

FOR LEASE | NEW CONSTRUCTION COMING 4Q26

Manhattan Beach Class A Medical Office Space

222 N. SEPULVEDA BOULEVARD
MANHATTAN BEACH, CA 90266



NEWMARK

GEOFF LUDWIG

Exec. Managing Director
t 310-491-2077
geoff.ludwig@nrmk.com
CA RE Lic. #01232244

ERIC LASTITION

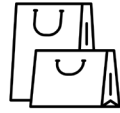
Exec. Managing Director
t 310-491-2047
eric.lastition@nrmk.com
CA RE Lic. #01119647

222 N. SEPULVEDA BOULEVARD, MANHATTAN BEACH



High-Visibility Branding:

Sepulveda Blvd carries strong daily traffic, supporting brand exposure with an outstanding signage opportunity



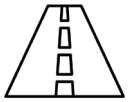
Popular Retail Destinations:

Minutes to Downtown, Manhattan Village, The Point, and Plaza El Segundo - offering dining, retail, and shopping experiences



Beach Cities Lifestyle:

Proximity to the ocean, picturesque beaches, surfing, biking, volleyball, professional sports, and access to a fitness-oriented community



Prime South Bay Corridor:

Located on Sepulveda Blvd (CA-1), the region's primary north-south artery connecting the Beach Cities



Where Affluence Meets Access:

Manhattan Beach ranks among the highest-income and most-educated communities - favorable for specialty and concierge care



Class A Medical Office Space:

Located near top regional hospitals including Torrance Memorial, Providence Little Company of Mary, and Kaiser South Bay



