

**2905 & 2909 N. Sepulveda Blvd. | Manhattan Beach, CA**

**Commercial/Retail Land Development/Investment  
With Month-to-Month Tenants In Place Income**



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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY OVERVIEW

Address	2905 N Sepulveda Blvd	2909 N Sepulveda Blvd	Total
Building Square Footage	1,594 SF	-	1,594 SF
Lot Size (AC/Sq. Ft.)	0.0992 AC / 4,321 SF	0.1937 AC / 8,437 SF	0.2929 AC / 12,758 SF
APN	4173-027-022	4173-027-026	-
Year Built / Eff.	1947/1951	1989	-
Sale Price	-	-	\$4,850,000 (\$380 / SF)
In Place Monthly Income	Two (2) Units - One Vacant and One at \$3,000 / Month Gross	\$13,000 / Month Gross	
Other Features	<ul style="list-style-type: none"> <li>• Strong Demographics &amp; High Traffic Counts</li> <li>• Prime Location Along Main Retail Corridor of Sepulveda Blvd</li> <li>• Located Directly Across the Street From the Newly Renovated Manhattan Village Mall</li> </ul>		







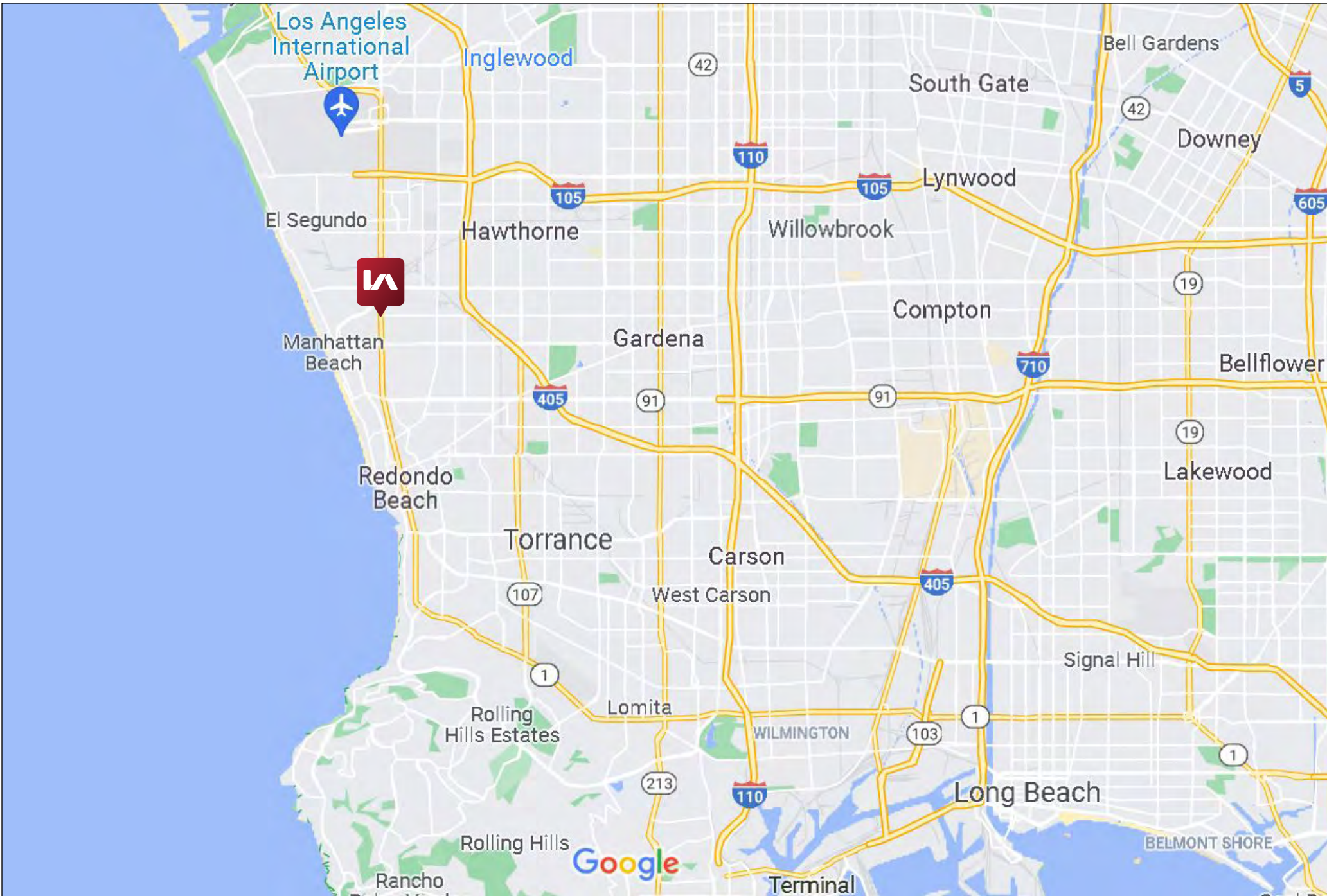


# PROPERTY AERIAL





# REGIONAL MAP

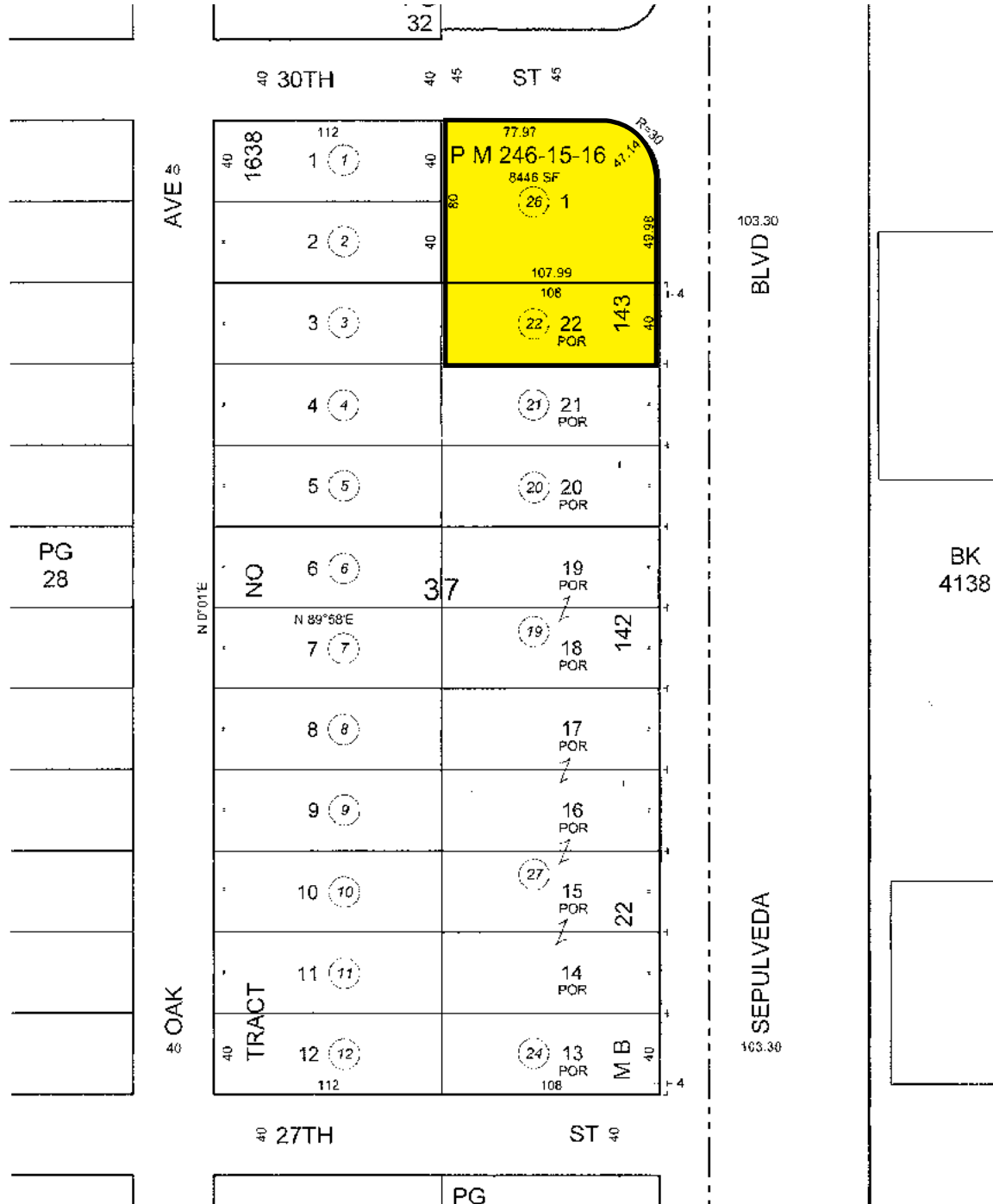


# PARCEL MAP



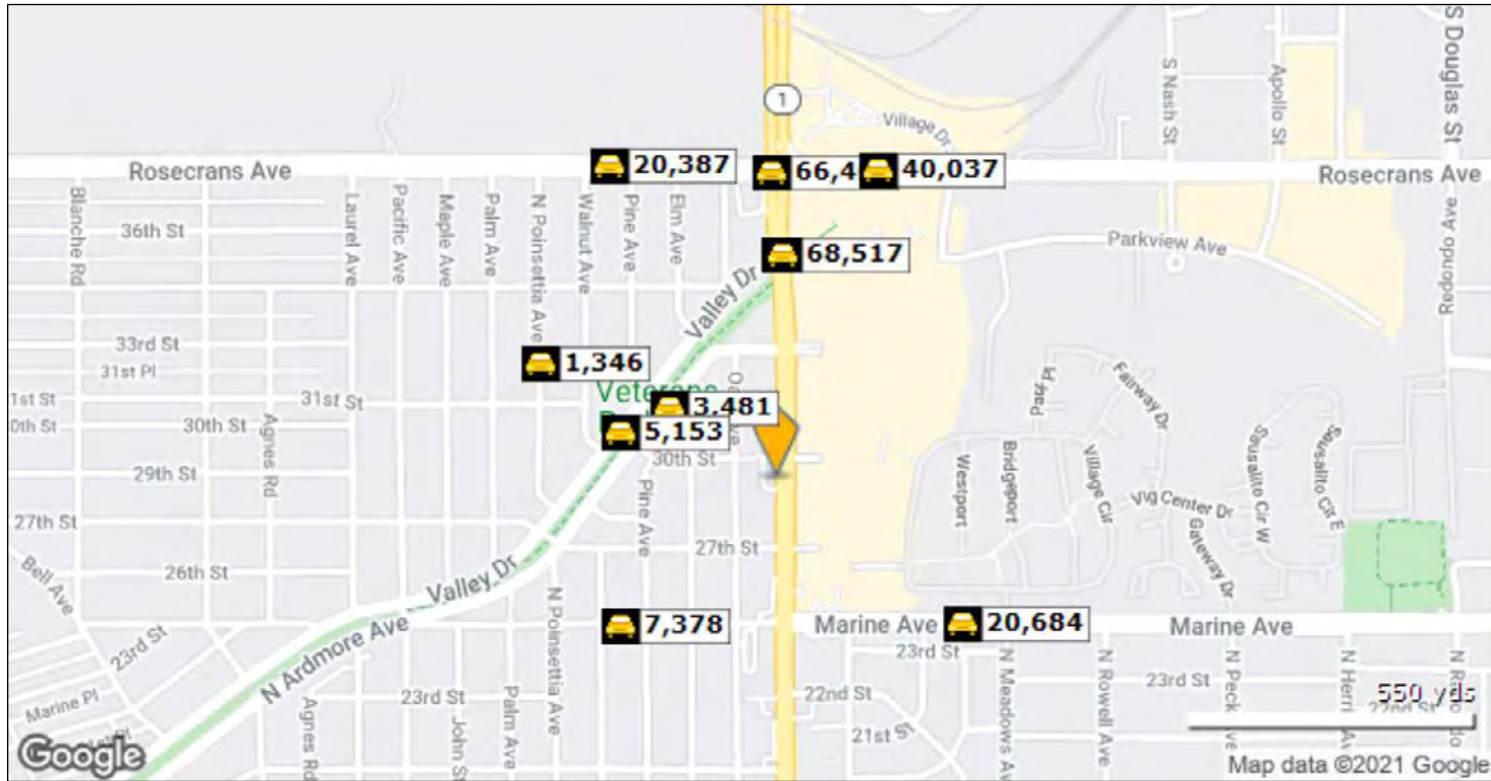
2008

MAPPING AND GIS SERVICES  
SCALE 1" = 60'



# TRAFFIC COUNTS

Source: Costar Group



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Ardmore Ave	Elm Ave	0.04 NE	2018	3,481	MPSI	.14
2	N Valley Dr	Walnut Ave	0.03 SW	2018	5,153	MPSI	.18
3	Marine Ave	Walnut Ave	0.02 W	2018	7,378	MPSI	.23
4	N Sepulveda Blvd	N Valley Dr	0.01 S	2018	58,444	MPSI	.25
5	N Sepulveda Blvd	N Valley Dr	0.01 S	2020	68,517	MPSI	.25
6	Marine Ave	Magnolia Ave	0.04 W	2018	20,684	MPSI	.26
