

PREMIER BANK OR
CREDIT UNION
BUILDING
**IRREPLACEABLE
COASTAL LOCATION**

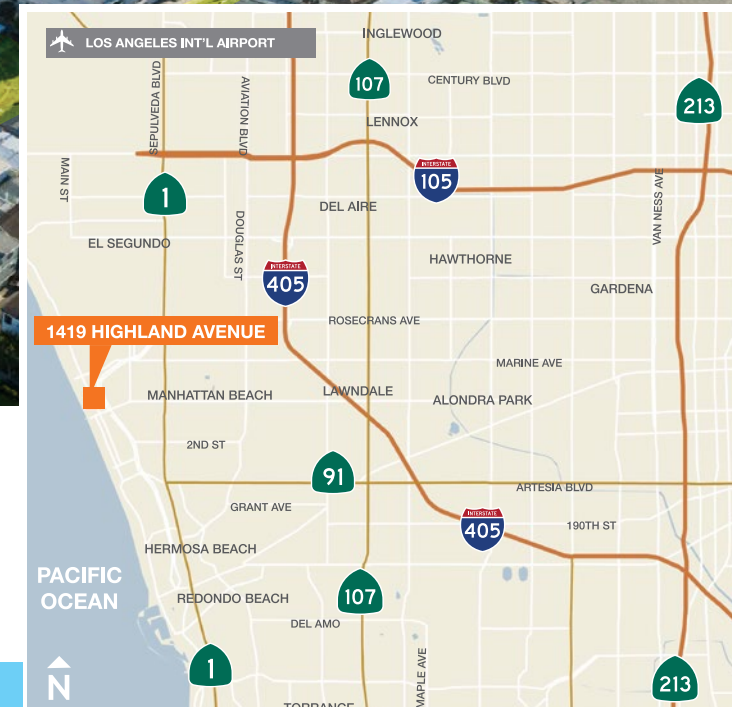
FOR LEASE

1419 HIGHLAND AVENUE
MANHATTAN BEACH, CA 90266

LEASED-Q3 2019
PALM REALTY

Manhattan Beach
Parks & Rec

Manhattan Beach
City Hall



PROJECT SUMMARY

BUILDING SIZE	±1,666 SF (EXCLUDES ROOFTOP TERRACE)	PARKING	4 Surface Spaces
LAND SIZE	±3,530 SF (±0.08 AC)	APN	4179-028-001
YEAR BUILT	2011 (COMPLETE REBUILD)	ZONING	MNCD

INCLUDES A ROOFTOP TERRACE WITH OCEAN VIEW



3770 Highland Ave. Suite 208
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www.CalBayCorp.com

*Buying and Developing Premium
Net Leased Properties.*

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AREA DEMOGRAPHICS

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Radius	1 Mile	2 Mile	3 Mile
Population			
2023 Projection	21,763	52,457	119,015
2018 Estimate	21,468	51,626	117,466
2010 Census	21,181	50,282	116,222
Growth 2018 - 2023	1.37%	1.61%	1.32%
Growth 2010 - 2018	1.35%	2.67%	1.07%
2018 Population by Education			
Some High School, No Diploma	267	713	3,525
High School Grad	734	2,623	8,405
Some College, No Degree	2,588	6,899	20,494
Associate Degree	603	1,773	5,044
Bachelor Degree	6,921	16,208	31,787
Advanced Degree	4,619	10,550	19,813
Households			
2023 Projection	8,915	21,133	49,670
2018 Estimate	8,712	21,618	49,485
2010 Census	8,711	21,139	48,264
Growth 2018 - 2023	1.32%	1.55%	1.21%
Growth 2010 - 2018	1.01%	2.27%	0.46%
Household Income			
2018 Avg Household Income	\$187,777	\$173,141	\$153,003
2018 Med Household Income	\$166,596	\$145,005	\$124,575

