

436
N. PACIFIC COAST HIGHWAY



Renovations Summer 2023

FOR LEASE

LEASE RATE
\$3.50 PSF MG

Contact us:

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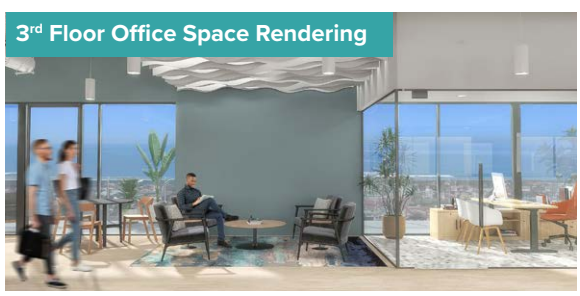
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Property Highlights:

- Cross Streets: Beryl Street and N Pacific Coast Highway
- Total Building Size: ±16,488 SF
 - 1st fl: ±3,795 SF (smallest divisible ± 1,900 SF)
 - 2nd fl: ±7,720 SF
 - 3rd fl: ±5,042 SF
- Total Land Size: ±16,447 SF
- Floors: 3
- Year Built: 1984
- Zoning: RBC-2A
- Great PCH location, steps away from the beach
- Ample covered parking
- Location: Adjacent to Redondo Shores Shopping Plaza
- APN: 7424-011-034

