

4 UNIT + COMMERCIAL DOUBLE LOT IN EL PORTO

Walking Distance to the Beach + Restaurants & Retail



PANORAMIC OCEAN VIEWS!



DOUBLE LOT!

3921 HIGHLAND AVE

MANHATTAN BEACH

**\$5,450,000**

[Click Here For Video Tour](#)



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**LYONSTAHLL**  
INVESTMENT REAL ESTATE



3921 HIGHLAND AVE  
Manhattan Beach



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MANHATTAN BEACH, CA 90266



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# Property Overview

3921 HIGHLAND AVE,  
MANHATTAN BEACH, CA 90266



# Property Overview

3921 HIGHLAND AVE  
MANHATTAN BEACH, CA 90266



## Property Summary (As-Is)

Price	\$5,450,000
Address	3921 Highland Ave
City, State, Zip	Manhattan Beach, CA 90266
County	Los Angeles
Zoning	MNCNE
Year Built	1935
Number Of Units	6
Parking	(8) Lot Spaces + (1) Garage Space + (1) Handicap
Building Size	3,221 SF
Lot Size	3,576 SF
Cap Rate	4%
Grm	15.85
Price / Bldg Sf	\$1,692.02
Price / Unit	\$908,333





# Property Overview

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## Mixed Use | \$5,450,000

- Rare Double Lot Investment Opportunity in El Porto | 4 Units + Retail
- Short Term Rental GEM | 7% Proforma Return with Air BNB Income
- Beautifully Remodeled Penthouse Suite (Studio Unit) on the Top Floor w/ Panoramic Views From Palos Verdes to Malibu ([Video Footage Of the Top Floor Penthouse Here](#))
- Adjacent Property (3917 Highland Ave) is Also Included in the Sale | Total Lot Size is 3,576 SF
- Manhattan Beach is one of the few LA Cities that allows short term rentals in its coastal zone!

Discover a unique opportunity in Manhattan Beach's desirable El Porto neighborhood on Highland Ave—a stunning DOUBLE LOT property seamlessly blending residential and commercial spaces. This gem features 4 Units + Retail, anchored by a fully leased ground-floor laundromat.

Indulge in the epitome of coastal elegance with a beautifully remodeled penthouse studio offering breathtaking panoramic views from Palos Verdes to Malibu. Zoned for AirBNB use, take advantage of Manhattan Beach's rare allowance for short-term rentals in its coastal zone—an investor's dream!

This property boasts not only a potential 7% Proforma Return from AirBNB income but also robust rental revenue from its fully leased units. Including the adjacent lot at 3917 Highland Ave for a total of 3,576 square feet, this presents a once-in-a-lifetime opportunity to secure a coveted legacy property with substantial potential for expansion and investment growth.



# Financial Overview

3921 HIGHLAND AVE,  
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# Financial Overview

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## Current Financials

Price **\$5,450,000**

### Property Summary

ADDRESS	3921 Highland Ave, Manhattan Beach	YEAR BUILT	1957
DOWN PAYMENT	69.1% \$3,765,532	PARKING	(8) Lot Spaces + (1) Garage Space + (1) Handicap
NUMBER OF UNITS	6	CURRENT NOI	\$217,846
COST PER UNIT	\$908,333	PRO FORMA NOI	\$228,473
LOT SIZE	3,576 SF	CURRENT CAP RATE	4.00%
GROSS RENTABLE SF	3,221 SF	CURRENT GRM	16.37
PRICE PER BLDG SF	\$1,692		
PRICE PER LAND SF	\$1,524		



# Financial Overview

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## Current Financials

### Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$332,844		\$343,800	
VACANCY RATE RESERVE	\$9,985	3%	\$10,314	3%
GROSS OPERATING INCOME	\$322,859		\$333,486	
EXPENSES	\$105,013	32%	\$105,013	31%
NET OPERATING INCOME	\$217,846		\$228,473	

### Scheduled Income

	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$27,437	\$28,150
ANNUALIZED SCHEDULED GROSS INCOME	\$329,244	\$337,800

### Expense Summary

New Taxes (New Estimated):	(New Estimated)	\$65,931
Maintenance (3%):		\$13,314
Insurance (\$1.25/SF):		\$4,026
Utilities (\$800/unit/year):		\$5,100
Property Management (5%)	(5%)	\$16,462
<b>Total Expenses</b>		<b>\$105,013</b>
<b>Expense Per Unit</b>		<b>\$17,502</b>
<b>Expense Per SF</b>		<b>\$29.37</b>

# Rent Roll

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	Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
1	0+1	\$2,150	\$2,150		
2	2+1	\$4,100	\$4,250		
3	2+1	\$4,025	\$4,250		
4	0+1	\$9,000	\$9,000		Penthouse
5	0+0	\$6,662	\$7,000		Laundry
6	0+1	\$1,800	\$2,000		Office *Vacant
MONTHLY TOTALS		\$27,737	\$28,650		
ANNUALIZED TOTALS		\$332,844	\$343,800		



