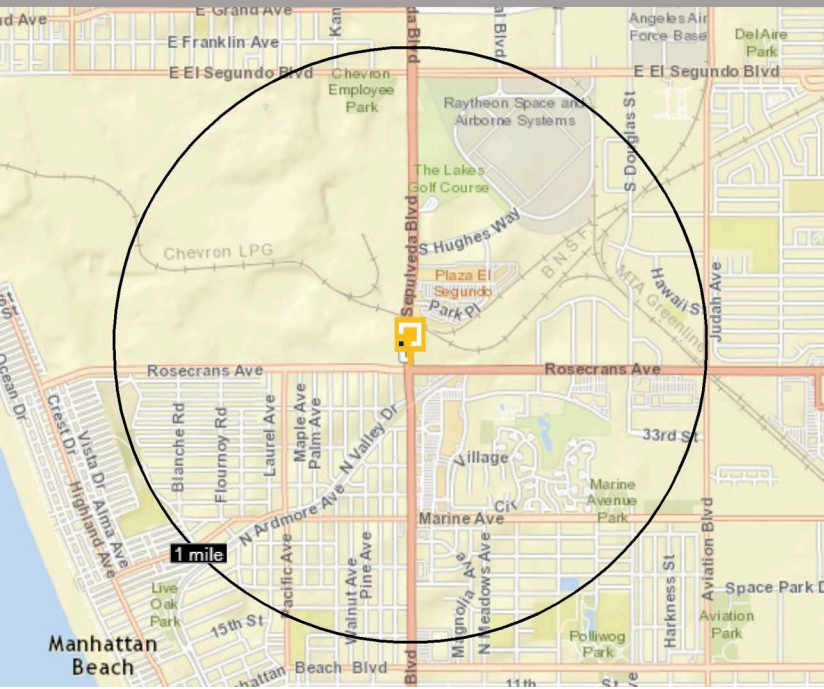


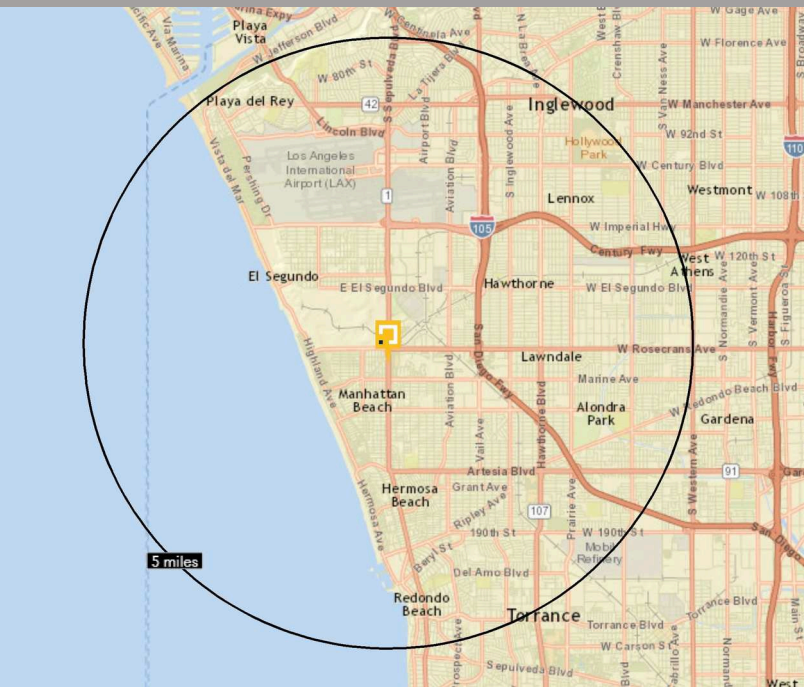
# THE POINT

Manhattan Beach, CA

## 1 MILE RADIUS



## 5 MILE RADIUS



The Point, a 115,000 SF shopping, dining and entertainment destination residents of the South Bay have been waiting for. The Point sits at the crossroads of Rosecrans Avenue and Sepulveda Boulevard, two easily accessible routes in the South Bay. The Point houses a unique blend of in-demand retailers, popular eateries, an exclusive fitness studio and an expansive outdoor plaza. Restaurants offer el fresco café dining overlooking The Point Plaza, a comfortable and intimate gathering place for the community

## THE POINT

850 S Sepulveda Blvd  
Manhattan Beach, CA 90245



**GLA**  
115,000 SF

**ACREAGE**  
8.1

**COUNTY**  
Los Angeles

**TYPE**  
Regional

**PARKING SPACES**  
700



## DEMOGRAPHICS

	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HHI	AVERAGE HHI	MEDIAN AGE	COLLEGE EDUCATED
1 MILE	10,819	26,410	3,841	\$170,584	\$237,356	44	72%
3 MILE	176,789	212,768	65,215	\$87,258	\$132,757	38	47%
5 MILE	489,988	494,224	174,138	\$71,243	\$107,515	36	38%

