



1612 11TH STREET
MANHATTAN BEACH, CA 90266

A LUXURY REAL ESTATE
EXPERIENCE



7,500 SF

LOT
SIZE

2.3M

VALUE

50 FT X
150 FT

LOT
DIMENSIONS

1407 SF

CURRENT LIVING
SF

PROPERTY REMARKS

Prime development opportunity in East Manhattan Beach! This existing single-level home features 3 bedrooms, 2 bathrooms, and 1,407 square feet of living space. With the potential for updating, expansion, or a complete rebuild, the property offers endless possibilities. Located across from Manhattan Heights Park, residents can enjoy easy access to basketball courts, a baseball field, and open-air spaces. Top-rated schools like Meadows Avenue Elementary and Manhattan Beach Middle School are just minutes away. Newly built properties in the area have sold around the \$5.5 million range, making this an enticing investment opportunity.



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COLDWELL BANKER GLOBAL LUXURY
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7,500 SF LOT IN EAST MANHATTAN BEACH

LOT DIMENSIONS ARE 50 FT X 150 FT

POTENTIAL FOR UPDATING, EXPANSION, OR REBUILD

MINUTES FROM THE MANHATTAN BEACH PIER

ACROSS FROM POLLIWOG PARK



SCHOOLS

PENNEKAMP ELEMENTARY SCHOOL - 4 MIN DRIVE

MANHATTAN BEACH MIDDLE SCHOOL - 2 MIN DRIVE

MIRA COSTA HIGH SCHOOL - 6 MIN DRIVE

SHOPPING

MANHATTAN VILLAGE - 4 MIN DRIVE

TRADER JOE'S - 3 MIN DRIVE

TARGET - 3 MIN DRIVE



ENTERTAINMENT

POLLIWOG PARK - 1 MIN DRIVE

MANHATTAN BEACH ARTS CENTER - 1 MIN DRIVE

DOWNTOWN MANHATTAN BEACH - 8 MIN DRIVE



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