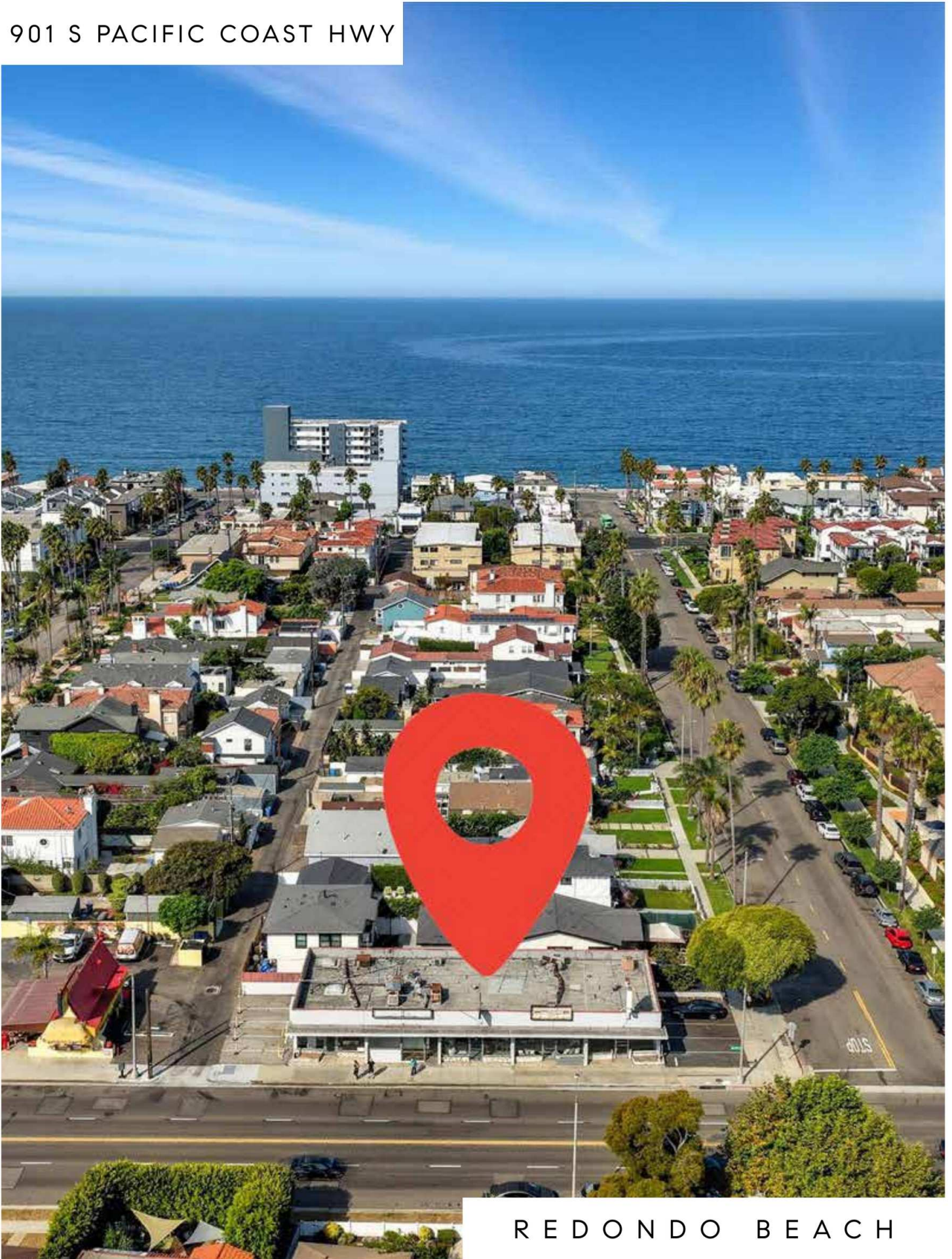


901 S PACIFIC COAST HWY



REDONDO BEACH



Set on the Pacific Coast Highway with an impressive 50,000 cars passing daily, 901–909 S. Pacific Coast Highway is a rare Redondo Beach retail opportunity just two blocks from the sand and ocean. This highly visible corner property provides outstanding branding potential with prominent PCH frontage and signage, plus ten parking spaces and free street parking to maximize customer access.

Configured as five individual storefronts, each suite features shallow depths to capture abundant east-facing natural light—ideal for retailers, service businesses, or creative office uses. With

current vacancies, the property offers substantial rental income upside and flexibility for a new owner's lease-up strategy in a market known for excellent demographics and strong year-round demand.