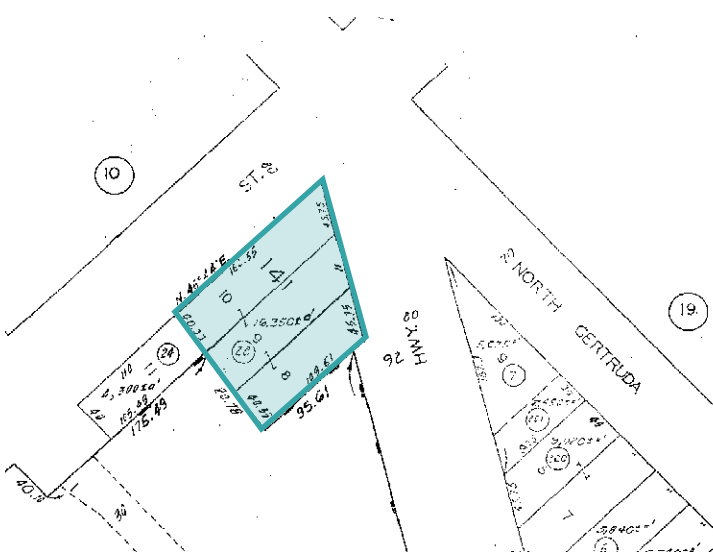


CLICK TO VIEW ON A MAP

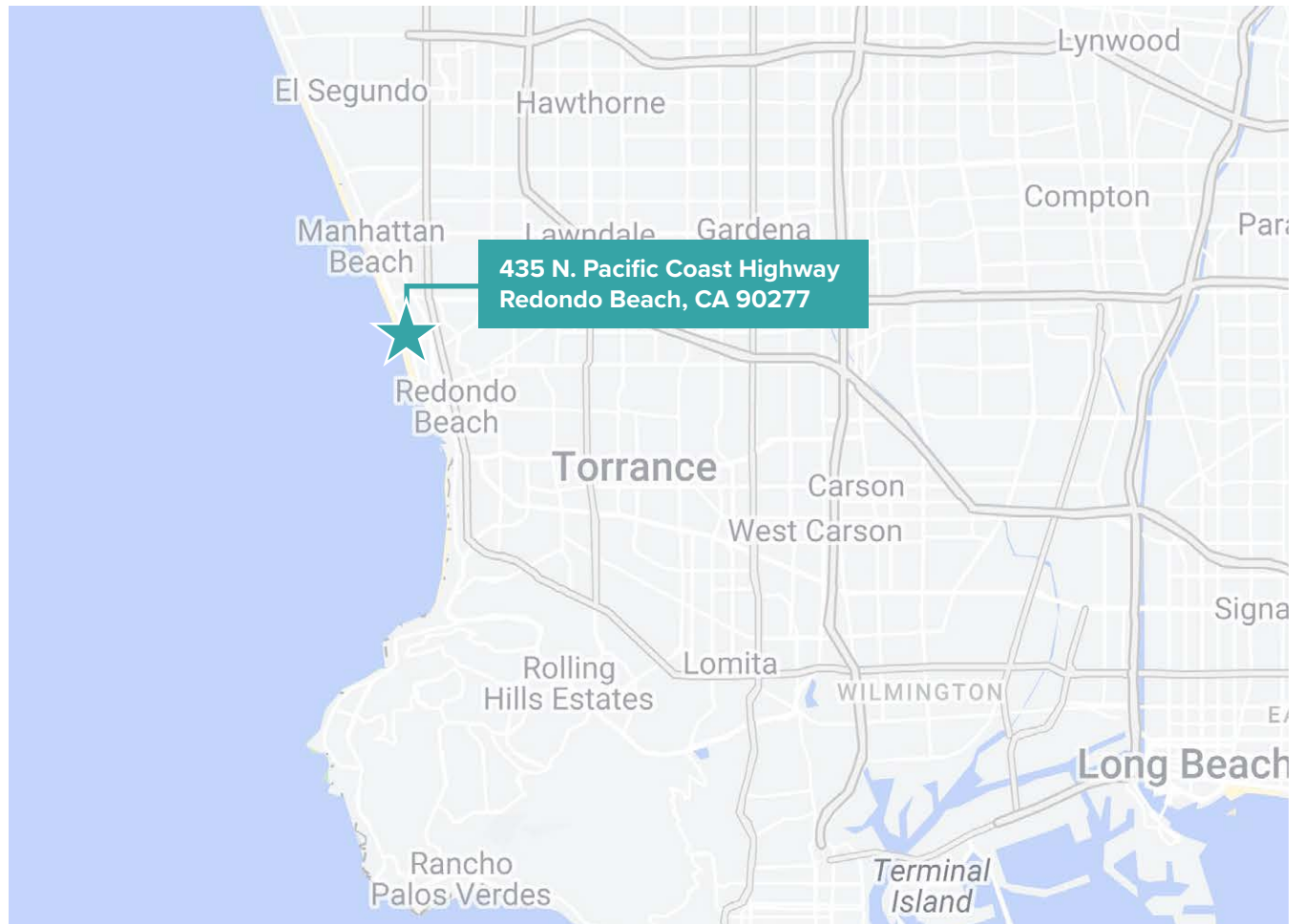


LOCATION

Parcel Map



Aerial



EXTERIOR | concept elevation | front



New paint color at building and all window trims removed

New stacked stone finish at main entry

New fiber cement board accent finish in color 'shadow'

New wood slat screen to span across building entry with black metal structural supports below

