

# FOR LEASE

PCH & PROSPECT, REDONDO BEACH

1880-1888 S PACIFIC COAST HWY | REDONDO BEACH, CA 90277-6117



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LEASING

BROKERAGE

INVESTMENTS



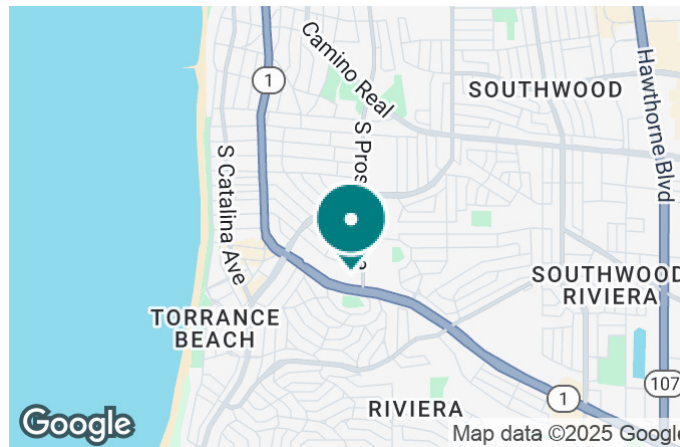
## FEATURES & AMENITIES

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## FEATURES & AMENITIES

- ± 1,510 SF UNIT - EXISTING INCIDENTAL FOOD USE BUILDOUT (SANDWICH SHOP)
- FIRST CLASS NATIONAL CO-TENANTS, INCLUDING CVS PHARMACY, SUBWAY, CORNER BAKERY + ROUND TABLE PIZZA
- PROMINENT PILON SIGNAGE
- SIGNALIZED INTERSECTION WITH 5- POINTS OF INGRESS-EGRESS
- STRONG AREA POPULATION AND HOUSEHOLD INCOME DEMOGRAPHICS
- HIGH DAILY TRAFFIC COUNT: ± 53,610 CARS PER DAY



### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,398	57,583	136,548
Total Population	22,104	143,215	351,400
Average HH Income	\$114,387	\$113,468	\$116,478

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

±1,510 SF space available in CVS + Corner Bakery anchored shopping center. The updated property boasts excellent curb appeal and attractive architectural design, complemented by high street visibility on busy PCH, ample parking in a sizable on-site lot, and several A+ national tenants, including CVS, Corner Bakery, Round Table Pizza, and more! The available space is suitable for incidental food use or retail shop space, ideal for various service-related businesses. Superbly located, the property benefits from the surrounding densely populated residential neighborhoods, positioning along the heavily trafficked Pacific Coast Hwy retail corridor, and affluent area demographics

## LOCATION DESCRIPTION

Prime Redondo Beach location on busy Pacific Coast Hwy (at Prospect). Strong traffic counts, with ±53,610 cars per day. Affluent area demographics, with an average household income of \$132,671 (within a 3-mile radius).

## OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN (\$0.65 psf ))
Available SF:	1,510 SF
Building Size:	44,447 SF

SPACES	LEASE RATE	SPACE SIZE
1888	\$3.50 SF/month	1,510 SF

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## PLANS

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SUITE	TENANT	SIZE
1868	Corner Bakery	3,415 SF
1874	CA Karate Academy	1,069 SF
1876	Round Table Pizza	1,458 SF
1878	Nail Spa	944 SF
1880	CVS	25,500 SF
1882	Handel's Ice Cream	1,775 SF
1882.5	Hydration Room	1,098 SF
1884	SuperCuts	930 SF
1884.5	Code Ninjas	806 SF
1886	Dry Cleaners	1,700 SF
1886.5	Woof Gang Bakery & Grooming	2,025 SF
1888	Available	1,510 SF
1888.5	Yum Thai Bistro	2,217 SF

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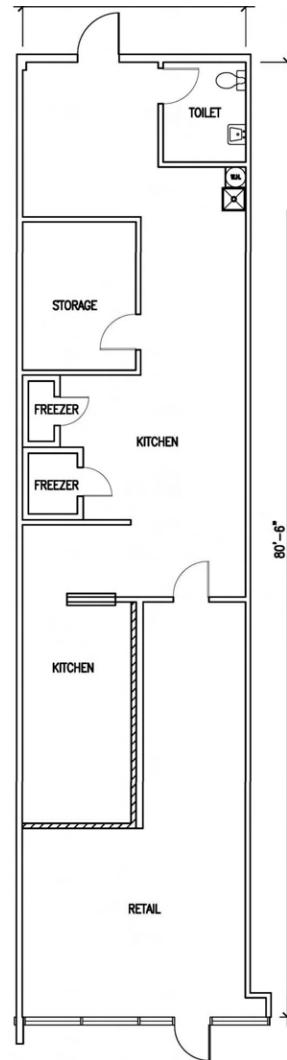
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## FLOOR PLAN

