

WOODY STAHL
310.880.0926
Woody@LyonStahl.com
DRE #01399621

BRETT LYON
310.780.1899
Broker@LyonStahl.com
DRE #01717818

PCH Corner Lot Net Lease Opportunity

921 S Pacific Coast Hwy, Redondo Beach





PROPERTY OVERVIEW

921 S Pacific Coast Highway

Redondo Beach, CA 90277

List Price: **\$2,325,000**

Property Details

RSF	865 SF
LOT SIZE	11,401 SF
PRICE/SF	\$2,687
PRICE/LOT SF	\$204
ZONING	RBC-2-PD
OCCUPANCY	OCCUPIED
PARKING	18 SPACES + 1 HANDICAP
YEAR BUILT	1963
CAP RATE	5.13%

Property Highlights

- El Burrito Jr and LBJ's Charbroiled Burgers (Same Operator) in Redondo Beach
- LBJs Has 5 Locations Total and Has Been a Tenant Since 1995 - Potential For Long-Term Lease
- NNN Lease - No Landlord Responsibilities
- Current Lease Set to Expire April 30, 2028
- Current Tenant Paying \$9,938/Mo (Rent Amount is Effective 5/1)
- High Visibility on PCH w/ Signage on the Corner
- Outdoor Dining Area Attached to Each Building
- Two Points of Egress & Ingress

WOODY STAHL

(310) 880-8926

WOODY@LYONSTAHL.COM

DRE - 01399621

BRETT LYON

(310) 780-1899

BROKER@LYONSTAHL.COM

DRE - 01717818

For Sale

PCH Corner Lot Development Or Net Lease Opportunity



921 S Pacific Coast Highway is a well-located retail investment opportunity situated along the highly trafficked Pacific Coast Highway corridor in Redondo Beach, California. Positioned on a prominent corner lot, the property benefits from strong street visibility, consistent vehicle traffic, and excellent signage exposure in one of the South Bay's most desirable coastal markets.

The property consists of two restaurant buildings totaling approximately 865 square feet, situated on an 11,401 square foot lot. Both spaces are currently leased to the same tenant, providing stable in-place income with a lease in place through April 30, 2028. The tenant's rent is \$9,938 per month (effective May 1st).

The site offers approximately 18 parking spaces plus one handicap space, allowing for convenient customer access and efficient circulation. Each building features its own outdoor dining area, enhancing the usability and appeal of the space for restaurant operations. Built in 1963, the property is zoned RBC-2-PD, allowing for a variety of commercial uses.

Its strategic corner location along Pacific Coast Highway provides excellent exposure, strong demographics, and proximity to surrounding retail, residential neighborhoods, and the greater South Bay. This offering presents an attractive opportunity for investors seeking stable income in a high-demand coastal submarket with long-term upside potential.