Surrounded by top restaurants, boutiques, and recreation along Redondo's Riviera Village and beach corridor, this irreplaceable address combines coastal lifestyle with exceptional investment fundamentals. Whether you're an owner-user or investor, 901 S. PCH is a signature South Bay asset where location, visibility, and long-term potential meet.



FEATURING

- 6,011 Sq. Ft. Lot (0.14 acres) with RBC-2-PD zoning
- ±3,960 rentable square feet single-story retail/office building
- High-visibility corner location with exceptional Pacific Coast Highway frontage and prominent signage opportunities
- Traffic count of approximately 50,000 cars per day, ensuring maximum exposure
- Five individual retail storefronts/suites (current as-built uses: hair salon, restaurant, and three storefronts)
- Prime Redondo Beach address, just two blocks from the beach and Pacific Ocean
- Ten on-site parking spaces plus ample free street parking; parking ratio 2.53/1,000
- Built in 1955, offering classic coastal architecture with shallow suites that maximize east-facing natural light
- Fully vacant multi-tenant opportunity—ideal for an owner/user or lease-up strategy with strong upside
- Excellent area demographics with proximity to abundant shopping, dining, and recreation (including Redondo Beach's top restaurants and retail)
- Substantial rental income potential through market-rate repositioning

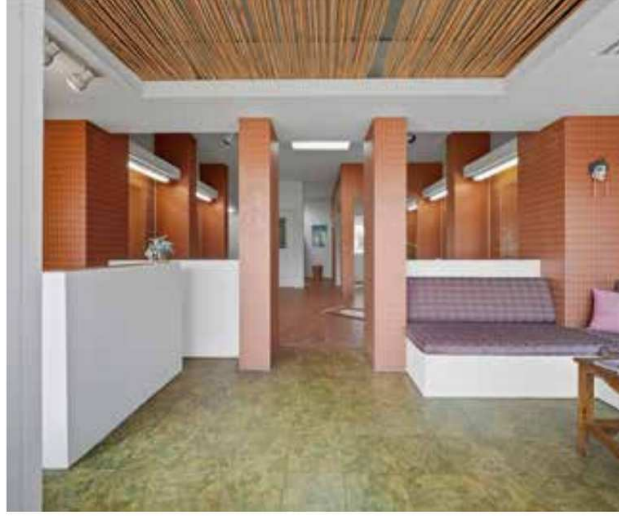












SUMMARY

Summary	Market Rents	Proposed Financing
Price (Purchase)	\$2,999,000	First Loan Amount \$1,499,500 New
Down Payment 50%	\$1,499,500	Terms 6.500% 5 yr fixed
Number of Units	5	
Cost per Unit	\$599,800	
Current GRM	13.44	
Current CAP	7.2%	
Year Built / Age	1955	
Approx. Lot Size	5,844	
Approx. Net RSF	4,435	
Cost per Net RSF	\$676	

