



OFFERING MEMORANDUM
MANHATTAN BEACH STRIP CENTER

2705-2711 SEPULVEDA BOULEVARD | MANHATTAN BEACH, CA 90266

Exclusively Marketed By:

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Property Name	Manhattan Beach Strip Center
Property Address	2705-2711 Sepulveda Blvd Manhattan Beach, CA 90266
Property Type	Strip Center
Price	\$5,500,000
Price/SF/Bldg	\$1,156.43
Net Operating Income (Current)	\$227,828
CAP Rate (Current)	4.14%
Occupancy	100%
Building Size	4,756 SF
Land Size	17,289 SF
Year Built / Renovated	1974
APN	4173-027-027
Zoning	MBC2YY

INVESTMENT HIGHLIGHTS

- 3 established local tenants that have been in business long term and have a built in customer base.
- Minimal Landlord Responsibilities with all NNN leases, all have personal guarantees
- Prime location on Sepulveda Boulevard (66,000 CPD) in highly coveted Manhattan Beach, rare opportunity
- Conveniently located and highly visible
- Surrounding Retailers: CVS Pharmacy, Ralphps, Walgreens, Starbucks, Domino's Pizza and Macy's
- Manhattan Village across the street (Anchored by Macy's, Williams Sonoma, Pottery Barn, Apple Store) has been undergoing a massive \$180M renovation since 2017 to transform as a modern luxury retailer with an emphasis on dining.
- 100% Occupied with staggered lease expirations ranging from 4-8 years
- Massive pylon sign along Sepulveda Blvd.

RENT ROLL

Unit	Tenant	SF	% of GLA	Rent		Lease Dates		Increase Schedule	Lease Type	Renewal Options		
				Monthly	PSF	Start	End					
2705	Manhattan Beach Animal Hospital	1,200	25.23%	\$4,901.36	\$4.08	\$58,816	\$49.01	4/15/2017	9/14/2027	3% Annually	NNN	Two 5-Year
* Tenant also pays a 10% Management Fee												
2709	Supreme Thai	2,116	44.49%	\$7,000.00	\$3.31	\$84,000	\$39.70	11/15/2014	11/14/2024	\$3,600/Year	NNN	None
2711	Mailstop	1,440	30.28%	\$7,084.32	\$4.92	\$85,012	\$59.04	5/1/2015	4/30/2023	3% Annually	NNN	None
TOTAL		4,756	100%	\$18,986		\$227,828						
TOTAL OCCUPIED		4,756	100.00%									
TOTAL VACANT		0	0.00%									

OPERATING EXPENSES		CURRENT	PSF
Property Taxes	1.125%	\$61,875	\$13.01
Property Insurance		\$3,720	\$0.78
Common Area Maintenance		\$2,440	\$0.51
Total Operating Expenses		\$68,035	\$14.31

INCOME		CURRENT	PSF
Potential Rental Income		\$227,828	\$47.90
Less: Vacancy & Losses	0.00%	\$0	\$0.00
Effective Rental Income		\$227,828	\$47.90
Plus: Expense Recapture		\$68,035	\$14.31
Gross Operating Income		\$295,863	\$62.21
Less: Operating Expenses		\$68,035	\$14.31
Net Operating Income		\$227,828	\$47.90



Manhattan Beach Animal Hospital is a full-service veterinary clinic and pet hospital. Our professional and caring veterinarians and staff seeks to provide the best medical care available, from routine exams to complex surgery – and everything in between. We also provide complete dental services, as well as grooming and boarding. We continually strive for excellence, and we promise to pamper you and your pets with gentle care.

For more information, please visit www.manhattanbeachanimalhospital.com



Supreme Thai Spa primary goal is to provides the supreme massage treatment. Combines influences from East and West in which you will enjoy the therapeutic value of traditional Thai massage techniques incorporated with the healing and relaxing properties of essential oils.

For more information, please visit www.supremethaispa.com



Manhattan Postal Center is an independently owned and operated packing, shipping, printing and business services center located in Manhattan Beach, CA. We are professionally trained experts and members of the Manhattan Beach community who are dedicated to providing Super-Star Customer care in a convenient, efficient and friendly environment.

