

# For Sale or Lease

1030-1040 Manhattan Beach Blvd.  
Manhattan Beach, CA 90266

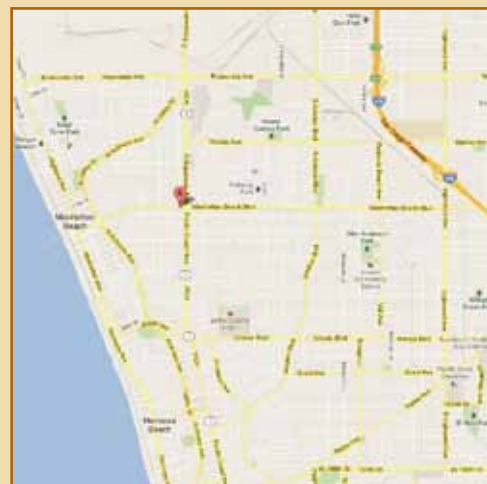


## FOR MORE INFORMATION,

**CONTACT:**  
tel. 310/839/3333  
fax. 310/839/3382  
[www.lancelotcommercial.com](http://www.lancelotcommercial.com)

**LANCE LEVIN, PRESIDENT**  
[lance@lancelotcommercial.com](mailto:lance@lancelotcommercial.com)

**OFFICE LOCATION**  
8924 LINDBLADE STREET  
CULVER CITY, CA 90232



**NOTE:** All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.  
Lance Levin: DRE # 01128388

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."  
- Lance Levin, President & Jonathan Wolk, Senior Associate



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## High Visibility Manhattan Beach



Available 4,500 SF | 15,747 SF Lot  
**FEATURES**

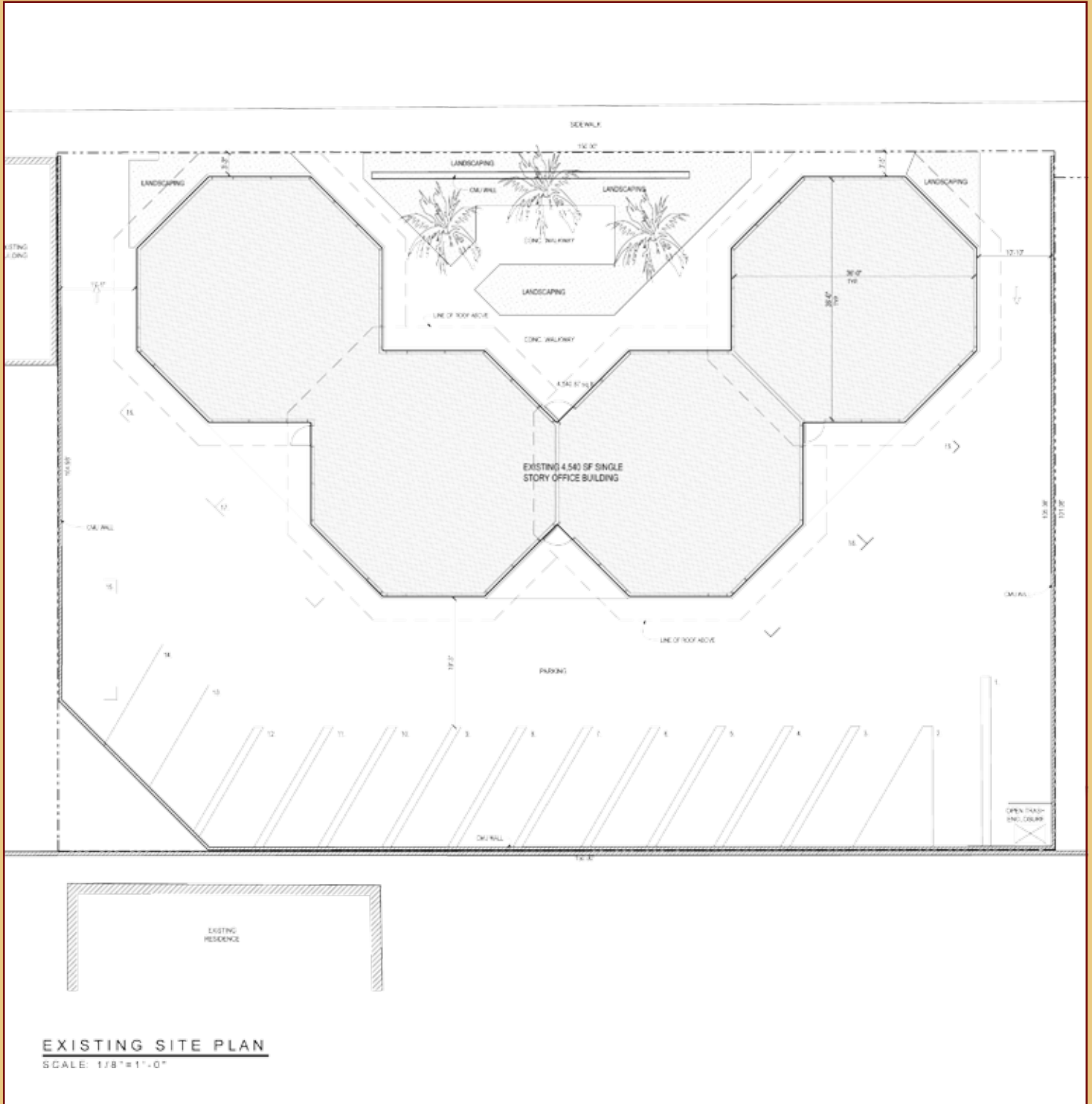
- Gateway to Downtown Manhattan Beach - Highly Visible Freestanding Building
- West of Sepulveda Blvd. with 150' of major Boulevard identity
- Oversized parking
- Great for retail, office, medical use or fully entitled for new 7,000 sf preschool.
- Average household income of \$212,000+ within one mile
- Walk to Target, Wells Fargo Bank, and many restaurants and shops.
- FOR SALE: \$644.44/SF \$3,150,000
- FOR LEASE: \$3.50 PSF, NNN



**LANCELOT**  
COMMERCIAL INDUSTRIAL BROKERAGE

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