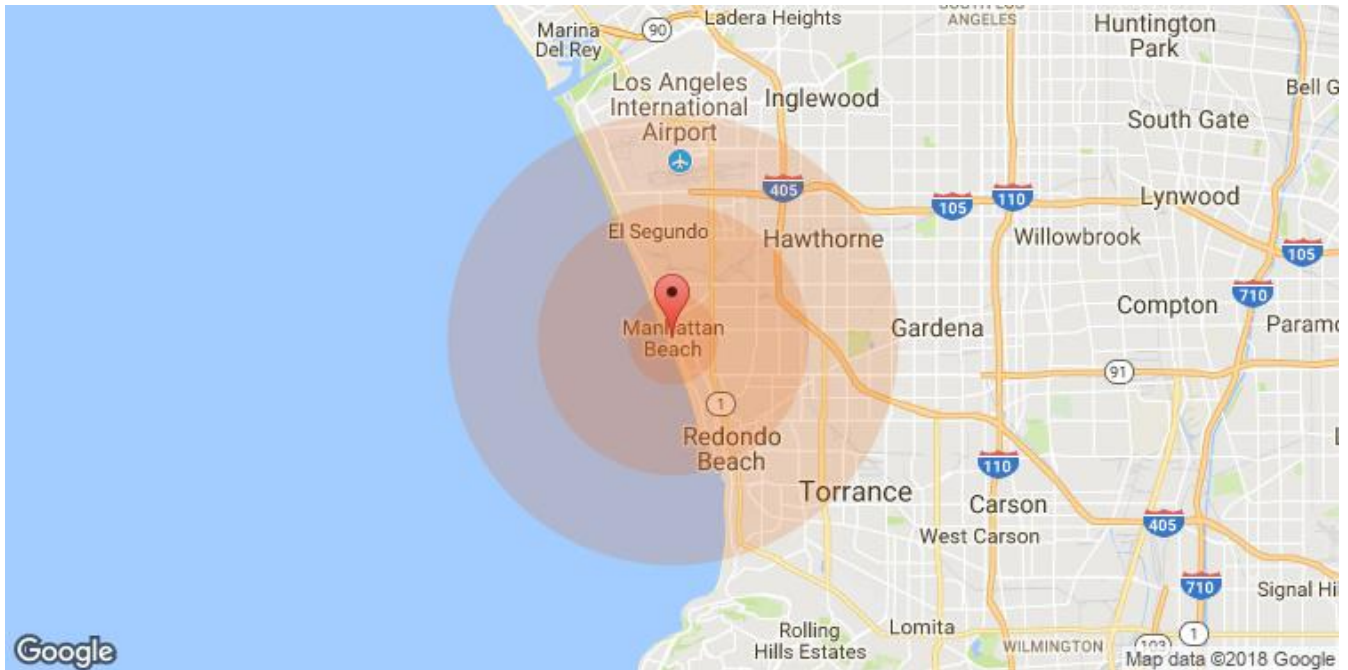
## REGIONAL MAP

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266



# DEMOGRAPHICS

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266



## Population

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Male	9,407 (50.82 %)	56,836 (50.52 %)	172,194 (49.84 %)
Female	9,104 (49.18 %)	55,668 (49.48 %)	173,275 (50.16 %)
Total Population	18,511	112,504	345,469

## Age Breakdown

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Ages 0-4	773 (4.18 %)	4,951 (4.40 %)	18,479 (5.35 %)
Ages 5-9	1,177 (6.36 %)	6,850 (6.09 %)	23,457 (6.79 %)
Ages 10-14	1,239 (6.69 %)	6,837 (6.08 %)	22,384 (6.79 %)
Ages 15-19	1,189 (6.42 %)	6,624 (5.89 %)	21,869 (6.33 %)
Ages 20-24	974 (5.26 %)	5,999 (5.33 %)	21,691 (6.28 %)
Ages 25-29	774 (4.18 %)	5,429 (4.83 %)	21,200 (6.14 %)
Ages 30-34	845 (4.56 %)	5,852 (5.20 %)	21,805 (6.31 %)
Ages 35-39	1,179 (6.37 %)	7,444 (6.62 %)	24,320 (7.04 %)
Ages 40-44	1,520 (8.21 %)	9,338 (8.30 %)	27,315 (7.91 %)
Ages 45-49	1,712 (9.25 %)	10,459 (9.30 %)	28,977 (8.39 %)
Ages 50-54	1,637 (8.84 %)	10,292 (9.15 %)	27,637 (8.00 %)
Ages 55-59	1,491 (8.05 %)	9,173 (8.15 %)	24,364 (7.05 %)
Ages 60-64	1,276 (6.89 %)	7,534 (6.70 %)	19,778 (5.72 %)
Ages 65-69	1,011 (5.46 %)	5,712 (5.08 %)	14,921 (4.32 %)
Ages 70-74	702 (3.79 %)	3,918 (3.48 %)	10,355 (3.00 %)
Ages 75-79	437 (2.36 %)	2,562 (2.28 %)	6,850 (1.98 %)
Ages 80-84	236 (1.27 %)	1,477 (1.31 %)	4,108 (1.19 %)
Ages 85+	339 (1.83 %)	2,053 (1.82 %)	5,959 (1.72 %)

## DEMOGRAPHICS

125 Manhattan Beach Blvd | Manhattan Beach, CA 90266

<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Median Income	\$141,245	\$110,528	\$79,141
Less than \$10,000	159	1,072	6,167
\$10,000 - \$14,999	112	1,127	4,705
\$15,000 - \$19,999	71	1,056	4,872
\$20,000 - \$24,999	201	1,412	5,720
\$25,000 - \$29,999	82	1,004	4,740
\$30,000 - \$34,999	141	1,117	4,946
\$35,000 - \$39,999	158	1,291	5,034
\$40,000 - \$44,999	74	1,314	5,157
\$45,000 - \$49,999	164	898	4,542
\$50,000 - \$59,999	381	2,170	9,476
\$60,000 - \$74,999	454	3,968	12,838
\$75,000 - \$99,999	853	6,038	16,978
\$100,000 - \$124,999	824	5,644	12,358
\$125,000 - \$149,999	621	3,813	8,330
\$150,000 - \$199,999	1,038	5,721	10,192
Greater than \$200,000	2,319	9,242	12,947

<b>Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Housing Units	8,998	51,387	138,807
Occupied Units	8,355	48,874	131,843
Owner Occupied Units	5,241	27,105	58,125
Renter Occupied Units	3,114	21,769	73,718
Vacant Units	643	2,513	6,964

<b>Race Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population Non Hispanic White	17,812	94,112	200,752
Population Black	6	1,168	27,294
Population Am In/Ak Nat	N/A	26	260