For more information, please visit www.mbpostal.com

Manhattan Beach, CA

Manhattan Beach is a city in southwestern Los Angeles County, California, United States, on the Pacific coast south of El Segundo, and north of Hermosa Beach. Manhattan Beach is one of the three Beach Cities that make up the South Bay. The climate is unusually moderate because of Manhattan Beach's proximity to the Pacific Ocean, with an average year-round high of 69.1 °F and an average year-round low of 56.4 °F. Its schools are run independently of Los Angeles Unified School District with a separate school board based in Manhattan Beach. Mira Costa High School in Manhattan Beach is ranked in the top 1% of high schools nationally and has students from both Manhattan Beach and Hermosa Beach. According to PropertyShark study the City of Manhattan Beach 90266 zip code ranked as the 32nd most expensive zip code in the United States. According to PropertyShark study the City of Manhattan Beach had the highest median price per square foot for residential properties (\$943 per square foot) of all 88 cities in L.A. County, ahead of Malibu and Beverly Hills. The community is known for a long beach stretching approximately 2.1 miles and roughly 450 feet wide. The residents have a median age of 44.2 years, an average household size of 2.5, and 55.6% are married. Manhattan Beach is known for having less traffic congestion than other parts of Los Angeles, along with many fine dining options, and a casual beach culture.

Residential prices in Manhattan Beach are among the highest in the state of California. In 2013, the Dataquick study reported that more homes exceeding \$1 million were sold in Manhattan Beach than any other city in California. Pacific Palisades, Beverly Hills, La Jolla, Malibu, Bel-Air, Orinda, Atherton, Montecito, and other high end cities in California ranked behind Manhattan Beach. The Higley 100 Census survey found that The Hill Section of Manhattan Beach is the second highest mean household income neighborhood in Los Angeles County, with Beverly Park ranking first and Beverly Hills (the 90210 section) ranking third, respectively. The current median residential home price is \$2.2 million according to a Nov. 23, 2014, Los Angeles Times article, and land values in Manhattan Beach rank among the highest per square foot in the nation. Land values on the Manhattan Beach "Strand" are routinely around \$10 million for a 3,000 square foot piece of land.



SUPREME
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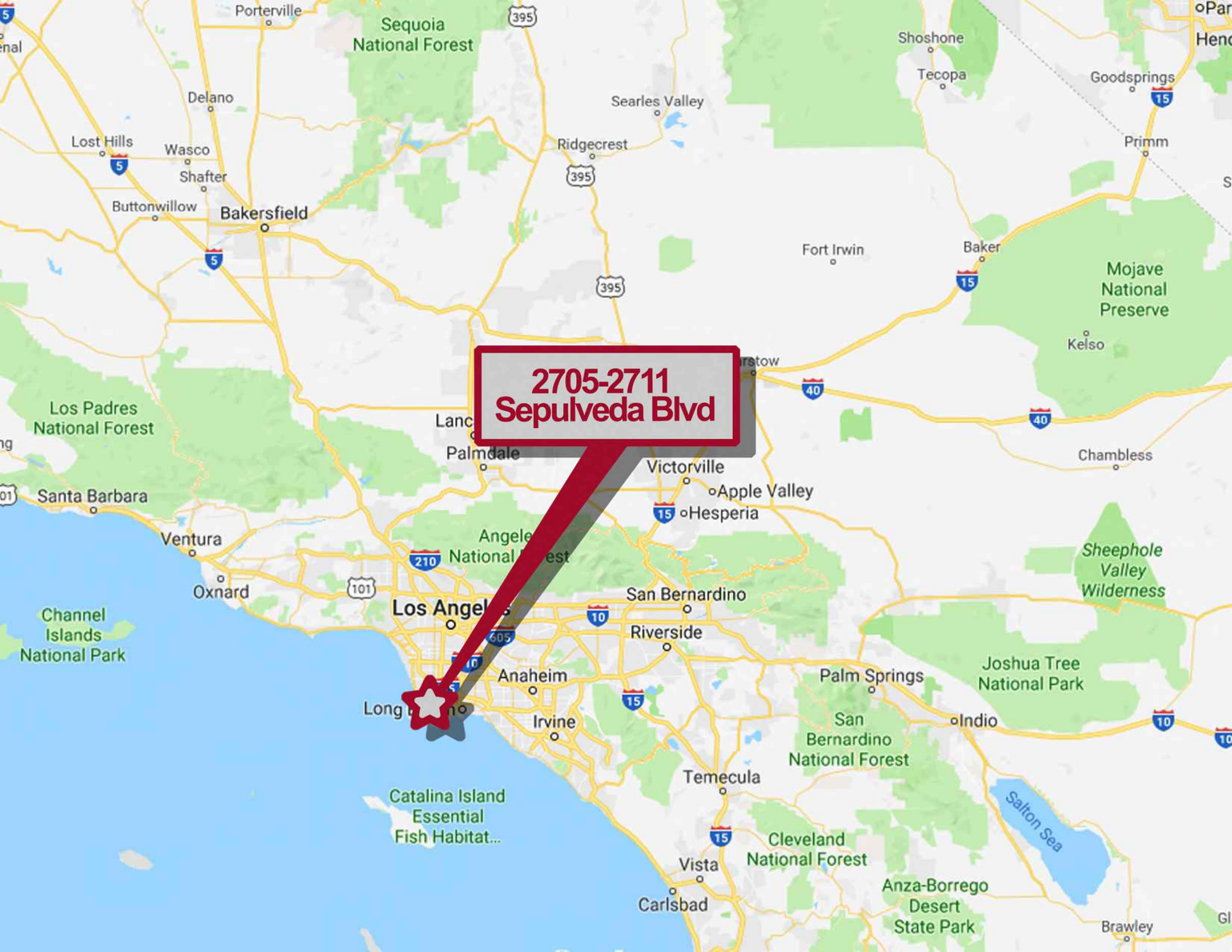
MANHATTAN
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Manhattan
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271