FOR SALE

921 S Pacific Coast Hwy

Redondo Beach, California, 90277



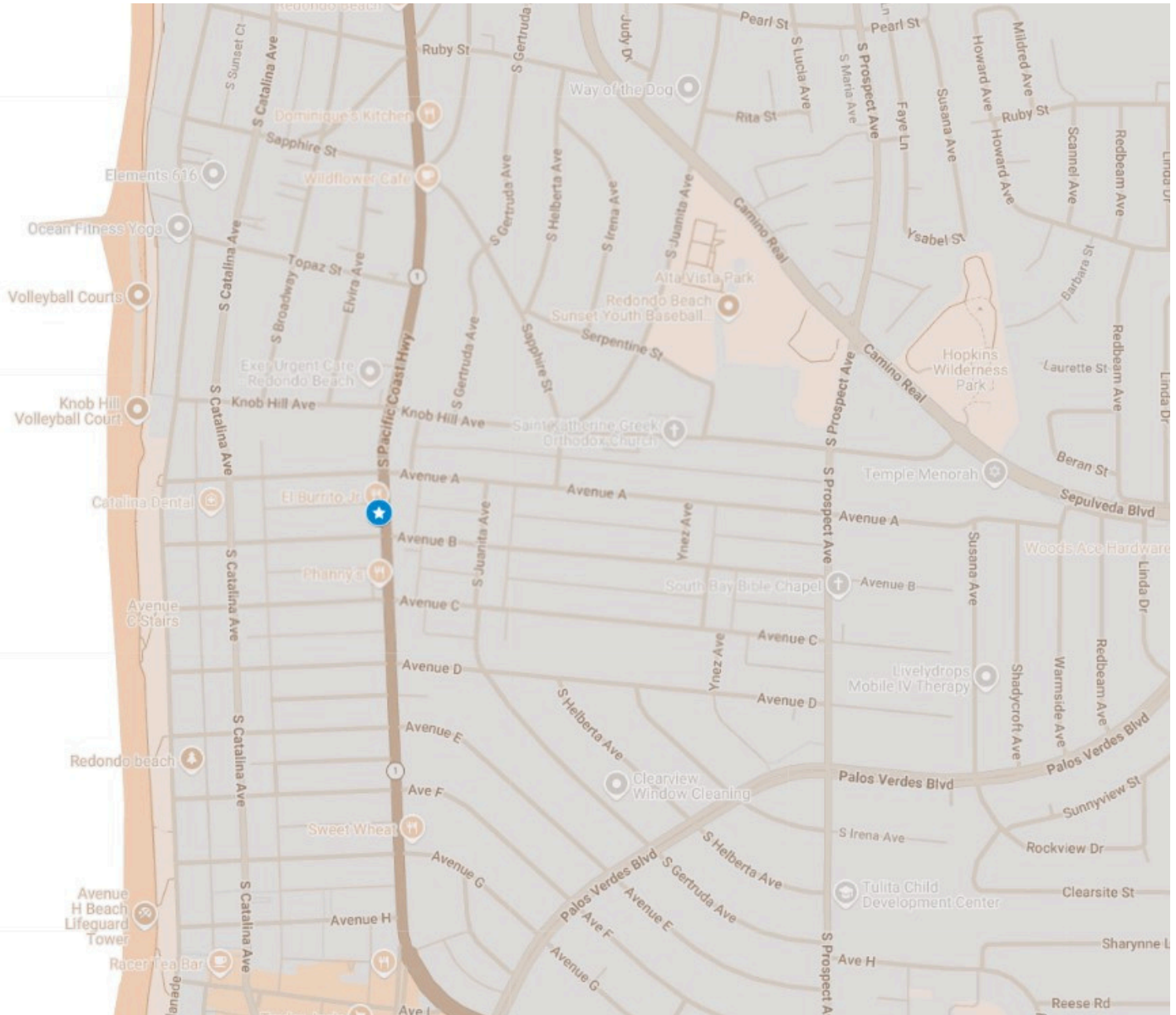


LOCATION MAP

FOR SALE

921 S Pacific Coast Hwy

Redondo Beach, California, 90277



TRAFFIC COUNT

Demographics >>

	1 mile	3 miles
Population	24,327	149,078
Households	11,330	60,533
Median Age	47	44.90
Median HH Income	\$128,338	\$136,018
Daytime Employees	10,040	83,031
Population Growth '24 - '29	▲ 0.47%	▼ -0.29%
Household Growth '24 - '29	▲ 0.40%	▼ -0.42%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
S Catalina Ave	Ave E S	10,589	2025	0.26 mi
Esplanade	Ave E S	4,901	2025	0.32 mi
S Pacific Coast Hwy	S Guadalupe Ave N	42,463	2025	0.46 mi
Palos Verdes Blvd	Ave G SW	13,898	2025	0.47 mi
Esplanade	Topaz St S	5,984	2025	0.47 mi
S Prospect Ave	Ave B S	12,106	2025	0.49 mi
S Pacific Coast Hwy	Ave I SE	28,377	2025	0.50 mi
Cam Real	Knob Hill Ave SE	7,712	2025	0.54 mi
S Pacific Coast Hwy	Vis del Mar NW	27,604	2025	0.55 mi
South Pacific Coast ...	Palos Verdes Blvd NW	31,466	2025	0.56 mi

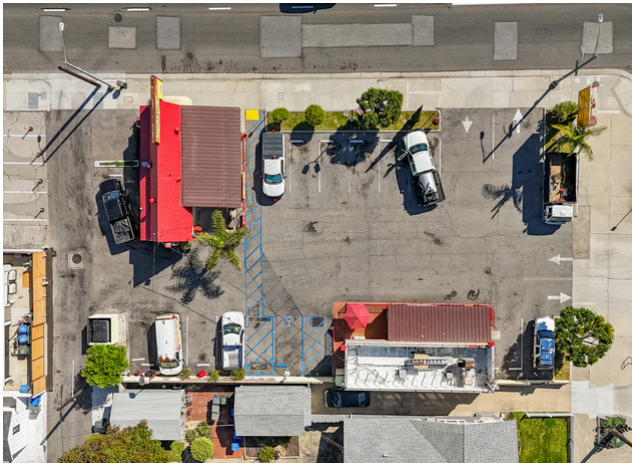
Made with TrafficMetrix® Products



PHOTOS

Property Photos
921 S PCH, Redondo Beach

[Click Here For Full Sized Photos](#)



WOODY STAHL
(310) 880-0926
WOODY@LYONSTAHL.COM
DRE - 01399621

BRETT LYON
(310) 780-1899
BRETT@LYONSTAHL.COM
DRE - 01717818

LYON STAHL INVESTMENT REAL ESTATE
830 S PCH SUITE D-200
EL SEGUNDO, CA 90245
WWW.LYONSTAHL.COM