

SUB LEASE OR
LEASE ASSIGNMENT
AVAILABLE

 epsteen & associates



**SECOND GENERATION
RESTAURANT SPACE**
2000 N SEPULVEDA | MANHATTAN BEACH

CHAINLINKS
RETAIL ADVISORS

PLEASE CONTACT

PARKS LANDON

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This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

PROPERTY HIGHLIGHTS

- **SIZE:** 1,820
- **MONTHLY RENT:** \$11,830
- **NNN:** \$1,365
- **TERM:** Until August 2033 with 3.5% Annual Increases
- **OPTION:** Two (2), Five Year Options at FMV
- **TYPE 41:** Beer & Wine ABC License
- **KEY MONEY:** PLEASE CALL
All offers considered. Tenant is very motivated.

DEMOGRAPHICS



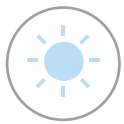
Population

1 MILE	2 MILE	3 MILE
22,416	70,066	177,624



Avg. Household Income

1 MILE	2 MILE	3 MILE
\$323,441	\$275,102	\$217,344



Daytime Population

1 MILE	2 MILE	3 MILE
19,273	58,320	99,661