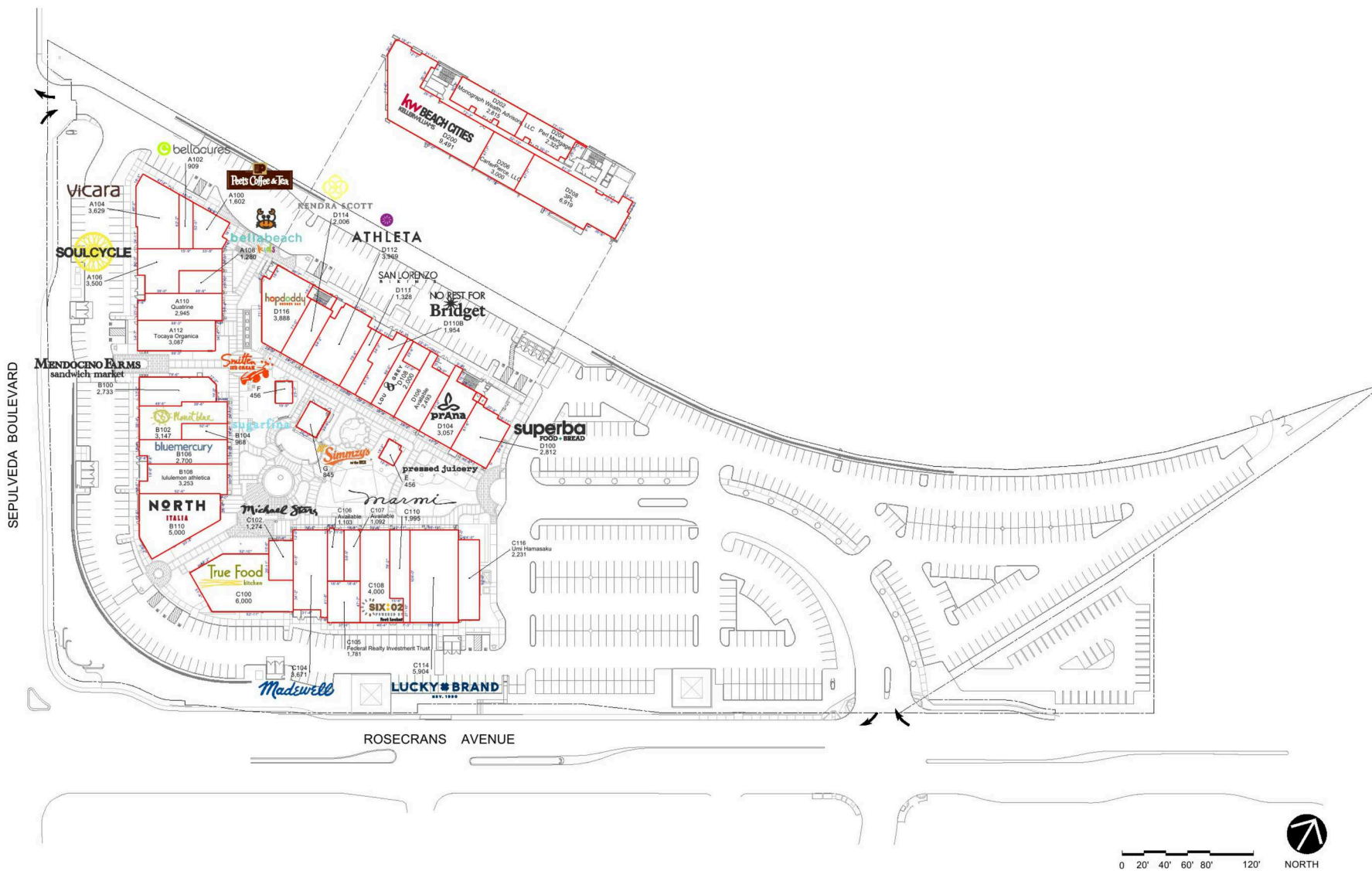
## LEASING CONTACT:

**Jeff Kreshek**  
 jkreshek@federalrealty.com  
 (310) 414-5285

**Christian Irwin**  
 cirwin@federalrealty.com  
 (310) 414-5286

# THE POINT

Manhattan Beach, CA



**LEASING CONTACT:**

Jeff Kreshek | [jkreshek@federalrealty.com](mailto:jkreshek@federalrealty.com) | (310) 414-5285  
Christian Irwin | [cirwin@federalrealty.com](mailto:cirwin@federalrealty.com) | (310) 414-5286

[www.federalrealty.com/thepoint](http://www.federalrealty.com/thepoint)

The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.