

Sublease Available

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Space - F

First Citizens Bank



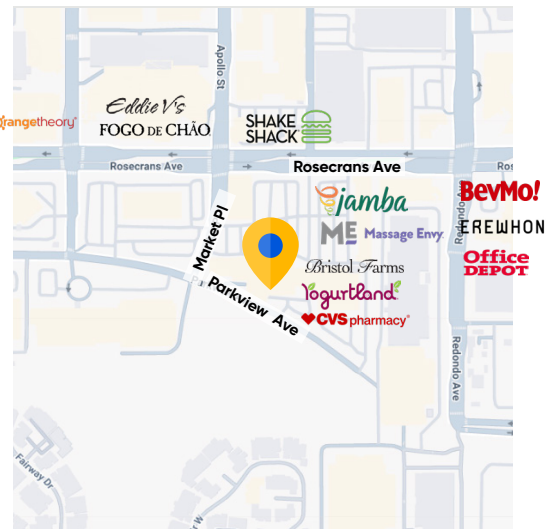
## Manhattan Marketplace 1570-F Rosecrans Ave Manhattan Beach, CA

### Overview

Premises:	1570 Rosecrans Ave, Manhattan Beach, CA 90220
Building SF:	110,000 SF
Available SF:	Space F - 3,200 SF
Term:	Through June 30, 2030
Availability:	Immediate
Asking Rate:	\$78.00/SF, NNN

### Property Features

- Premium bank branch opportunity located in a 110,000 square foot shopping center with a broad tenant mix
- Outstanding visibility and major intersection frontage
- Neighboring Tenants include a Bristol Farms and CVS Pharmacy
- High Traffic Counts along Rosecrans Ave- 66,754 CPD
- Located in the affluent city of Manhattan Beach- 223,153 people with an Average HH income of \$185,574 within 3 miles
- High Daytime Employment- 21,537 employees within 1 mile. Site is located directly across the street from Continental Business Park
- Nearby Retailers include Erewhon, Trader Joe's, BevMo, Costco, Shake Shack, Philz Coffee, and Randy's Donuts



### For more information:



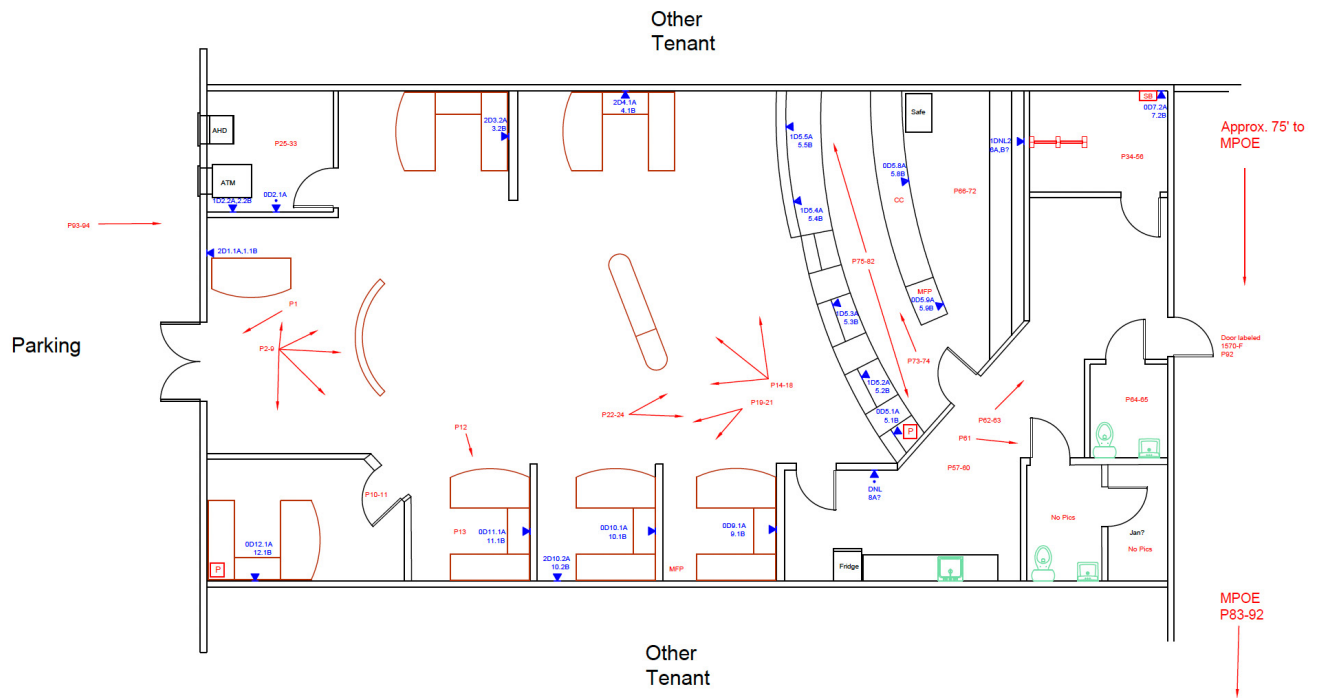
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3,200 SF



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