

THE HIGHLAND

1212-1220 Highland Ave, Manhattan Beach, CA



NEWMARK | PACIFIC

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Manhattan Beach Pier

SITE



SITE PHASE 2

Highland Ave.

140 CAR PARKING GARAGE

Manhattan Beach Blvd.

METLOX
MANHATTAN BEACH
NICK'S
COLONNADA
PETROS
ΠΕΤΡΟΣ



NEWMARK | PACIFIC



SITE

SITE PHASE 2

Highland Ave.

Manhattan Beach Blvd.

goodbyebob
COFFEE ROASTERS

shade
MANHATTAN BEACH

METLOX
MANHATTAN BEACH

PETROS
ΠΕΤΡΟΣ

kreation
organic

VONS

NICK'S
RESTAURANTS

SUGARFISH

NORDSTROM
LOCAL

Splendid

CULTURE
REVIEWS CO.

VUORI

LOVE
SALT

MANHATTAN BEACH
COMMUNITY CENTER

the rockefeller

NOAH'S

Peets Coffee & Tea

TAC IZAKA-YA
by KATCU-YA

The Kettle

gum tree

Simmy's

ESPERANZA
Cocinas de la Olaya

pressed juicery.

HAMMITT

Free People

GELATO ANGELS

SALT & STRAW

STARBUCKS
COFFEE

marine layer



CITY PARKING LOTS

1212-1220 Highland Avenue, Manhattan Beach, CA 90266

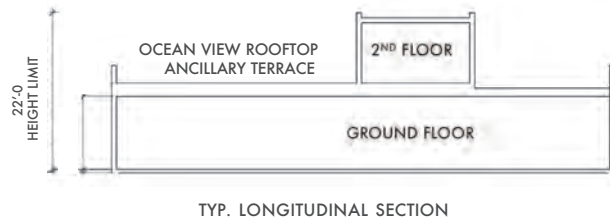
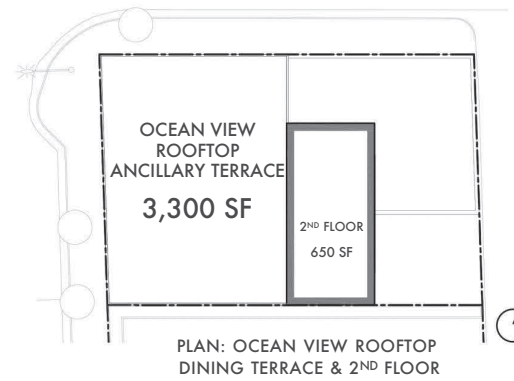
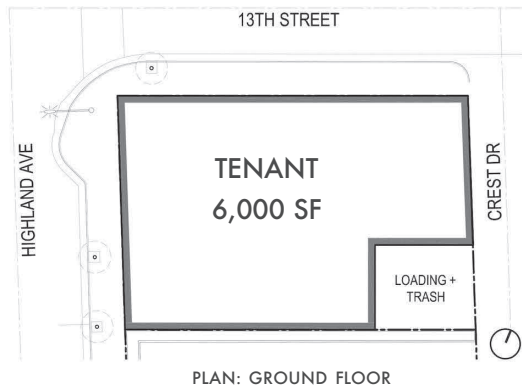
TOTAL SPACE COUNT: 919

DEMOGRAPHICS

DAYTIME POPULATION	ESTIMATED POPULATION	AVERAGE HH INCOME
1 mile 9,178	1 mile 21,287	1 mile \$265,979
3 miles 84,303	3 miles 122,891	3 miles \$222,065
5 miles 224,747	5 miles 350,805	5 miles \$160,772



SINGLE TENANT



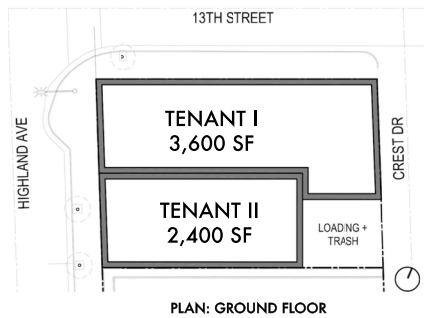
GROUND FLOOR	6,000 SF
OCEAN VIEW ROOFTOP ANCILLARY TERRACE	3,300 SF
2ND FLOOR	650 SF
SUBLEVEL (OPTIONAL)	5,800 SF

DESIGN IN PROCESS



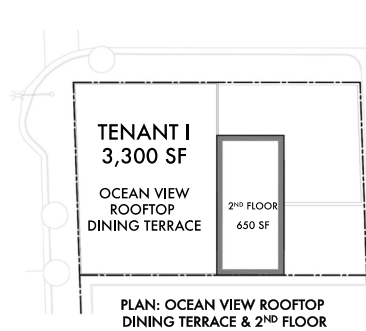
DUAL TENANT SINGLE ROOFTOP DINING TERRACE

DUAL TENANT SPLIT OCEAN VIEW ROOFTOP DINING TERRACE



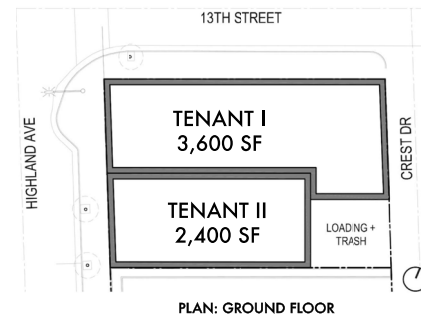
TENANT I

GROUND FLOOR	3,600 SF
OCEAN VIEW ROOFTOP DINING TERRACE	3,300 SF
2 ND FLOOR	650 SF
SUBLEVEL (OPTIONAL)	2,900 SF



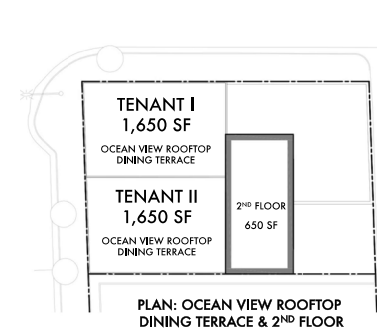
TENANT II

GROUND FLOOR	2,400 SF
OCEAN VIEW ROOFTOP DINING TERRACE	N/A
2 ND FLOOR	N/A
SUBLEVEL (OPTIONAL)	2,900 SF



TENANT I

GROUND FLOOR	3,600 SF
OCEAN VIEW ROOFTOP DINING TERRACE	1,650 SF
2 ND FLOOR	325 SF
SUBLEVEL (OPTIONAL)	2,900 SF



TENANT II

GROUND FLOOR	2,400 SF
OCEAN VIEW ROOFTOP DINING TERRACE	1,650 SF
2 ND FLOOR	325 SF
SUBLEVEL (OPTIONAL)	2,900 SF

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