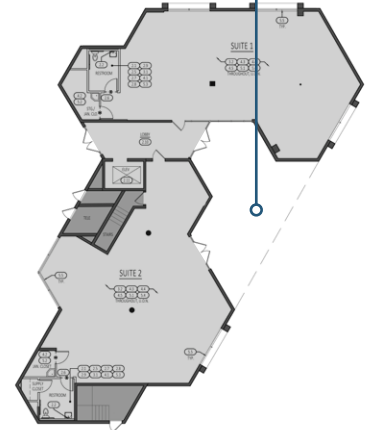
New accent lighting

New raised planter height & painted finish

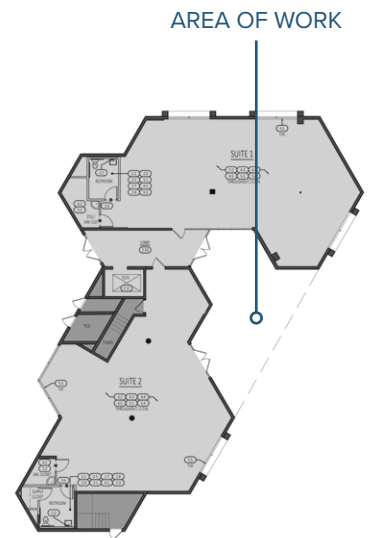
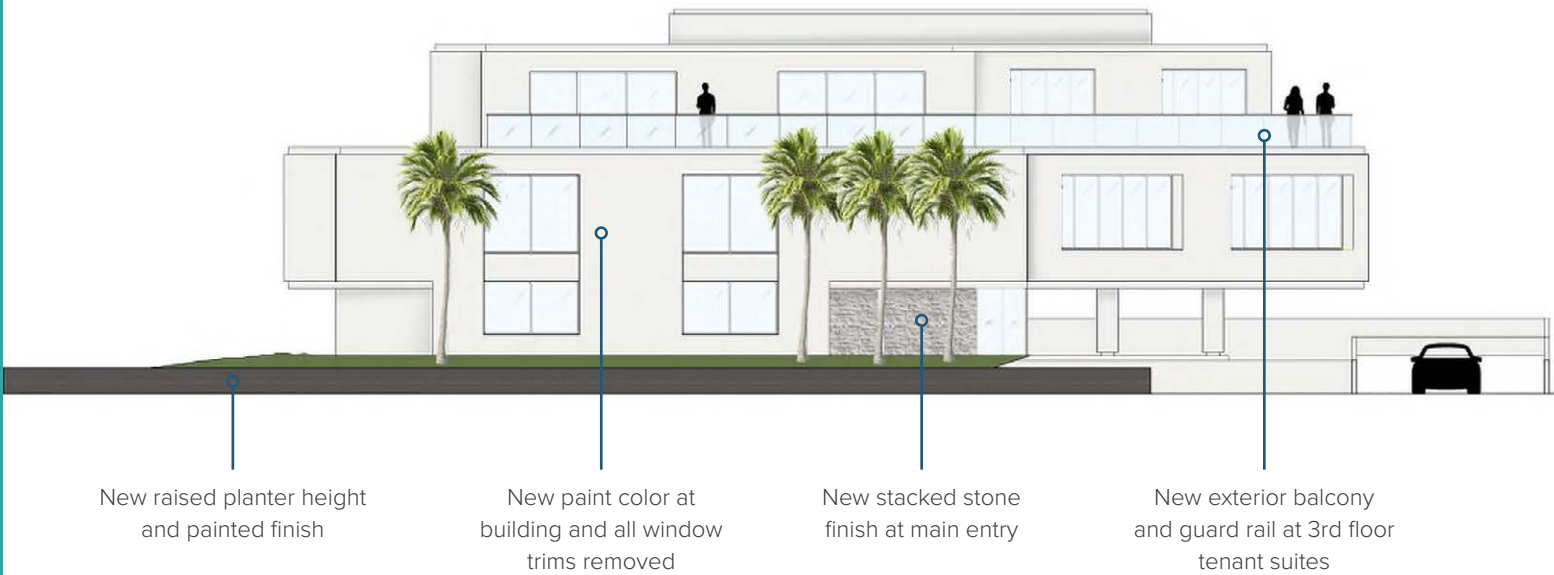
"WOOD" SLAT SCREEN CONCEPT ACROSS