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## ADDITIONAL PHOTOS

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## ADDITIONAL PHOTOS

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## RETAILER MAP

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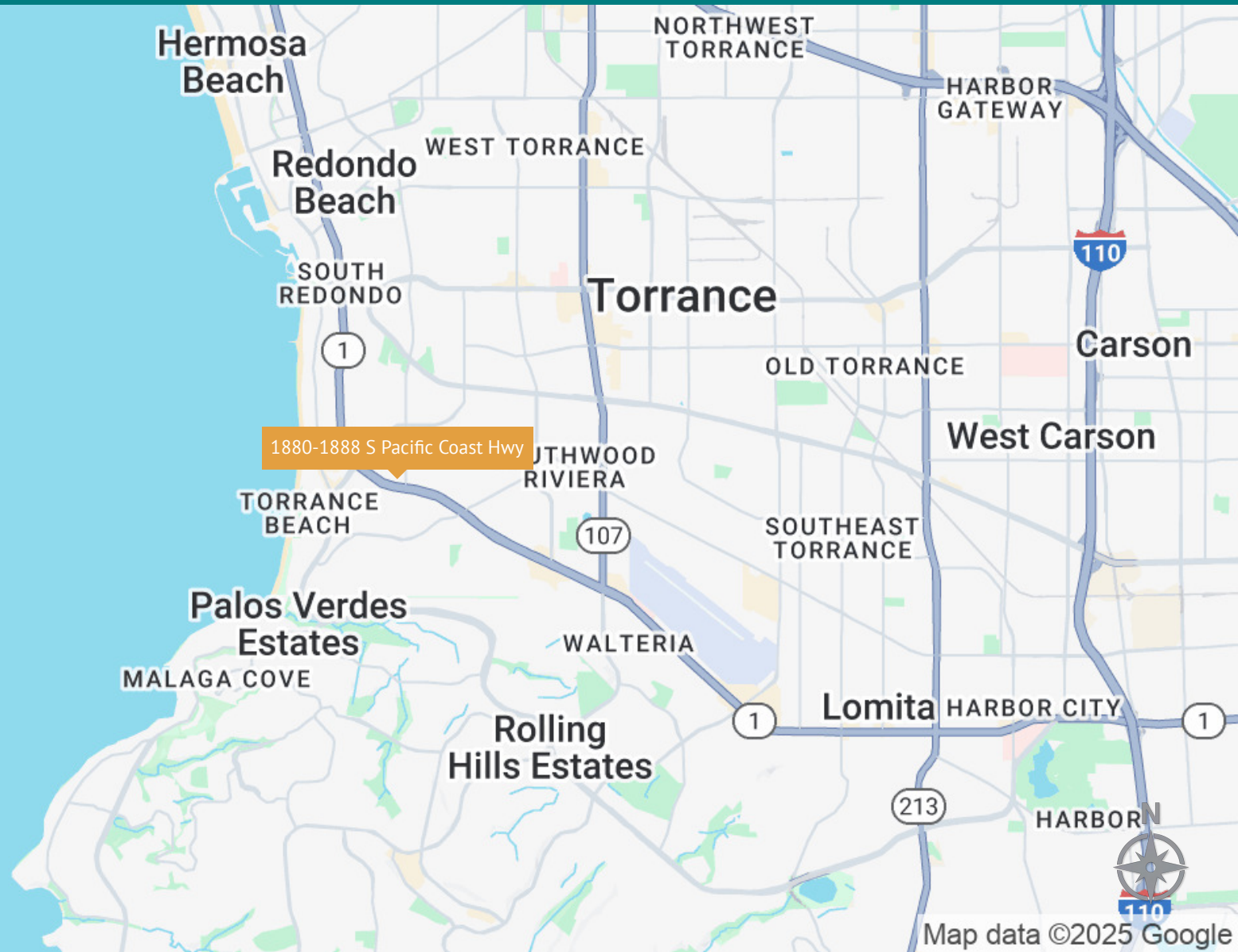
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,104	143,215	351,400
Average Age	43.0	42.1	40.4
Average Age (Male)	42.4	41.5	39.7
Average Age (Female)	44.0	42.4	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,398	57,583	136,548
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$114,387	\$113,468	\$116,478
Average House Value	\$854,359	\$850,444	\$813,687

