

FOR LEASE

# 1770-1774 S PACIFIC COAST HWY

REDONDO BEACH, CA 90277



## PROPERTY DETAILS

|                             |                                   |
|-----------------------------|-----------------------------------|
| YEAR BUILT                  | 1977                              |
| BUILDING SIZE               | 9,050 SF                          |
| FRONTAGE                    | ±85 feet on Pacific Coast Highway |
| TRAFFIC COUNT               | 31,000 vehicles per day           |
| POPULATION (1 MI)           | 22,085                            |
| AVG HOUSEHOLD INCOME (2023) | \$149,324                         |
| PARKING RATIO               | 4.77/1,000 parking ratio          |
| PARKING                     | 42 spaces                         |
| SIGNAGE                     | Eyebrow & large pole sign         |
| RENTAL RATE                 | Negotiable                        |
| LAND                        | 0.69 AC                           |
| ZONING                      | RBMU-3A                           |
| AVAILABILITY                | Immediate                         |

**MICHAEL JONES**  
310.906.3272  
michael.jones@kidder.com  
LIC N° 00986586

**PHIL PETRUSO**  
424.653.1851  
phil.petruso@kidder.com  
LIC N° 00780128

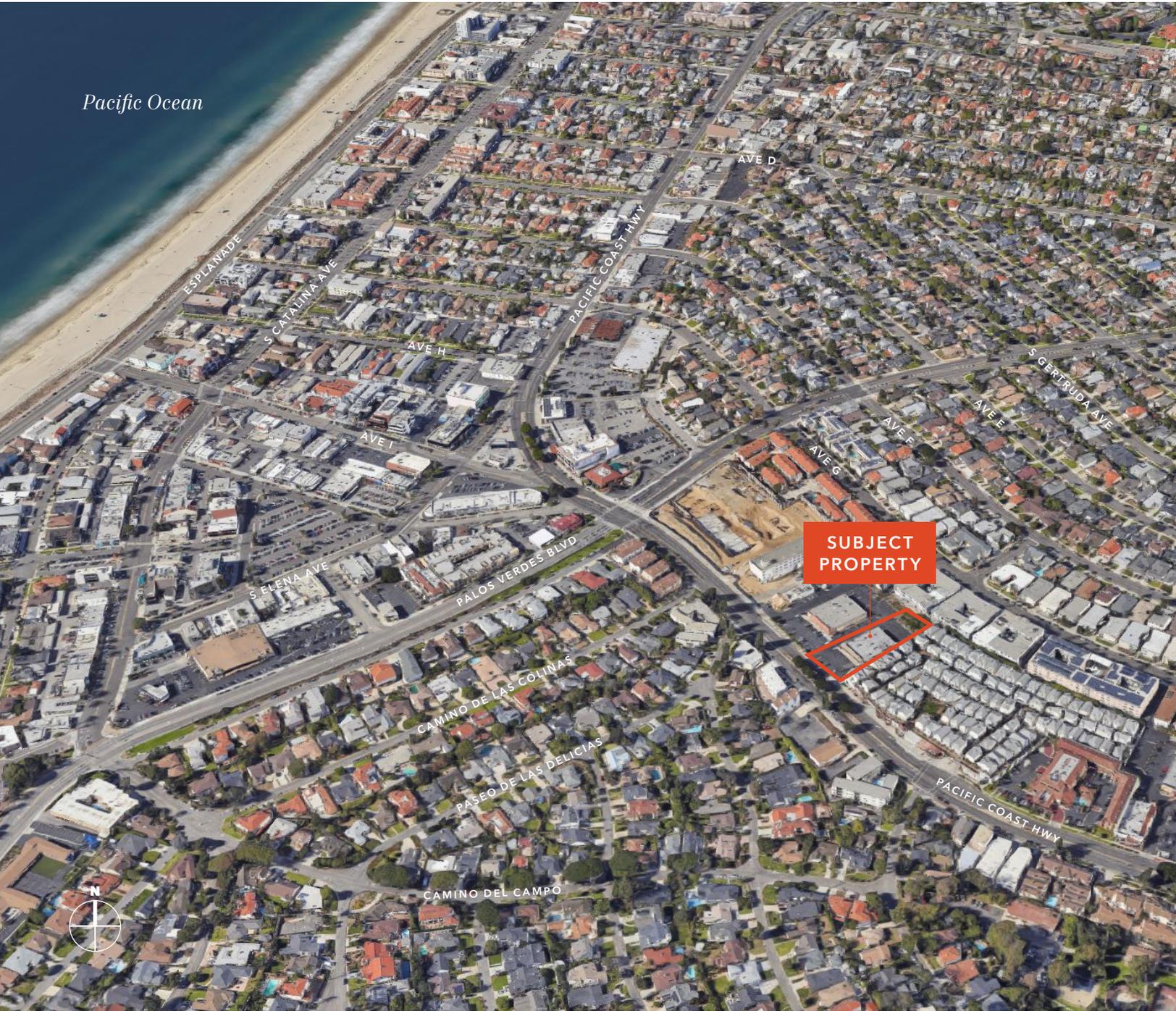
**HELEN TRAN**  
404.319.1688  
helen.tran@kidder.com  
LIC N° 02238650

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder  
Mathews**

*Pacific Ocean*



**MICHAEL JONES**  
310.906.3272  
michael.jones@kidder.com  
LIC N° 00986586

**PHIL PETRUSO**  
424.653.1851  
phil.petruso@kidder.com  
LIC N° 00780128

**HELEN TRAN**  
404.319.1688  
helen.tran@kidder.com  
LIC N° 02238650

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

