

# 3,397 SF RETAIL PROPERTY FOR SALE

910 TORRANCE BLVD.  
REDONDO BEACH, CA 90277



**BRENDAN MCARTHUR**

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## Property Summary



### OFFERING SUMMARY

Sale Price:	\$2,000,000
Address:	910 Torrance Blvd.
Rentable SF:	3,397 SF
Parcel Size:	0.21 AC
Year Built:	1940
Occupancy:	86%
Zoning:	RBC-2
APN:	7506-022-081
Current Tenants:	My Optical, Paws @ London Towne, Psychic Center, FNB Hair Salon

### TRAFFIC COUNT

### DAILY TRAFFIC

COUNT	21,473
STREET	Torrance Blvd.
COUNT	15,715
STREET	S. Prospect Ave.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Households	14,875	75,501	163,488
Estimated Population	35,239	185,765	426,475
Average HH Income	\$191,386	\$198,132	\$188,924

### PROPERTY HIGHLIGHTS

High occupancy property with short term leases - opportunity for value add

Great visibility at the SWC corner of Torrance Blvd. and Prospect Ave. - signalized intersection

Less than a mile to the Pacific Ocean

Highly Affluent South Redondo Beach residential population

Only 10 minutes from the 405 Freeway

Close proximity to other affluent cities - Manhattan Beach, Hermosa Beach and Torrance

Less than 10 miles to Los Angeles International Airport

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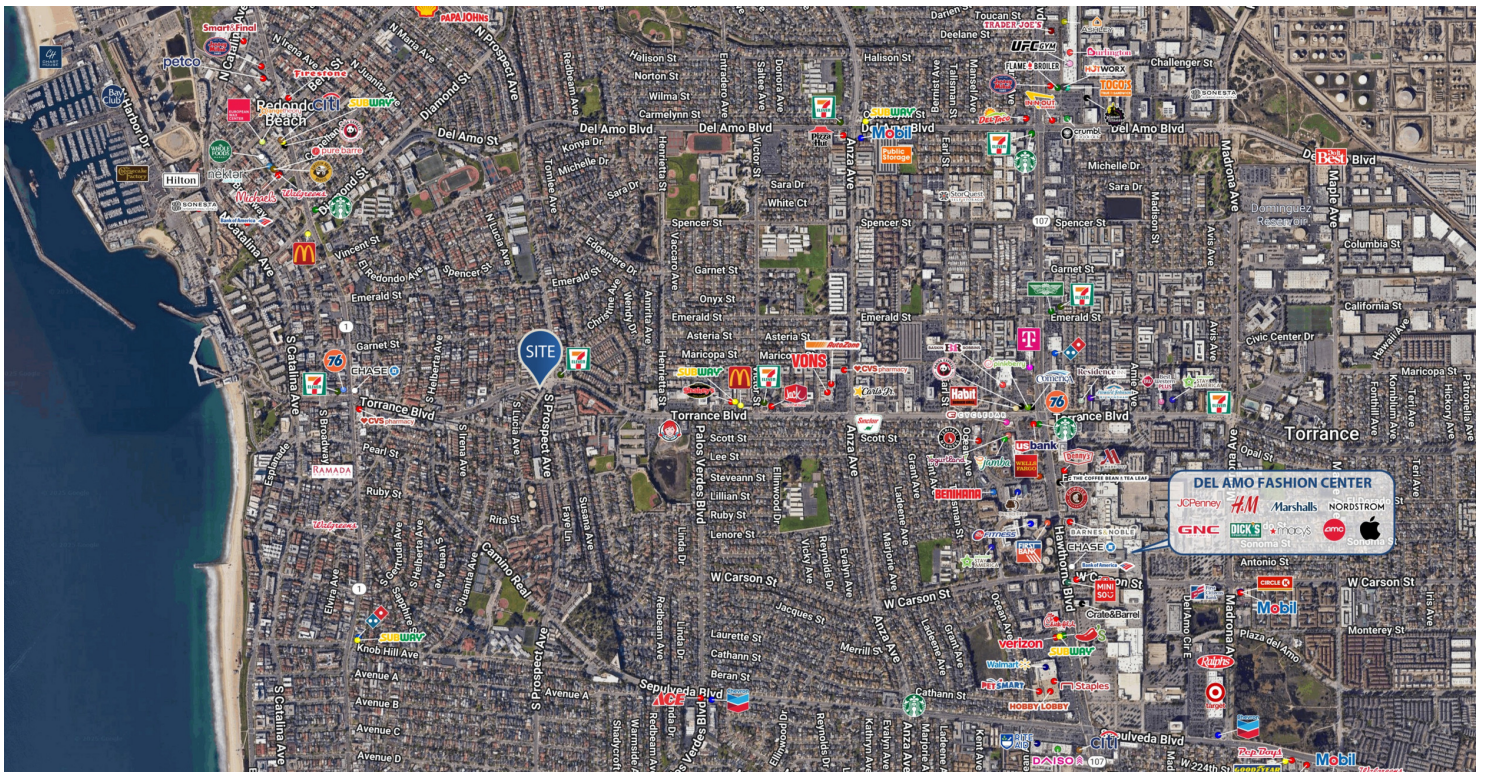
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*Market Overview*



