
1212-1220 HIGHLAND AVE, MANHATTAN BEACH, CA



PROPERTY SUMMARY

BUILDING SIZE:

4,093 SF

LOT SIZE:

0.15 AC

PARKING SPACES:

20 spaces

LOCATION:

1212-1220 HIGHLAND AVE, MANHATTAN BEACH, CA 90266

PROPERTY HIGHLIGHTS

- Multi-tenant property with coveted private parking lot
- Located mere blocks from the beach and pier
- Close proximity to daily crowd generators such as City Hall and Police Department
- Irreplaceable real estate in the heart of a high-traffic area
- 5-mile radius household expenditures (approx):

Food & Alcohol: \$2.5B

Apparel: \$482M

Home: \$6.7B

Transportation: \$2B

Travel & Entertainment: \$1.2B

Healthcare: \$1.4B



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	21,380	119,962	354,393
AVG HHI:	\$271,702	\$170,900	\$115,980

Roundhouse Aquarium

SUBJECT PROPERTY

CHASE



HIGHLAND AVE. 27,423 AADT

Manhattan Beach
Manhattan Beach City Hall
Library

Peets
COFFEE

usbank

N. MORNINGSIDE DR.

13TH ST.

Manhattan Beach
Police Department

VONS



shade

lemonade

N. VALLEY DR.

15TH ST.

