

# 1300 S. Pacific Coast Hwy Redondo Beach CA 90277

Building Sq Ft (GLA) 11,666

Lot Size 21,112

AC .48

**Tenant occupancy: NNN are currently estimated at \$0.63 psf**

<u>East/West wing</u>	<u>SQ FT</u>	<u>Lease expiration</u>	<u>Base rents</u>
<u>NNN</u>	<u>Total rent monthly</u>		
101- End Cap--	2,060	Vacant	
103- Cleaners	820	06/01/2026	\$2,000.40
\$516.60	\$2,517.00		
105- Dog Grooming	950	04/01/2030	\$2,201.50
\$598.50	\$2,800.00		
<b><u>North /South wing- all inline</u></b>			
Electrical room (no gas)	383		
106- Office mgmt.	515	M-M	\$1026.91
\$324.45	\$1,352.36		
107 & 108—Bakery-----	1,607	03/01/2026	\$3,469.00
\$1,012.41	\$4,481.41		
109-Hair Salon-----	807	08/01/2027	\$1,962.82
\$508.41	\$2,471.23		

110-Massage-----807	03/01/2029	\$2,091.59
\$508.41	\$2,600.00	

**Upper Level-- West to East Wing**

201,203,205-Chiropractor

	3,717	06/01/2028	\$10,220.16
\$2,341.71	\$12,561.87		

Total Rents for the year 2025----- \$367,947.76

Total OpEx for the year 2025-----\$ 20,991.27

NOI -----for the year 2025-----\$340,956.49

(not included in OpEx)

Property Tax 2025 -----\$ 61,927.33

Insurance 2025-----\$ 13,116.00

\$ 75,043.33

**\$7.5 asking price ----- .0454 CAP**

