



Arbor

LUXURY RETAIL
1700 S. PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277

arcainc.us

PROPERTY SUMMARY



LOCATION DESCRIPTION

The Legado Redondo is the Gateway to the South Bay located on Pacific Coast Highway at a 73,000 cars per day intersection with views of the ocean and highly desirable demographics. The average household income within a two-mile radius is \$144,981. The site is an ideal mix of 16,000 square feet of retail, 118 luxury residences and a boutique 110 key hotel. This corner site has abundant parking with electric car charging for retail customers. Ideal retailers include coffee shops, daily service needs retailers, restaurants and upscale retail. Project to be delivered Late Spring 2024.

PROPERTY HIGHLIGHTS

- 73,000 Cars Per day intersection, 22 million per year
- Higher Household Income and density in 5-mile radius than Downtown Manhattan Beach
- Tesla Supercharging planned with on grade retail and EV charging
- 118 Luxury Residences onsite and centered among some of the densest blocks for apartment residents in the South Bay
- New Construction Luxurious mixed-use site on Pacific Coast
- Site includes 110-key Boutique Hotel
- All Retail Spaces have Patio Opportunities
- Energy Efficient New Construction equals less Operating Costs
- Desirable Demographics – Laptops and Lattes Demographics nestled amongst some of the most expensive real estate in the United States.
- Area Median Home Sale Prices Average Almost 3x the County Average

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	9
Available Retail Square Footage:	900 - 8,287 SF
Lot Size:	139,782 SF

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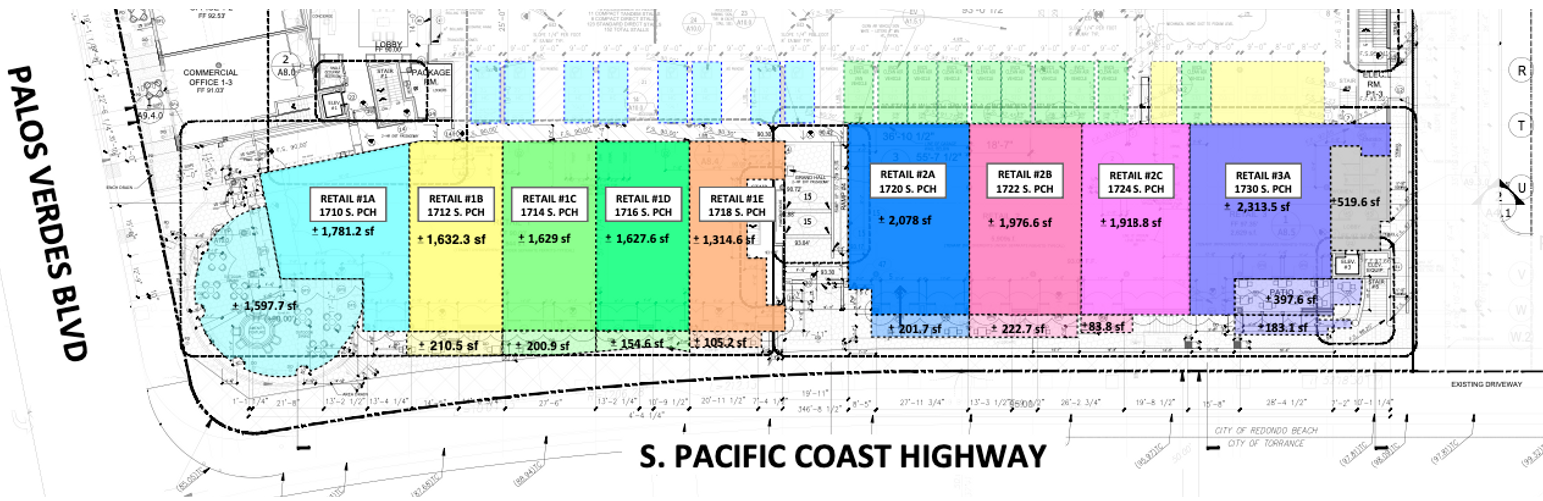
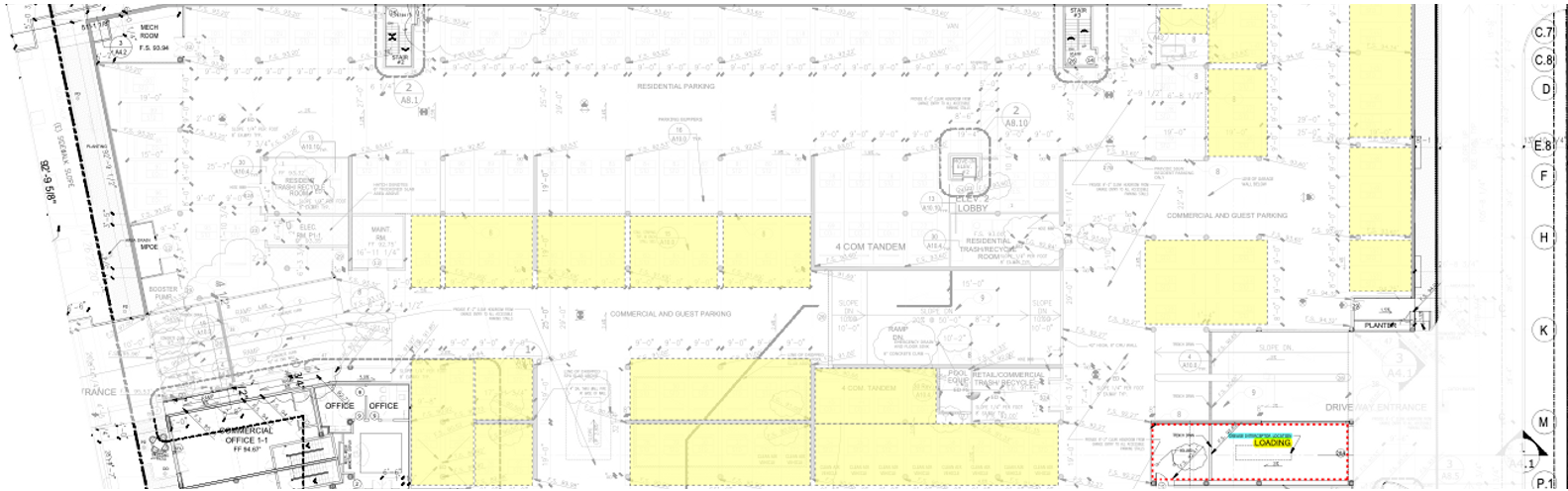
DEVELOPMENT MAP