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Lease Availability

FIRST FLOOR PLAN

SUITE A

±1,583 RSF- \$7.00 per RSF, NNN

SUITE B

±1,571 RSF- \$7.00 per RSF, NNN
Includes private balcony

TYPE

Class A Medical Office

STORIES

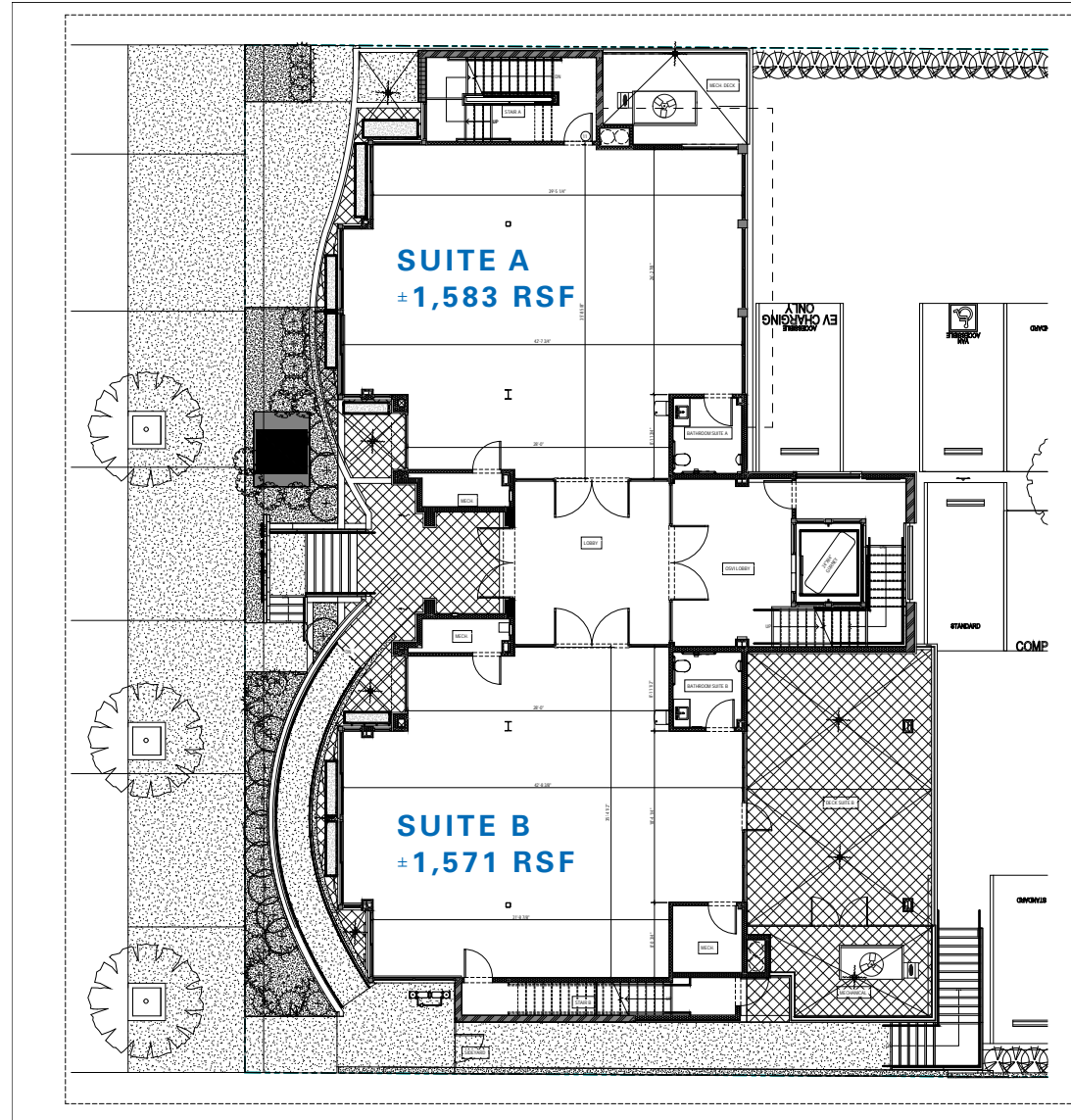