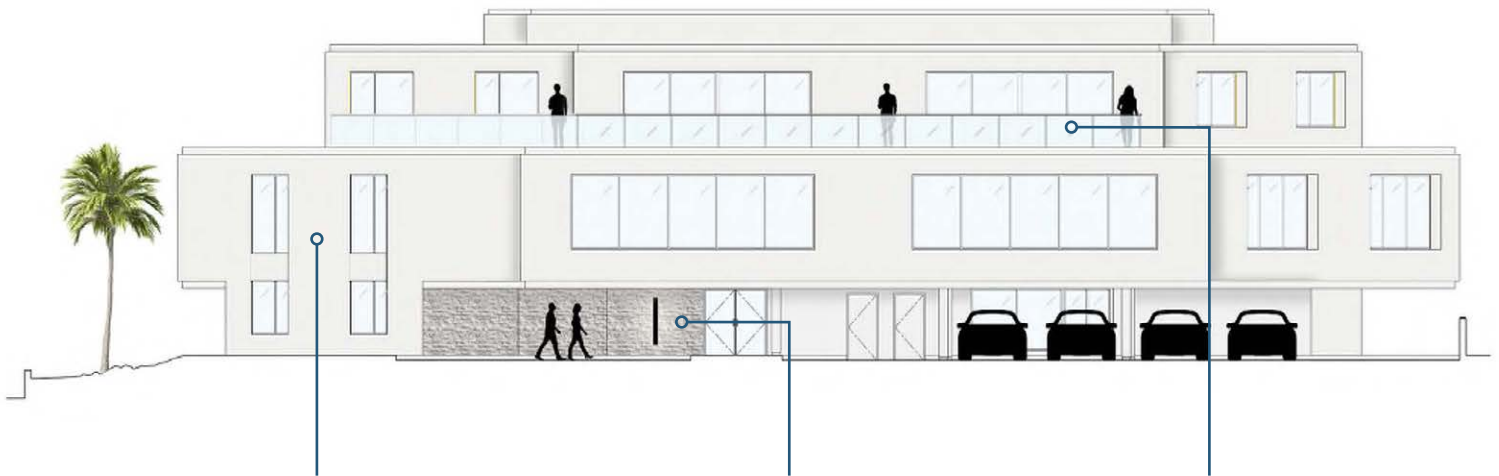
AREA OF WORK



EXTERIOR | concept elevation | side



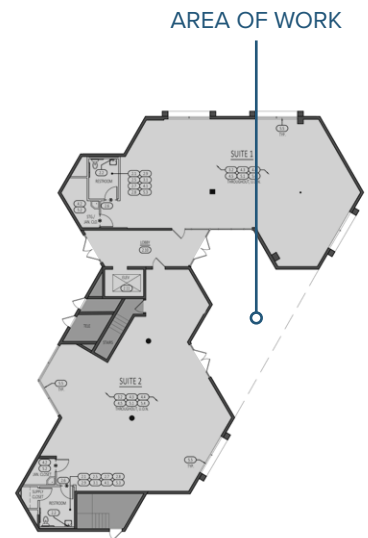
EXTERIOR | concept elevation | back



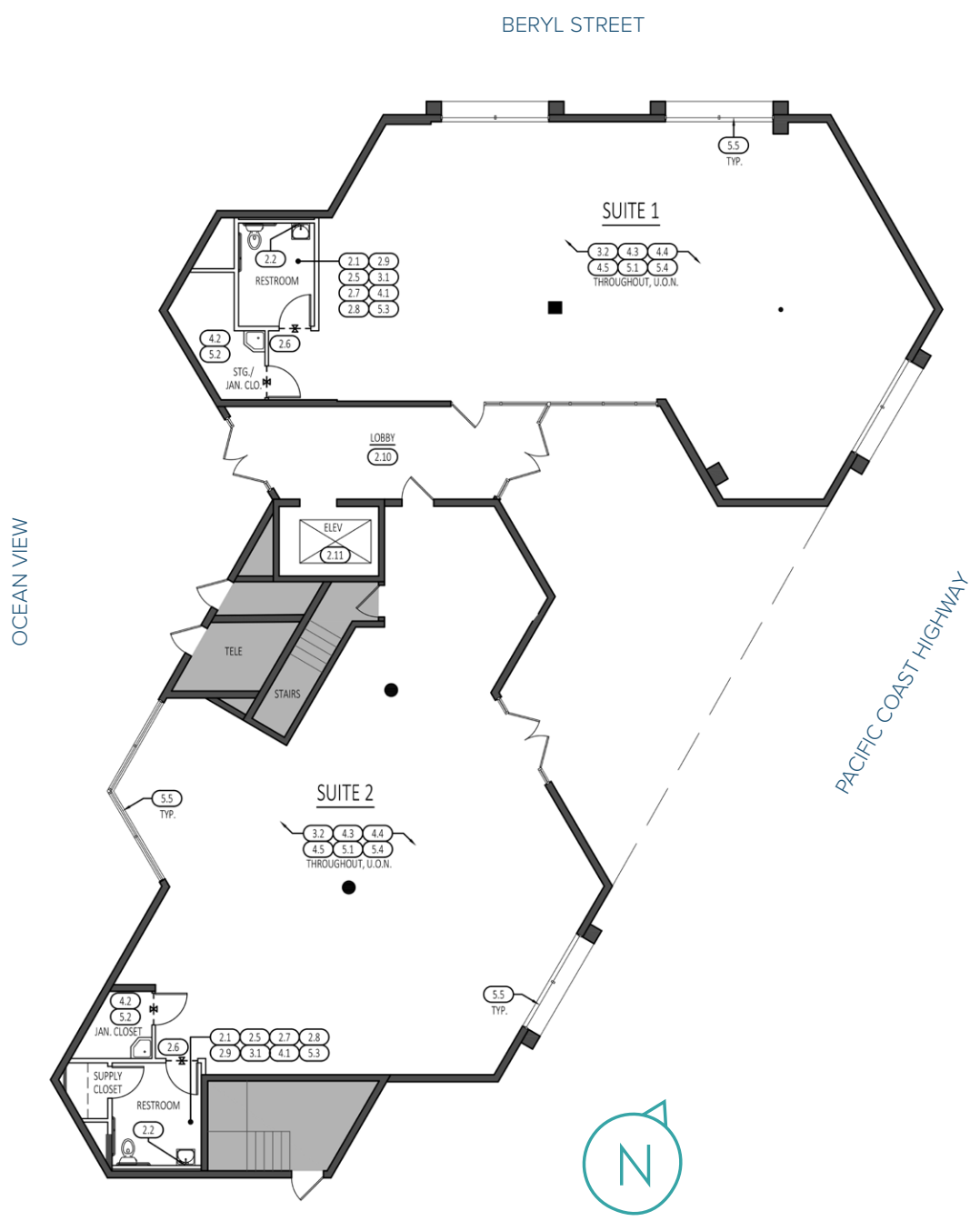
New paint color at building and all window trims removed

New stacked stone finish at back entry with new light sconce near lobby entry doors

New exterior balcony and guard rail at 3rd floor tenant suites



SPACE PLAN | 1st floor



SPACE PLAN | 2nd floor | single tenant

BERYL STREET



OCEAN VIEW

PACIFIC COAST HIGHWAY



N.T.S.

