

FOR LEASE | ±16,603 SF RETAIL

# MANHATTAN GATEWAY CENTER

Rosecrans Ave & Redondo Ave | Manhattan Beach, CA



For leasing, please contact:

**RICHARD RIZIKA** | LIC. 01044064  
T 310 430 7790 x101 E Richard.Rizika@BetaAgency.com

[BetaAgency.com](http://BetaAgency.com)  
137 Eucalyptus Blvd  
El Segundo, CA 90245

©2023 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

# PROJECT HIGHLIGHTS

- Rare Junior Box in affluent South Bay
- Located at busy signalized intersection of Rosecrans Ave and Aviation Blvd (Approx. 138,500 Cars Per Day)
- Dominant retail corridor in Manhattan Beach
- Excellent street visibility with two signages on a major thoroughfare
- Close proximity to 405 Freeway
- Surrounded by successful national and regional tenants and amenities including REI, Old Navy, Barnes & Noble, Trader Joe's, The Vitamin Shoppe, Il Fornaio, Cafe Rio, Office Depot and BevMo!

## NEIGHBORING RETAILERS:



## DEMOGRAPHICS:

	1 Mile	2 Miles	3 Miles
Total Population	10,716	91,907	237,417
Avg. Household Income	\$194,896	\$208,184	\$171,621
College Degree	68%	53%	45%

©2023 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.



# AREA OVERVIEW

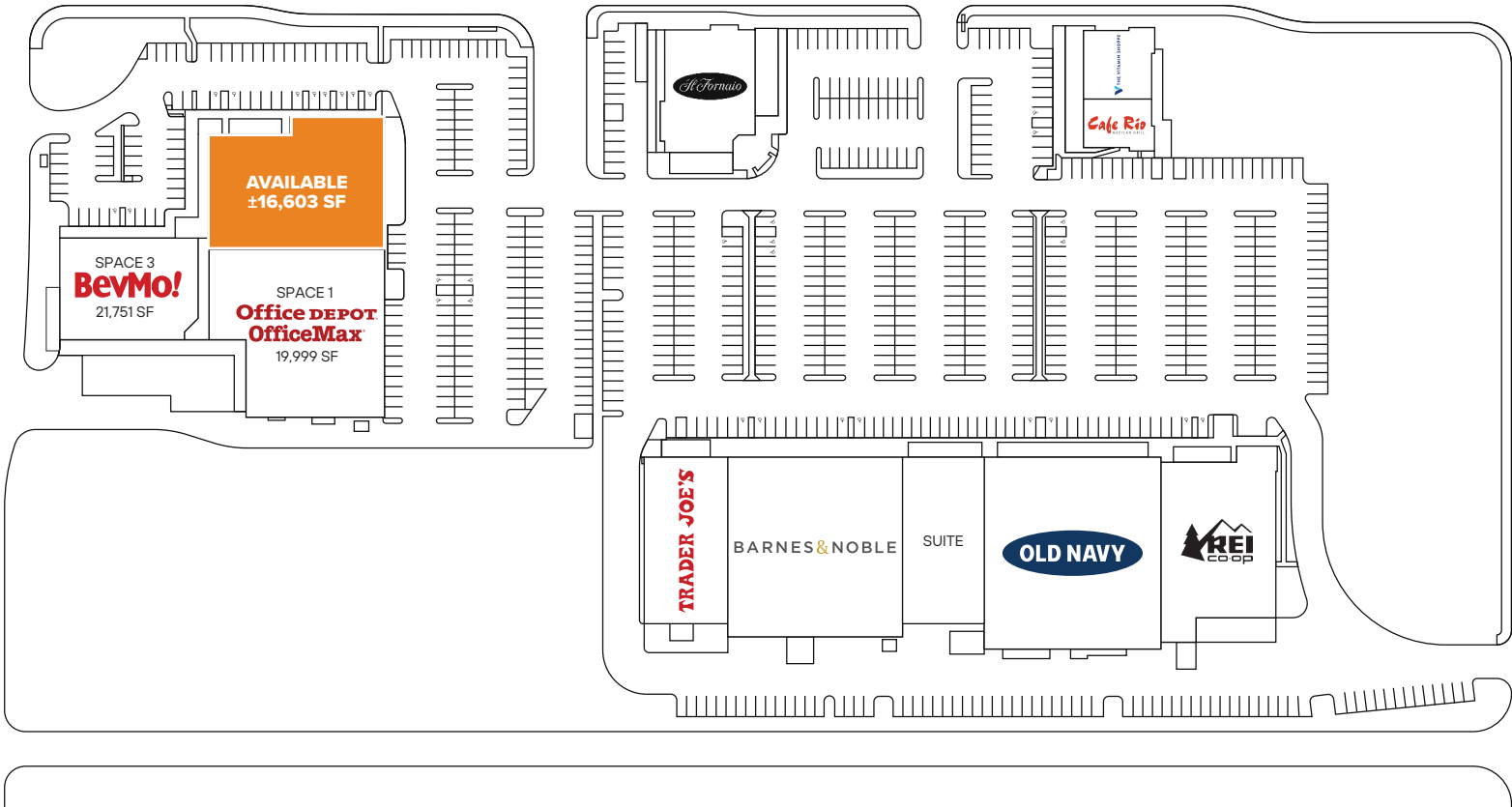


# SITE PLAN

ROSECRANS AVE | ±75,584 CPD



REDONDO AVE



AVIATION BLVD | ±63,002 CPD

# FLOOR PLAN