Two

DELIVERY

4Q 2026

PARKING RATIO

5.0 / 1,000



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

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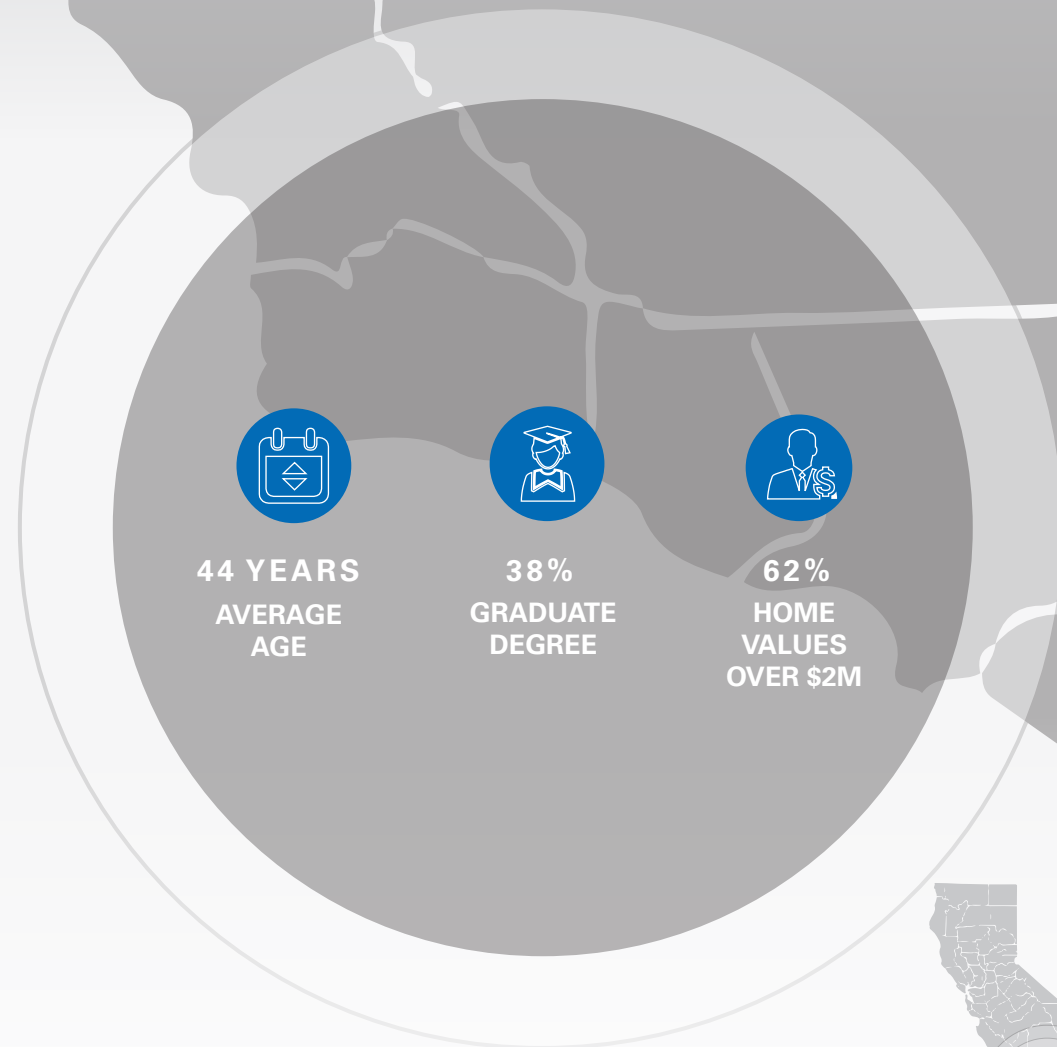
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Demographics