SPACE PLAN | 3rd floor

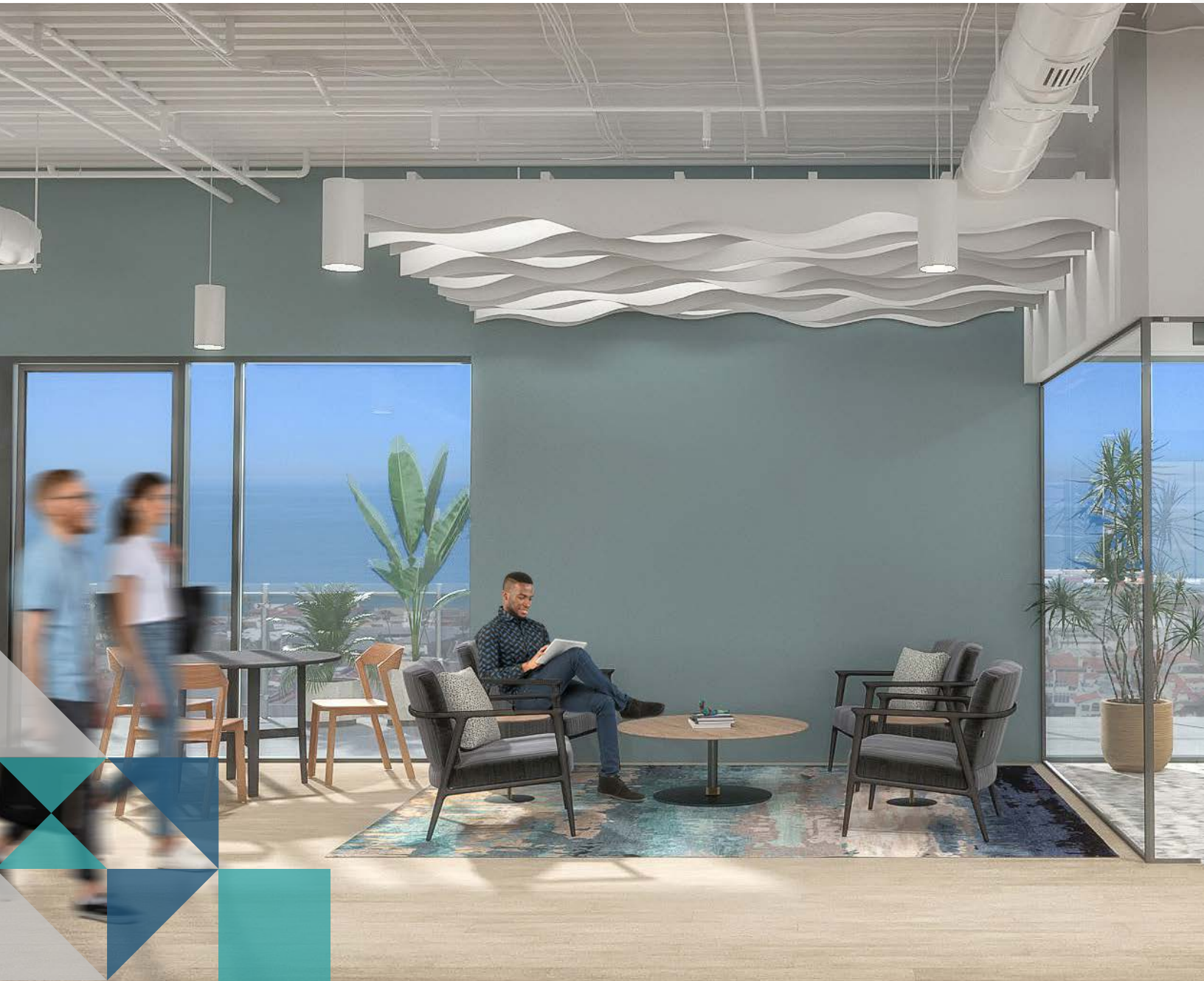


RENDERING | 2nd floor



3

RENDERING | 3rd floor



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