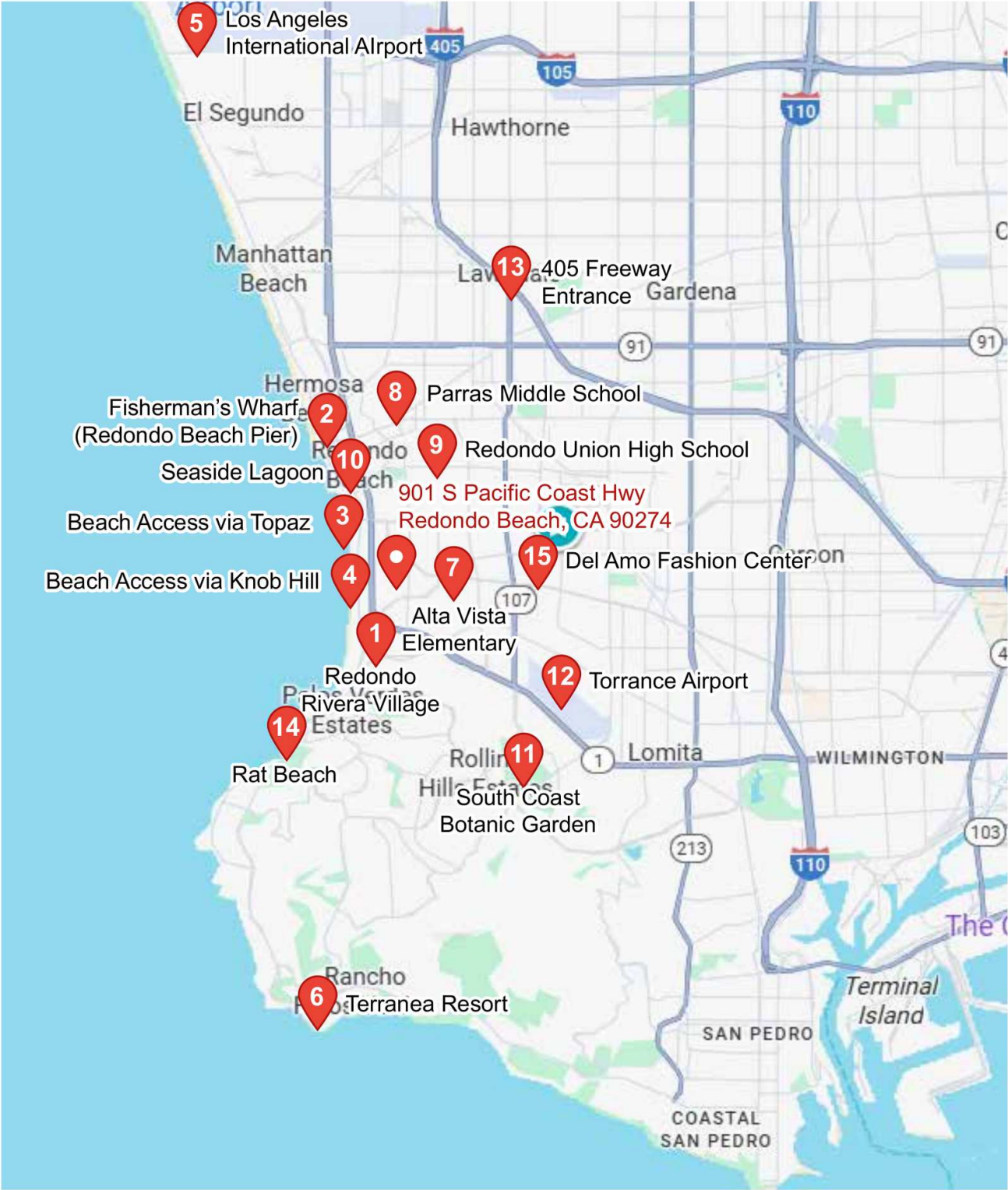
Annualized Operating Data	Market Rents
Scheduled Gross Income	\$223,214
Vacancy Rate Reserve	(\$6,696) 3.0%
Gross Operating Income	\$216,517
Expenses	(\$43,214) -24.7%
Reimbursements (NNN)	\$43,214
Net Operating Income	\$216,517
Loan Payments	(\$113,734)
Pre-Tax Cash Flow	\$102,783 6.9%
Principal Reduction	29,990
Total Return	\$132,773 8.9%

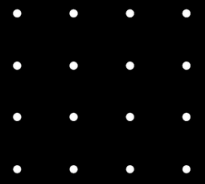
¹ As a percent of Scheduled Gross Income² As a percent of Down Payment

Income			Market Rents		Estimated Expenses	
No. of Units	Office/Baths	Approx Sq. Ftg.	Monthly Rent/ Unit (\$)	Monthly Income (\$)		
5	1+1	800	3000	15,000	Taxes	\$37,488
					Insurance	\$3,326
					CAM Charges	<u>\$2,400</u>
						\$43,214
Total Rent				\$15,000		
Reimbursements (NNN)				\$3,601		
Garage Income				\$0	Total Expenses	(\$43,214)
Monthly Scheduled Gross Income				\$18,601	Per Net Sq. Ft.	(\$9.74)
Annualized Scheduled Gross Income				\$233,214	Per Unit	(\$8,642.75)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. The future income and expenses of the Property may vary significantly during Buyer's ownership. Buyer shall rely on Buyer's expertise to project the future Income and expense of the Property.

DRIVE TIME TO NEARBY ATTRACTIONS & NOTABLE LOCATIONS





1. Redondo Rivera Village - 3 Minutes
2. Fisherman's Wharf (Redondo Beach Pier) - 4 Minutes
3. Beach Access via Topaz - 2 Minutes
4. Beach Access via Knob Hill - 1 Minute
5. Los Angeles International Airport - 26 Minutes
6. Terranea Resort - 17 Minutes
7. Alta Vista Elementary - 2 Minutes
8. Parras Middle School - 5 Minutes
9. Redondo Union High School - 5 Minutes
10. Seaside Lagoon - 6 Minutes
11. South Coast Botanic Garden - 13 Minutes
12. Torrance Airport - 10 Minutes
13. 405 Freeway Entrance - 17 Minutes
14. Rat Beach - 9 Minutes
15. Del Amo Fashion Center - 7 Minutes

(Drive times may vary depending on traffic.)

901 S PACIFIC COAST HWY
REDONDO BEACH
OFFERED AT \$2,999,000



VISIT:
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