MANHATTAN BEACH

POPULATION	34,138
DAYTIME POPULATION	41,200
HOUSEHOLDS	13,583
AVG HOUSEHOLD SIZE	3
OWNER OCCUPIED HOUSING	37%
AVG HOUSEHOLD INCOME	\$275,000/YR
HOUSEHOLD INCOME > \$200,000/YR	52%
AVG HOME VALUE	\$2M
HOME VALUES > \$2,000,000	62%
MARRIED COUPLE HOUSEHOLDS	57%
BACHELOR'S DEGREE	43%
GRADUATE DEGREE	38%
UNEMPLOYMENT RATE	3.8%

Source: Esri, US Census Bureau

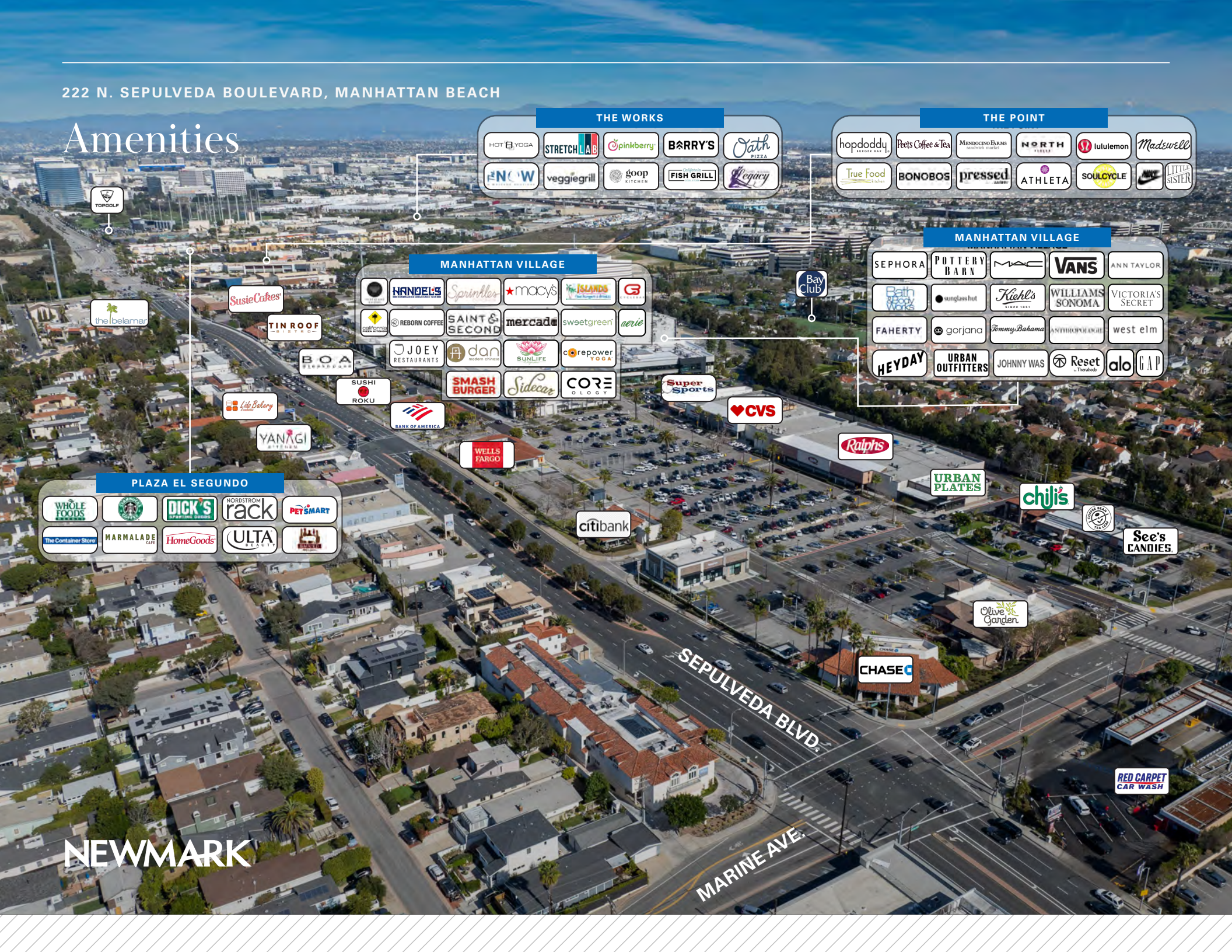


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Amenities



THE WORKS

- HOT 8 YOGA
- STRETCH LAB
- pinkberry
- BARRY'S
- Jath PIZZA
- ENOW
- veggiegrill
- goop KITCHEN
- FISH GRILL
- Legacy

THE POINT

- hopdoddy
- Pets Coffee & Tea
- MENDOZINO FARMS
- NORTH
- lululemon
- Madewell
- True Food
- BONOBOS
- pressed
- ATHLETA
- SOULCYCLE
- NIKE
- LITTLE SISTER

MANHATTAN VILLAGE

- Susie Cakes
- the belamari
- TIN ROOF
- BOA
- Libe Bakery
- YANAGI
- WELLS FARGO
- citibank
- CHASE
- WELLNESS
- REBORN COFFEE
- SAINT & SECOND
- mercado
- sweetgreen
- aerie
- JOEY RESTAURANTS
- dan
- SUNLIFE
- corepower YOGA
- SUSHI ROKU
- SMASH BURGER
- Sidcar
- CORE
- Super Sports
- CVS
- Ralphs
- URBAN PLATES
- chiji's
- See's CANDIES
- Olive Garden
- RED CARPET CAR WASH

MANHATTAN VILLAGE

- SEPHORA
- POTTERY BARN
- MAC
- VANS
- ANN TAYLOR
- Bath & Body Works
- sunglass hut
- Kiehl's
- WILLIAMS SONOMA
- VICTORIA'S SECRET
- FAHERTY
- gorjana
- Tommy Bahama
- ANTHROPOMORPHIC
- west elm
- HEYDAY
- URBAN OUTFITTERS
- JOHNNY WAS
- Reset
- alo
- GAP

PLAZA EL SEGUNDO

- WHOLE FOODS
- Starbucks
- DICK'S
- NORDSTROM rack
- PET SMART
- The Container Store
- MARMALADE
- HomeGoods
- ULTA
- REBEL

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SEPULVEDA BLVD.

MARINE AVE.

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Downtown Amenities



PST	Hammitt LOS ANGELES	California	PASHA
SALT & STRAW	nāti	IRINDY EYES	THE BEACH HOUSE

ESPERANZA	The Keita	LAKE
POLICE	BLUESTONE LANE	CULTURE

health nut	gum tree	bvd	Peets Coffee & Tea.
FREE PEOPLE	MARINE LAYER	GELATO ANGELS	Cami

The Beddie	VERVE	PAIGE	kreation
NORDSTROM LOCAL	GREAT WHITE	lemonade.	THE PAINTED POTTER
PETROS	NICKS	shade	WATERLEAF

NANDO	SLAY	CITY HALL
DASH DASH	facelicious	LIBRARY
EVERYTHING BUT water	CHASE	POLICE
MANGIAMO	STARBUCKS	FIRE DEPT
ROCK'N FISH	brewco	Splendid
BECKERS	SPYDER	vuori
Hook & Prewy	WRIGHTS	pressed
Bo Bridge	NOAH'S	usbank
uncorked	VONS	



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Leasing Contacts

Geoff Ludwig

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 geoff.ludwig@nmrk.com
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Eric Lastition

Exec. Managing Director
 t 310-491-2047
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 CA RE Lic. #01119647

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