

THE HIGHLAND

1212-1220 Highland Ave, Manhattan Beach, CA



NEWMARK

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Manhattan Beach Pier



Highland Ave.

SITE PHASE 2

SITE

140 CAR PARKING GARAGE

Manhattan Beach Blvd.

METLOX
MANHATTAN BEACH
NICK'S
PETROS

shade
MANHATTAN BEACH

NEWMARK



SITE

SITE PHASE 2

goodbob
CURE MARKET

shade
MANHATTAN BEACH

PETROS
PIZZERIA

NICK'S

METLOX
MANHATTAN BEACH
SHOP FINE RELAX

kreation
ORGANIC

NORDSTROM
LOCAL

the rockefeller

SUGARFISH

LOVE SALT

CULTURE
BREWING

VUORI

Splendid

VONS

Highland Ave.

Manhattan Beach Blvd.

STARBUCKS
COFFEE

TAC IZAKAYA
by KATSUYA

The Kettle

ESPERANZA
Cerveza de la Playa

NOAH'S

Peets Coffee & Tea

HAMMITT

SALT & STRAW

Simmy's

pressed juicery.

GUM-TREE

Free People

marine layer

GELATO ANGELS



CITY PARKING LOTS

1212-1220 Highland Avenue, Manhattan Beach, CA 90266

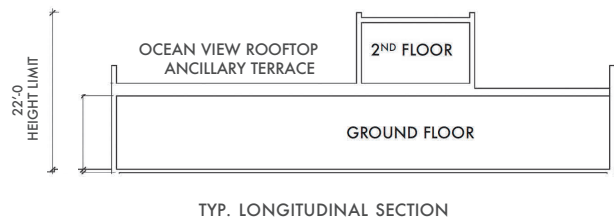
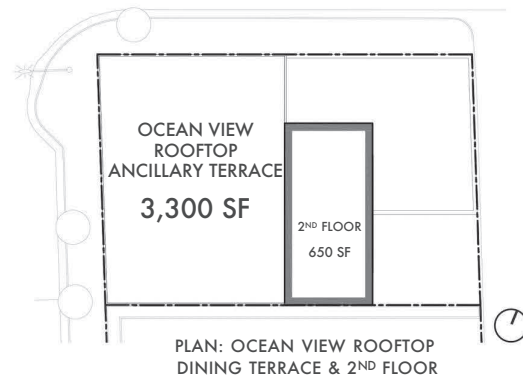
TOTAL SPACE COUNT: 919

DEMOGRAPHICS

DAYTIME POPULATION	ESTIMATED POPULATION	AVERAGE HH INCOME
1 mile 9,217	1 mile 21,483	1 mile \$272,697
3 miles 88,921	3 miles 124,387	3 miles \$214,036
5 miles 235,428	5 miles 358,455	5 miles \$153,416



SINGLE TENANT



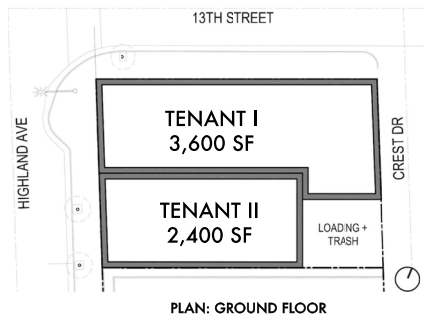
GROUND FLOOR	6,000 SF
OCEAN VIEW ROOFTOP ANCILLARY TERRACE	3,300 SF
2ND FLOOR	650 SF
SUBLEVEL (OPTIONAL)	5,800 SF

DESIGN IN PROCESS



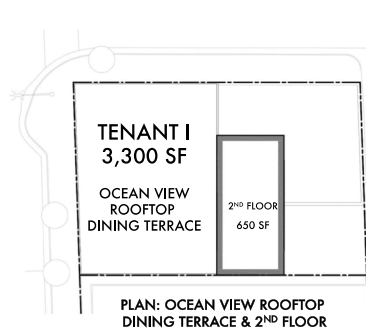
DUAL TENANT SINGLE ROOFTOP DINING TERRACE

DUAL TENANT SPLIT OCEAN VIEW ROOFTOP DINING TERRACE



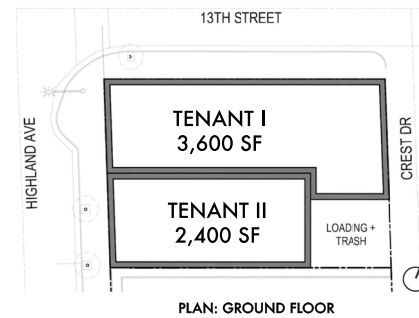
TENANT I

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



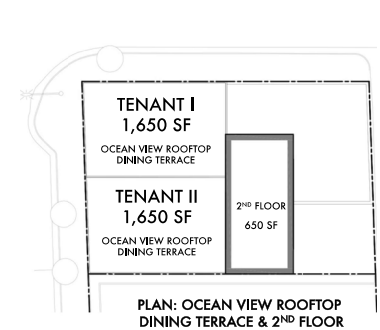
TENANT II

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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