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	10.7%	11.2%	17.3%

RACE	1 MILE	3 MILES	5 MILES
% White	75.8%	61.3%	61.9%
% Black	1.4%	2.0%	2.7%
% Asian	14.8%	27.7%	23.4%
% Hawaiian	0.0%	0.1%	0.2%
% American Indian	0.5%	0.2%	0.3%
% Other	2.0%	4.0%	6.3%

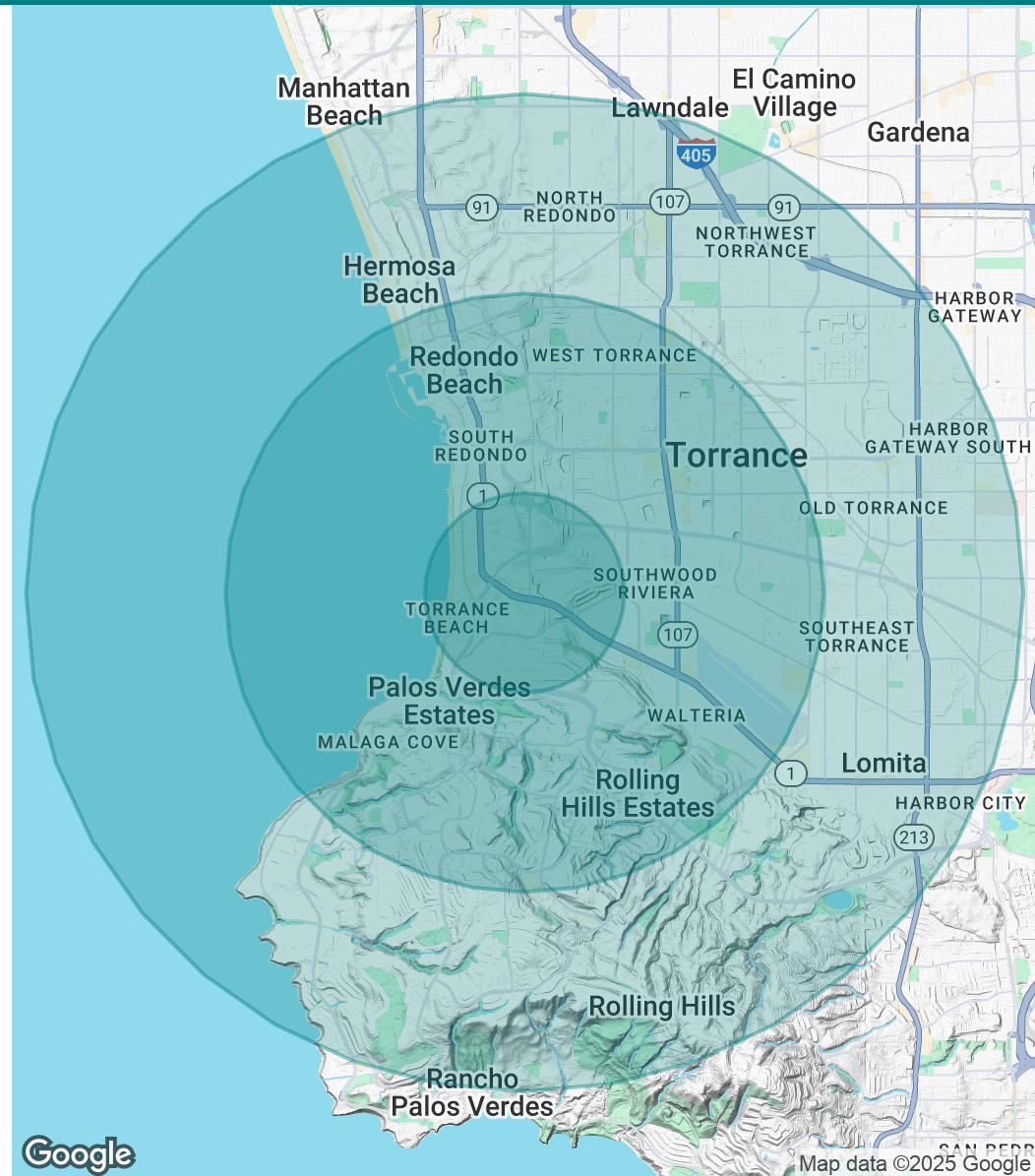
2020 American Community Survey (ACS)

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