Manhattan Thai Massage
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MASSAGE
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10101



**2705-2711
Sepulveda Blvd**

**2705-2711
Sepulveda Blvd**



N Sepulveda Boulevard (66,000 CPD)

citibank





Bank of America



SUPERCUTS

WELLS FARGO

CVS pharmacy

2705-2711 Sepulveda Blvd



N Sepulveda Boulevard (66,000 CPD)

citibank



Ralphs



2705-2711
Sepulveda Blvd



Walgreens

N Sepulveda Boulevard (66,000 CPD)



Rosecrans Avenue (41,146 CPD)

Marine Avenue (14,169 CPD)

citibank
 WELLS FARGO
 Bank of America
 CVS pharmacy
 Olive Garden
 STARBUCKS COFFEE
 SUPERCUTS

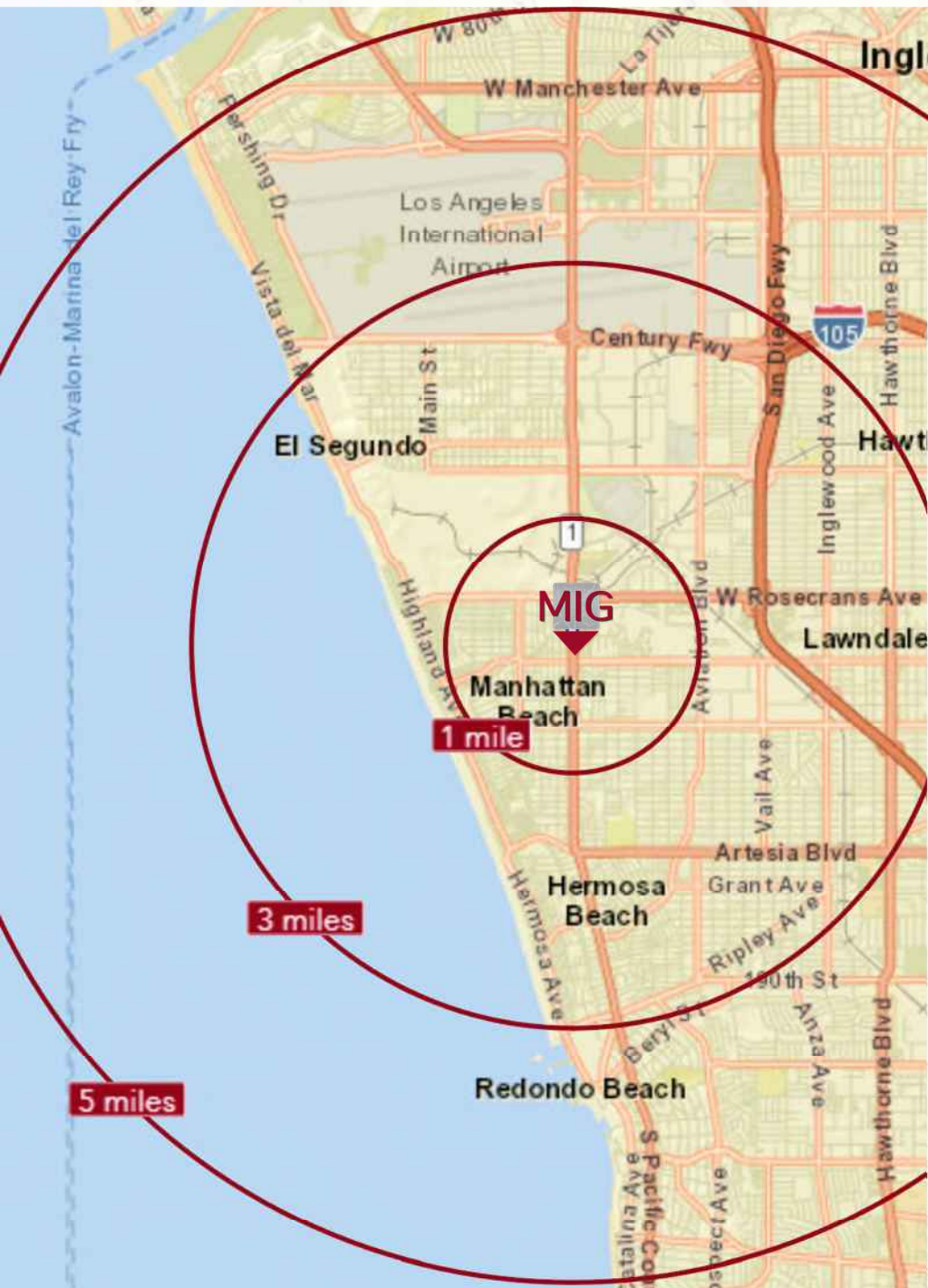
Manhattan Village

macy's
 LOFT
 FINISH LINE
 SEPHORA

TRAFFIC COUNTS	CARS PER DAY
N Sepulveda Boulevard	66,000
Marine Avenue	14,169
Rosecrans Avenue	41,146



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	19,747	185,290	475,863
2023 Population	19,998	189,105	484,757
2010-2018 Annual Rate	0.34%	0.53%	0.43%
2018-2023 Annual Rate	0.25%	0.41%	0.37%
2018 Male Population	49.1%	50.1%	49.5%
2018 Female Population	50.9%	49.9%	50.5%
2018 Median Age	43.7	38.0	36.6
Median Age			
The median age in this area is 43.7, compared to U.S. median age of 38.3.			
Race and Ethnicity			
2018 White Alone	82.8%	64.6%	50.3%
2018 Black Alone	0.8%	5.2%	11.6%
2018 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2018 Asian Alone	9.4%	10.7%	13.5%
2018 Pacific Islander Alone	0.1%	0.6%	0.6%
2018 Other Race	1.2%	12.4%	17.9%
2018 Two or More Races	5.5%	6.1%	5.6%
2018 Hispanic Origin (Any Race)	8.2%	30.7%	39.0%
Median Household Income			
2018 Median Household Income	\$163,310	\$97,456	\$76,067
2023 Median Household Income	\$186,442	\$111,030	\$87,186
2018-2023 Annual Rate	2.68%	2.64%	2.77%
Average Household Income			
2018 Average Household Income	\$227,082	\$145,340	\$113,211
2023 Average Household Income	\$256,188	\$168,678	\$132,413
2018-2023 Annual Rate	2.44%	3.02%	3.18%
Data for all businesses in area			
Total Businesses:	1,575	8,781	18,798
Total Employees:	19,458	104,221	252,172
Total Residential Population:	19,747	185,290	475,863

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

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