FOR LEASE 1 ±3,000 SF PRIME MANHATTAN BEACH ENDCAP

2001 N SEPULVEDA BLVD | MANHATTAN BEACH, CA



For leasing, please contact:

ALEX KOGAN | LIC. 02103391 C 562 714 3264 E Alex.Kogan@BetaAgency.com **ROB URY** I LIC. 01767689 C 714 305 0547 E Rob.Ury@BetaAgency.com BetaAgency.com 137 Eucalyptus Dr El Segundo, CA 90245

beta.

C2024 Beta Agency, Inc. The information contained in this document (or provided verbah) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projection of the property include and the advection of the property include and the advect

PROPERTY HIGHLIGHTS

- Rare highly-visible 3,000 SF endcap in affluent Manhattan Beach
- Located at busy intersection of Sepulveda Blvd and 19th St (Approx. 59,911 CPD)
- Co-tenants include F45 Training, Banc of California and Color Me Green (Nail Salon)
- Dual sided Sepulveda Blvd pylon signage available
- Open air, surface parking with +/-37 stalls

DEMOGRAPHICS

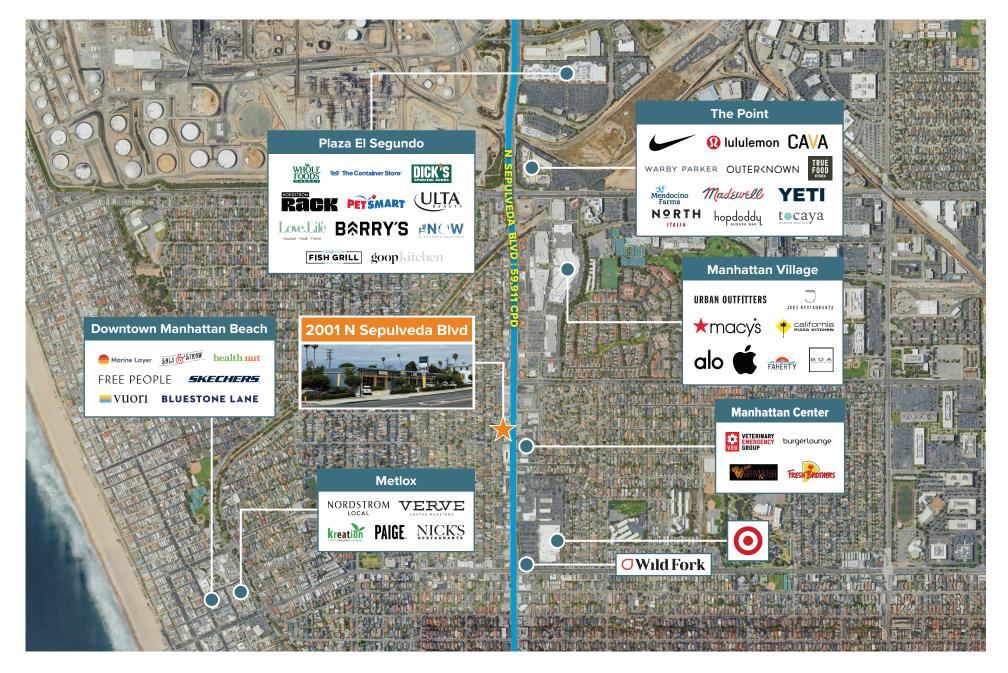


©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy. Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. Its your responsibility to independentity confirm its accuracy, any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold 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.



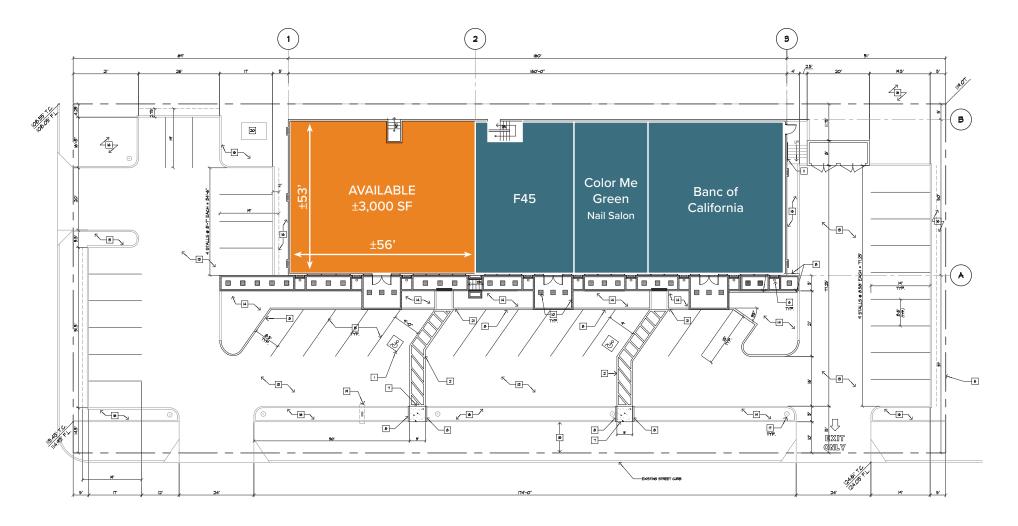
AREA OVERVIEW

beta.



©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has 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 or estimates used are for example only and to not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investgation of the property to determine to your satisfaction the suitability of the property meet your needs.





SEPULVEDA BLVD | ±59,111 CPD

©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your reports possibility to independently confirm its accuracy. Any projections, ophinons, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold 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.



FOR LEASE 1 ±3,000 SF PRIME MANHATTAN BEACH ENDCAP

2001 N SEPULVEDA BLVD | MANHATTAN BEACH, CA

For leasing, please contact:

ALEX KOGAN I LIC. 02103391 C 562 714 3264 E Alex.Kogan@BetaAgency.com **ROB URY** I LIC. 01767689 **C** 714 305 0547 **E** Rob.Ury@BetaAgency.com



©2024 Beta Agency. Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy. Beta Agency Inc. thes 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 or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold 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.

BetaAgency.com 137 Eucalyptus Dr, El Segundo, CA 90245