1700 West Pacific Coast Highway

- 1 Retail Space 16,000 SF
- 2 115 Luxury Residences
- 3 110 Key Boutique Hotel Onsite



FLOOR PLAN

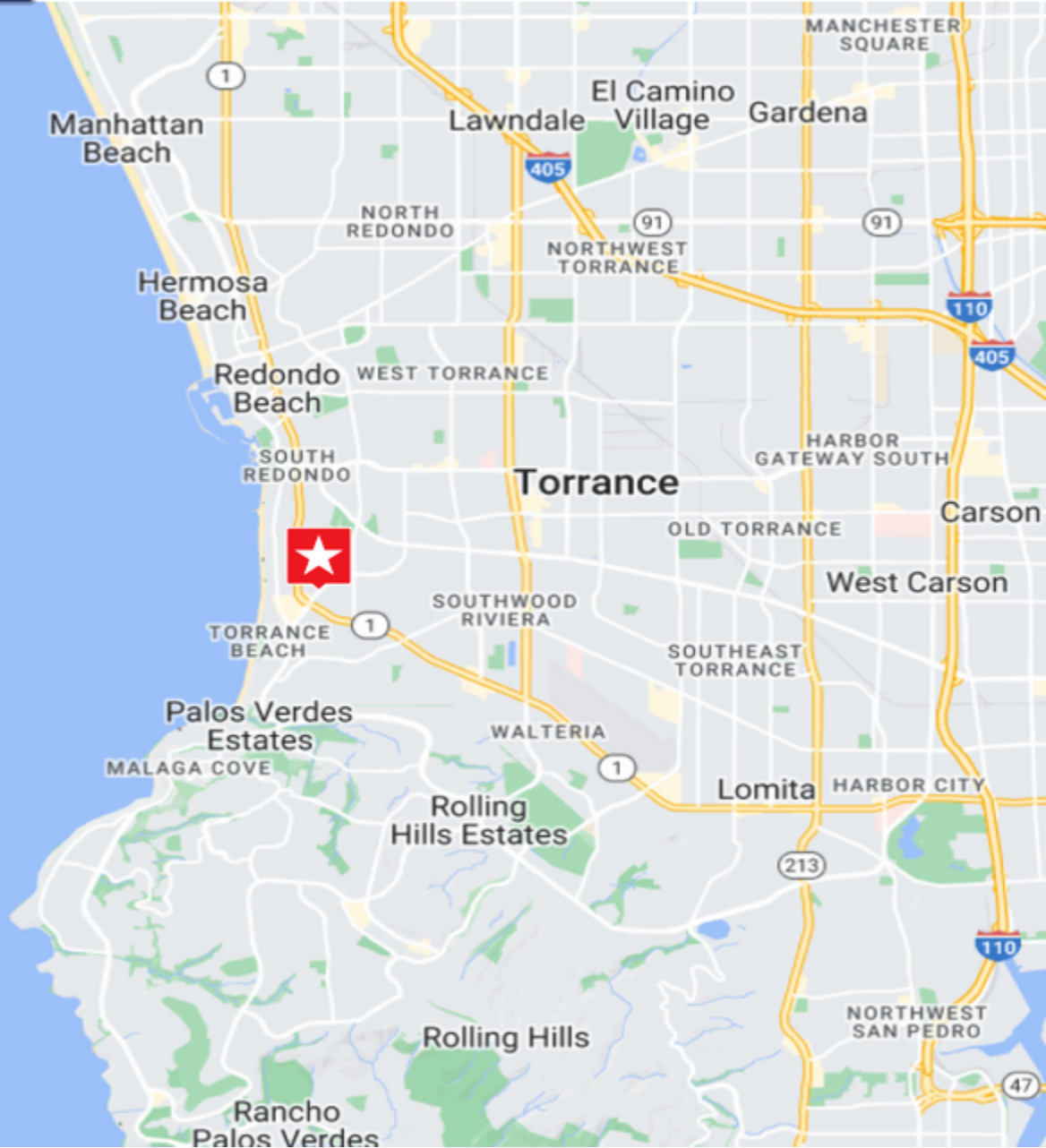


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**DEMOGRAPHICS
BETTER THAN
MANHATTAN
BEACH**

**Area Median Home Prices Average More Than Twice
Countywide Average**

	5 MILE RADIUS	
DEMOGRAPHICS	1700 S PCH	MANHATTAN BEACH
Total Population:	355,701	351,333