7	N Poinsettia Ave	31st St	0.05 S	2018	1,346	MPSI	.29
8	West Rosecrans Avenue		0.00	2020	66,409	MPSI	.34
9	Rosecrans Ave	Village Dr	0.08 E	2018	40,037	MPSI	.36
10	Rosecrans Ave	Walnut Ave	0.03 W	2018	20,387	MPSI	.39

# DEMOGRAPHICS

Source: Costar Group

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	17,826	169,279	454,686
2021 Estimate	17,989	171,718	460,056
2010 Census	17,902	175,550	464,097
Growth 2021 - 2026	-0.91%	-1.42%	-1.17%
Growth 2010 - 2021	0.49%	-2.18%	-0.87%
2021 Population by Hispanic Origin	1,389	52,497	176,479
2021 Population	17,989	171,718	460,056
White	15,092	131,728	309,298
Black	170	9,941	58,647
Am. Indian & Alaskan	40	1,572	5,037
Asian	1,802	19,530	65,570
Hawaiian & Pacific Island	18	1,217	3,188
Other	866	7,728	18,316
U.S. Armed Forces	0	234	351
<b>Households</b>			
2026 Projection	6,701	63,674	162,664
2021 Estimate	6,761	64,726	164,661
2010 Census	6,721	66,890	166,554
Growth 2021 - 2026	-0.89%	-1.63%	-1.21%
Growth 2010 - 2021	0.60%	-3.24%	-1.14%
Owner Occupied	5,127	32,981	74,185
Renter Occupied	1,634	31,745	90,476
2021 Households by HH Income	6,760	64,725	164,663
Income: <\$25,000	323	5,487	20,667
Income: \$25,000 - \$50,000	378	7,785	26,300
Income: \$50,000 - \$75,000	590	8,758	25,739
Income: \$75,000 - \$100,000	625	7,205	19,379
Income: \$100,000 - \$125,000	523	6,596	17,267
Income: \$125,000 - \$150,000	433	4,905	11,919
Income: \$150,000 - \$200,000	655	7,722	16,480
Income: \$200,000+	3,233	16,267	26,912
2021 Avg Household Income	\$199,011	\$144,633	\$117,765
2021 Med Household Income	\$188,778	\$111,853	\$87,417





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