

1705 S Catalina Ave

— REDONDO BEACH, CA 90277 —



± 2,835 SF
AVAILABLE SPACE

Outdoor Potential
PATIO OPPORTUNITY AVAILABLE

Flexible Layout
CAN BE DEMISED INTO TWO SUITES

YOUR SIGN HERE

Leasing Highlights

1705 S CATALINA AVE | REDONDO BEACH, CA 90277

Location Highlights

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Premier Location

ONE BLOCK FROM THE BEACH

High Walkability

LOCATED ON ONE OF REDONDO BEACH'S MOST WALKABLE STREETS

93/100

WALK SCORE

Prime Retail Location

STEPS AWAY FROM MANY REDONDO BEACH RETAIL SHOPS

Situated at 1705 S. Catalina Avenue in the highly desirable Riviera Village district of Redondo Beach, this ±2,835 SF property presents a premier opportunity in one of the South Bay's most dynamic coastal markets. The space benefits from outstanding visibility, strong pedestrian activity, and proximity to an established mix of upscale retail, dining, and residential amenities. With its flexible layout and the potential for patio seating, the property is well-positioned to accommodate a variety of high-quality retail or restaurant users seeking to capitalize on the neighborhood's walkable, destination oriented environment.





 **Sea Haven Resort Apartments**
±60 Units



DIANES BIKINIS



 **Subject Property**

the **Hook & Prow**

 **Catalina Ave**
± 20,493 VPD

HT GRILL



TRADER JOE'S



 **Pacific Coast Hwy**
± 37,250 VPD

Redondo Beach, California

1705 S. Catalina Avenue is situated in the highly desirable South Redondo Beach submarket, just a short stroll—approximately two blocks—from the Pacific Ocean and the scenic Esplanade. Catalina Avenue functions as one of the area's primary north—south corridors, running parallel to the coastline and connecting residents to neighborhood retail, dining, and everyday services. The property benefits from immediate proximity to Riviera Village, a walkable and vibrant commercial district known for its coastal charm, sidewalk cafés, boutique shops, fitness studios, and upscale restaurants.

The surrounding neighborhood is predominantly residential, characterized by well-maintained single-family homes, townhomes, and low-rise multifamily properties that reflect the area's strong coastal identity and long-term desirability. The location offers convenient regional access via Pacific Coast Highway (SR-1), which lies just east of the property, providing connectivity throughout the South Bay, to Torrance and Palos Verdes to the south, and to Hermosa Beach, Manhattan Beach, and Los Angeles International Airport (LAX) to the north. Overall, the site combines a walkable beachside setting with strong neighborhood amenities and excellent regional accessibility—hallmarks of South Redondo Beach's enduring appeal.



\$148,176 HH INCOME

WITHIN 3-MILES OF SUBJECT PROPERTY

53,576 HOUSEHOLDS

WITHIN 3-MILES OF SUBJECT PROPERTY

132,411 RESIDENTS

WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.2B CONSUMER SPENDING

WITHIN 3-MILES OF SUBJECT PROPERTY



1705 S Catalina Ave

REDONDO BEACH, CA 90277

EXCLUSIVELY LISTED BY



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