# Property Photography

3921 HIGHLAND AVE,  
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# Exterior Photos

3921 HIGHLAND AVE  
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# Interior Photos

3921 HIGHLAND AVE  
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Penthouse Studio



# Interior Photos

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# Property Photography

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# Property Photography

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# Area Overview

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# City Overview

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## Manhattan Beach

Manhattan Beach is an affluent coastal city nestled in the southwestern corner of Los Angeles County, California. Bordering the Pacific Ocean to the west, it is flanked by the neighboring cities of Hermosa Beach to the north and Redondo Beach to the south. Boasting a population of around 35,000 residents, it exudes a quintessential Southern California charm with its pristine beaches, upscale neighborhoods, and vibrant community spirit.

This picturesque city offers a range of housing options, from luxurious oceanfront estates to cozy beachside cottages. The median home price in Manhattan Beach is approximately \$2.5 million, reflecting its status as a highly desirable residential destination for those seeking both luxury and coastal living.

Education is highly valued in Manhattan Beach, and the city is renowned for its top-tier public schools, consistently ranking among the best in the state. Families are drawn to the area for its excellent educational opportunities, nurturing environment, and strong sense of community support.

Manhattan Beach is a haven for outdoor enthusiasts, with its miles of sandy beaches, scenic bike paths, and well-maintained parks. The iconic Manhattan Beach Pier serves as a focal point for residents and visitors alike, offering stunning ocean views and opportunities for fishing, strolling, or simply soaking in the coastal ambiance.

The city's vibrant downtown area is brimming with trendy boutiques, gourmet restaurants, and chic cafes, providing ample opportunities for shopping, dining, and socializing. Residents can also enjoy a variety of cultural and recreational activities, including art galleries, live music performances, and community events throughout the year.

Manhattan Beach has a thriving economy driven by industries such as technology, finance, and entertainment. The city's proximity to major business hubs like Silicon Beach and Los Angeles International Airport further enhances its appeal as a prime location for both work and leisure.

With its laid-back atmosphere, stunning coastal scenery, and active lifestyle, Manhattan Beach epitomizes the California dream. Whether you're soaking up the sun on the beach, exploring the vibrant downtown scene, or simply enjoying the company of neighbors at a local community event, Manhattan Beach offers a unique blend of luxury, leisure, and coastal charm that captivates residents and visitors alike.



# County Overview

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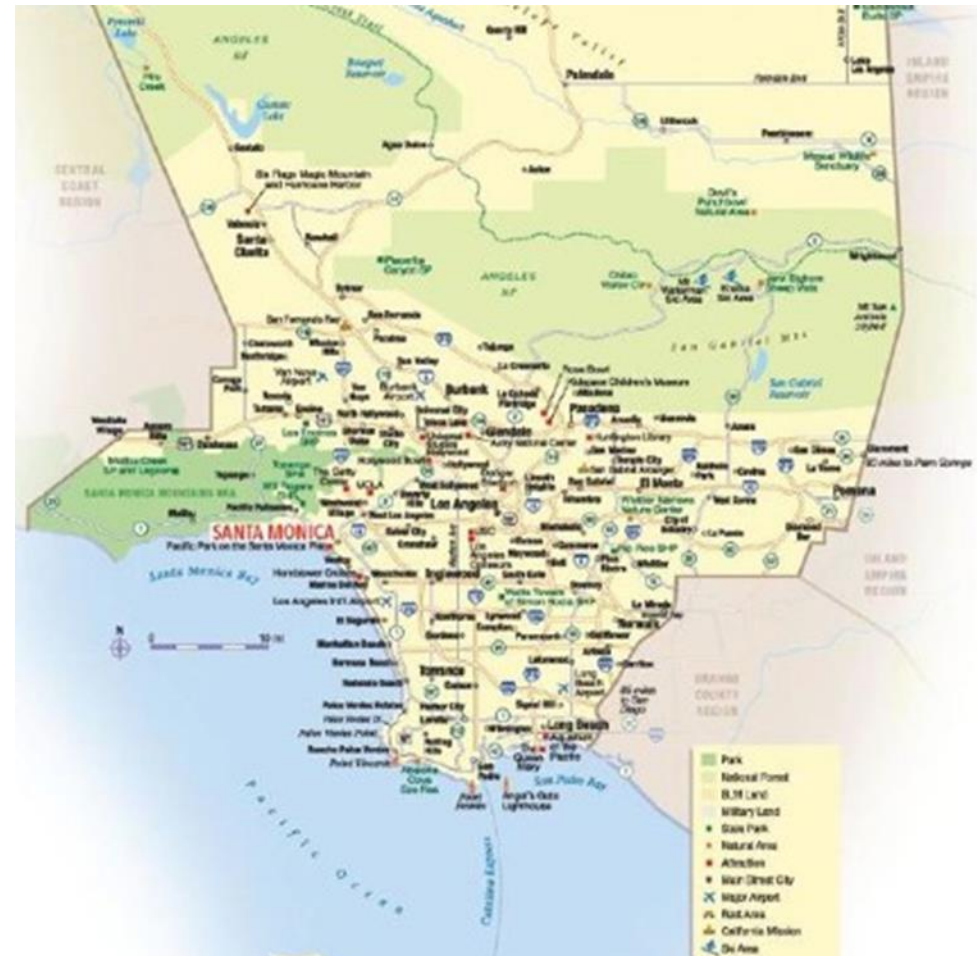


## Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

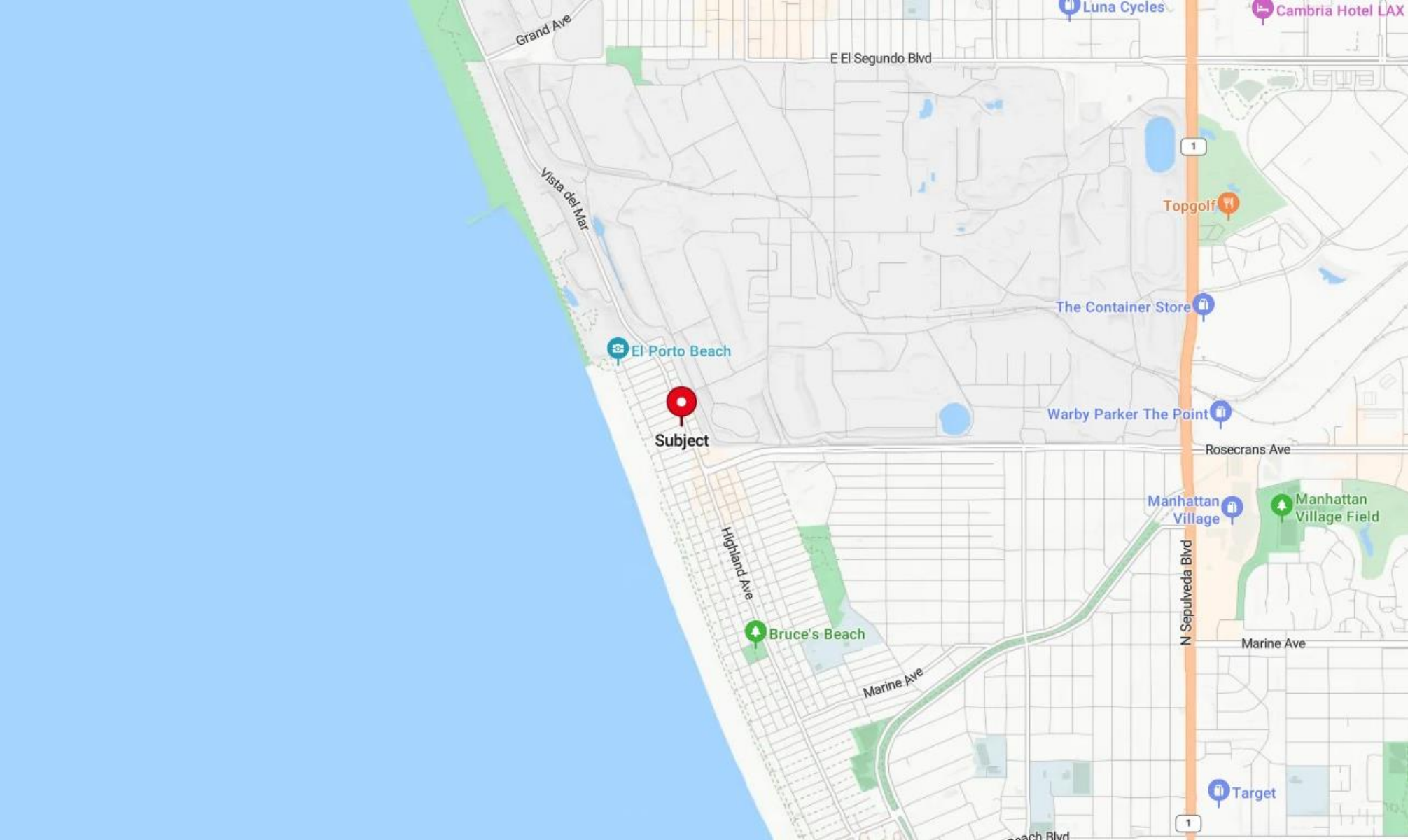
If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.





# Local Map

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# Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.



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