## REDONDO BEACH OVERVIEW

Redondo Beach is a quintessential Southern California Beach City offering 2.5 miles of coastline between Torrance and Hermosa Beach. Much like its neighbors, the city is home to some of the LA's most affluent individuals, offering its residents and visitors pristine beaches and a variety of sporting tournaments, art festivals, and concerts.

### RESIDENTIAL AFFLUENCE

The median sales price of a home in Redondo Beach was \$1.5M in 2024 with a median sales price per square foot of Redondo Beach is \$858, demonstrating the affluence in the area.

### SOUTH BAY OVERVIEW

Los Angeles County's South Bay combines exceptional coastal living with a powerful economic base. The region is home to major employers across aerospace, technology, communications, medicine, and defense, including the U.S. headquarters of Honda and key operations for Boeing, Raytheon, Chevron, Northrop Grumman, Mattel, and others. El Segundo houses Los Angeles Air Force Base and its Space and Missile Systems Center—supporting over 60,000 local jobs—while Hawthorne is home to SpaceX, a leader in commercial space innovation. With a temperate climate, scenic beaches, and a strong business environment, the South Bay continues to attract residents, visitors, and global corporations alike.

### ENTERTAINMENT MECCA

The South Bay is quickly becoming the entertainment mecca of Los Angeles. Where past iconic venues like the Forum, meet the new generation of iconic LA venues such as The Intuit Dome and SoFi Stadium, the South Bay will be the focal point for entertainment in South California. Other prominent Los Angeles sports franchises such as the Lakers, Chargers, and Kings have all moved practice facilities to the South Bay, furthering the increased demand in the area. With the Olympics coming to Los Angeles Summer 2028, the region is well-positioned to benefit from this entertainment surge.

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### RETAIL MARKET OVERVIEW

The Beach Cities/Palos Verdes submarket—encompassing Manhattan Beach, Redondo Beach, the Palos Verdes Peninsula, and San Pedro—features affluent coastal communities supported by strong corporate and residential demand. Manhattan Beach ranks among the nation's most expensive housing markets, with median home prices around \$3.4M. Consistent tourism drives retail traffic, while vacancy has remained stable at 5.2% over the past year. Limited new development keeps leasing focused on smaller spaces, and the area's stability and wealth continue to attract investors.



### TRANSPORTATION HUB

Los Angeles International Airport (LAX) is the fourth busiest airport in the world and the second busiest in the United States, serving more than 75 million passengers in 2023. Home to 70 airlines offering flights to 185 global destinations, LAX is a major international gateway. The airport is currently undergoing a \$6 billion expansion to accommodate increased travel for the 2026 World Cup and 2028 Olympic Games, with completion targeted for 2027.

The expansion projects include:

- A planned nine gate concourse
- An eastern extension of Terminal 1
- 18-gate Terminal 9 east of the existing Terminal 8 and attached via a bridge across Sepulveda Boulevard
- An elevated tram/roadway system
- Additional parking



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