Total Households:	144,101	130,124
Average Age:	42	40
Average Household Income:	\$136,170	\$126,697

Redondo Beach	\$1,500,000
Rancho Palos Verdes	\$1,585,750
Hermosa Beach	\$3,047,500
LA County	\$830,032

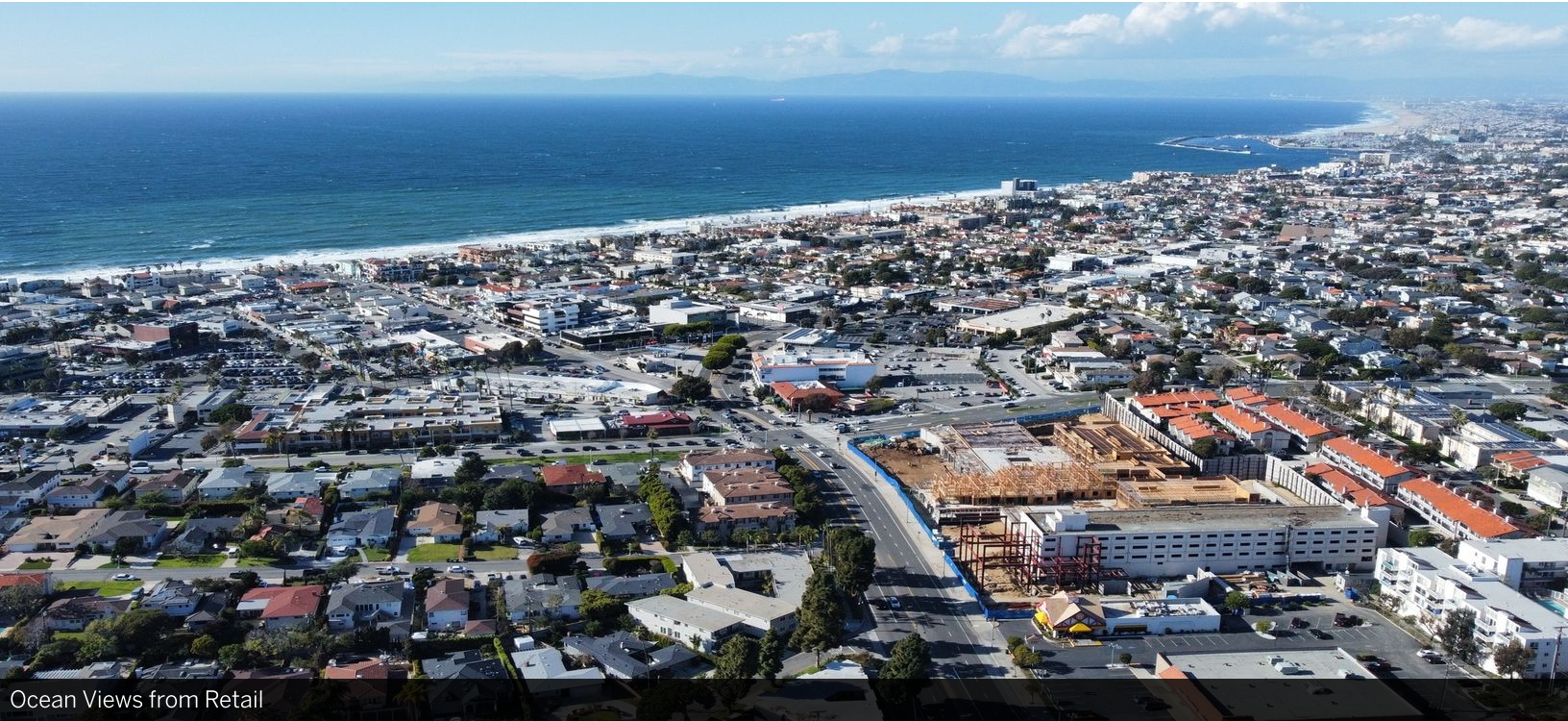
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THE JEWEL OF THE SOUTH BAY



Ocean Views from Retail



Hotel Pool with Restaurant



Patio Space throughout site

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