MANHATTAN BEACH BLVD. 25,094 VPD



96 SPACES

23 SPACES

SITE

10 SPACES

44 SPACES

13TH ST - 14 SPACES

HIGHLAND AVE - 22 SPACES

12TH ST - 9 SPACES

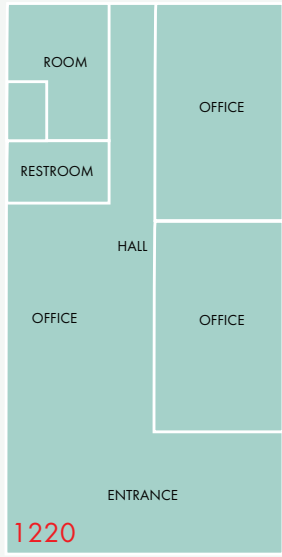
COMBINED:
66 SPACES

140 SPACES

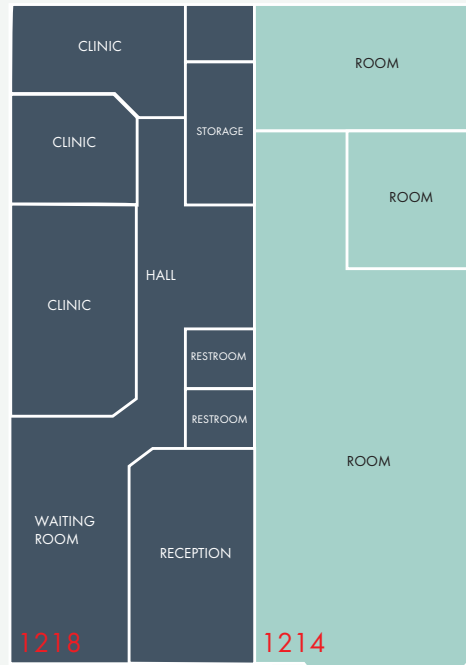
MORNING SIDR - 7 SPACES

450 SPACES

MANHATTAN BEACH BLVD - 60 SPACES



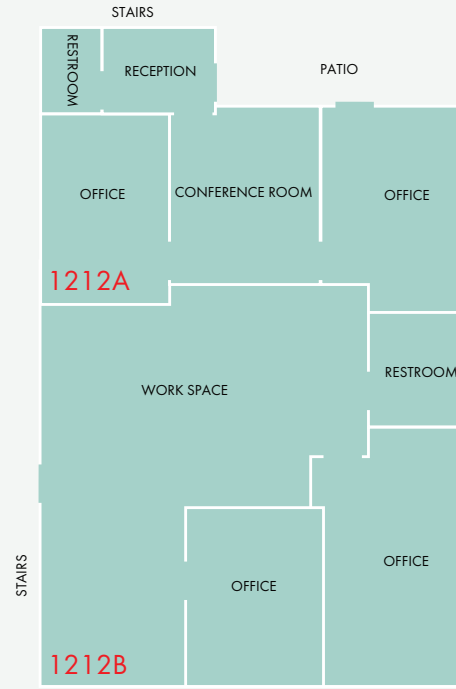
1220



1218

1214

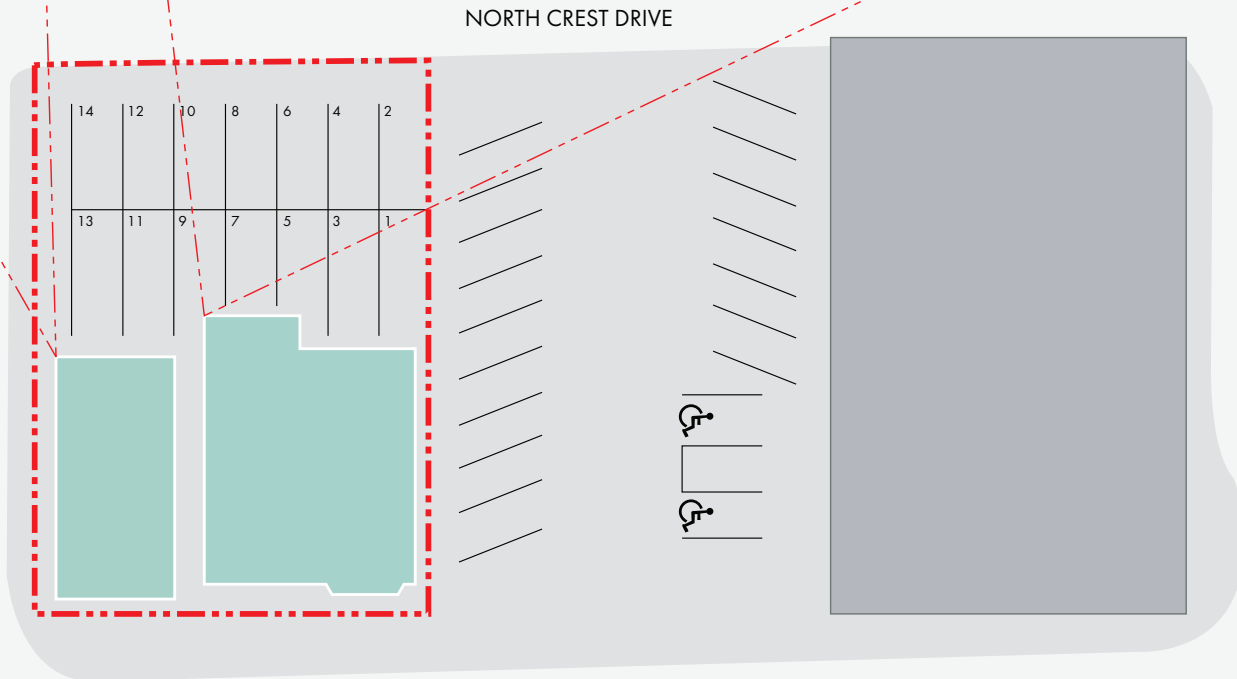
GROUND FLOOR



1212A

1212B

FLOOR 2



TENANT SUMMARY

Unit	Tenant	Square Feet
1212A	IPAUSA	562
1212B	Vantage Investors	1,021
1214	Palm Realty Boutique	944
1218	Beach Cities Wealth (Available)	912
1220	Archery Architect	864

HIGHLAND AVENUE

EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

Director of Leasing
rongkeko@valuerockrealty.com
949-236-4670
License No. 02018461



VALUEROCK

18301 Von Karman Ave., Suite 850
Irvine, CA 92612
(949) 221-1180 • valuerock.com

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.



(PRIOR TO RECENT PAINTING)