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TRADE AREA MAP

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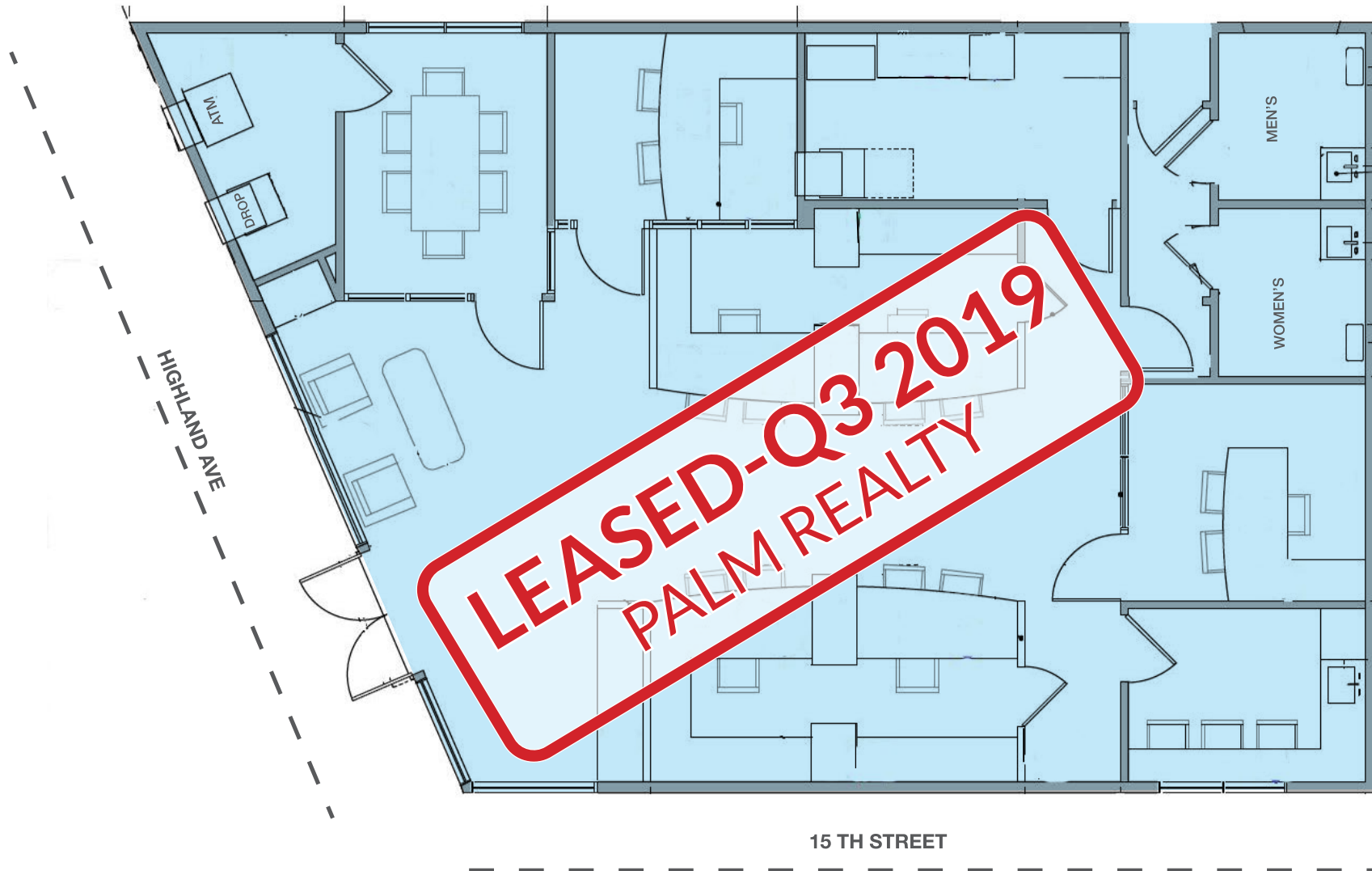
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PROPERTY SITE PLAN

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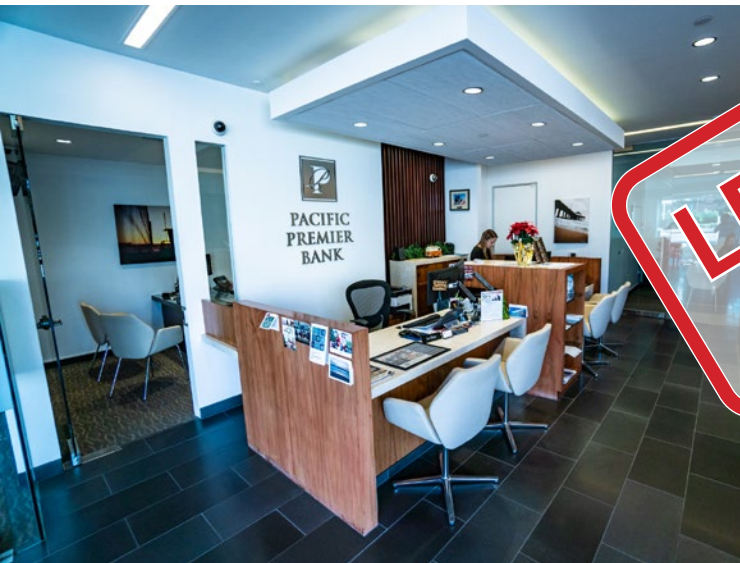
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PROPERTY PHOTOGRAPHS

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