

# 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**  
RESTAURANTS  
**PETROS**  
HELBOZ

**shade**  
MANHATTAN BEACH

**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

SUGARFISH

NICK'S  
RESTAURANTS

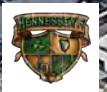
NORDSTROM  
LOCAL

Splendid

VUORI

CULTURE  
REVIEWS CO.

LOVE  
SALT



the rockefeller

TAC IZAKA-YA  
by KATCU-YA

The Kettle

NOAH'S

Peets Coffee & Tea

Simmy's

gum tree

HAMMITT

ESPERANZA  
Cocinas de la Olaya

pressed juicery.

Free People

GELATO ANGELS

SALT & STRAW



marine layer



## CITY PARKING LOTS

1212-1220 Highland Avenue, Manhattan Beach, CA 90266

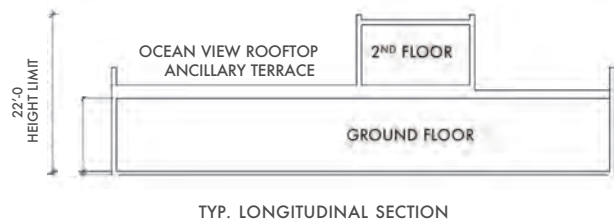
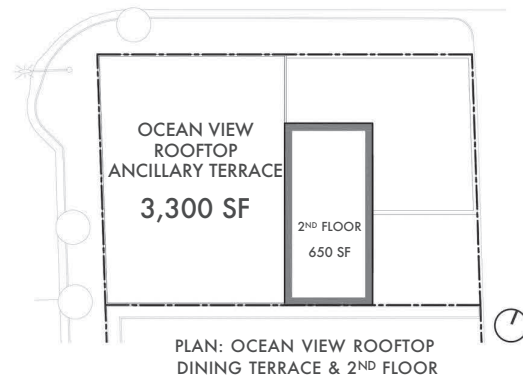
**TOTAL SPACE COUNT: 919**

## 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**



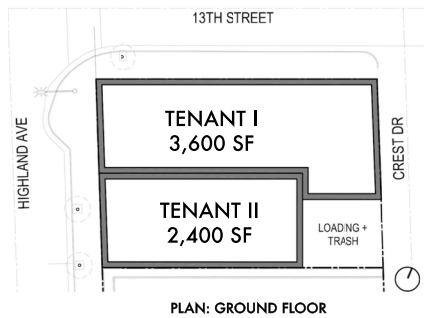
GROUND FLOOR	6,000 SF
OCEAN VIEW ROOFTOP ANCILLARY TERRACE	3,300 SF
2ND FLOOR	650 SF
SUBLEVEL (OPTIONAL)	5,800 SF

DESIGN IN PROCESS



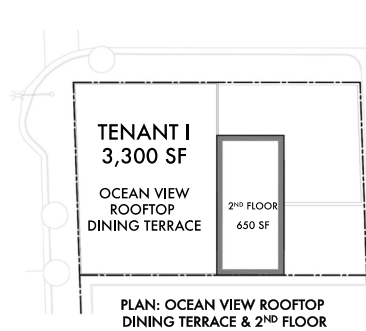
## DUAL TENANT SINGLE ROOFTOP DINING TERRACE

## DUAL TENANT SPLIT OCEAN VIEW ROOFTOP DINING TERRACE



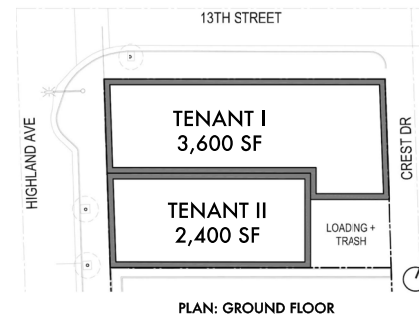
### TENANT I

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



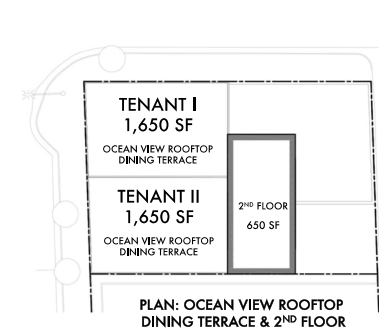
### TENANT II

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



### TENANT I

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



### TENANT II

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

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