

Approved 49-Unit Development Opportunity



OFFERING MEMORANDUM

401 - 417 S. Pacific Coast Highway
Redondo Beach, CA 90277

Approved 49-Unit Development Opportunity

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	401 - 417 S. Pacific Coast Highway Redondo Beach CA 90277
COUNTY	Los Angeles
MARKET	Beach Cities
SUBMARKET	Redondo Beach
BUILDING SF	85,422 SF
LAND ACRES	.76
LAND SF	33,294 SF
YEAR BUILT	Approved Development
APN	7508-012-009 to 7508-012-013 (5 Lots)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,323	160,230	373,121
2026 Median HH Income	\$133,154	\$140,192	\$133,582
2026 Average HH Income	\$187,633	\$194,142	\$188,533

PROPERTY VIDEO

EXECUTIVE SUMMARY

- This is a fully approved and entitled coastal development opportunity located at 401- 417 S. Pacific Coast Highway in Redondo Beach. The approved plans consist of a five-story mixed-use development featuring approximately 17,000 square feet of ground-floor commercial retail and three additional floors of residential living space comprised of 49 residential units (configurable as apartments or condominiums). Plans incorporate a 5th floor rooftop deck, two levels of subterranean parking with entrance off Pearl Street allowing for 129 spaces as well as common area space which includes pool and office flex space.



PROPERTY OVERVIEW

- 1ST FLOOR: COMMERCIAL RETAIL SPACE
- 2ND FLOOR: RESIDENTIAL
- 3RD FLOOR: RESIDENTIAL
- 4TH FLOOR: RESIDENTIAL
- 5TH FLOOR: ROOFTOP DECK PARKING: 2 FLOORS (SUBTERRANEAN)

UNIT MIX

- 1-Bedroom Units: 26
- 2-Bedroom Units: 15
- 3-Bedroom Units: 8
- Commercial Retail Space: TBD (17,000sf)

ELEVATION VIDEOS

- [5TH FLOOR ROOFTOP DECK \(50ft +/-\)](#)
- [4TH FLOOR 3RD FLOOR LIVING \(40ft +/-\)](#)
- [3RD FLOOR 2ND FLOOR LIVING \(30ft +/-\)](#)

LOCATION VIDEOS

- [BEACH ACCESS VIDEO 1](#)
- [BEACH ACCESS VIDEO 2](#)
- [SITE LOCATION VIDEO](#)
- [ACCESS TO RIVIERA VILLAGE](#)



02

Location

- Location Summary
- Local Business Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

Strong Income Demographic

- South Redondo Beach attracts an affluent, high-income demographic, driven by its proximity to major employers like SpaceX, Northrop Grumman, Boeing, Torrance Memorial Health, and Mattel. Employment is diversified across aerospace, healthcare, entertainment, and more, offering residents strong earning potential. Coupled with the area's desirable coastal lifestyle, scenic beaches, and vibrant community, South Redondo Beach is a highly sought-after location for both work and leisure.

Wellness Lifestyle Focus

- Known for its strong focus on health, wellness, and beachside living. With its stunning coastal setting, residents enjoy a variety of outdoor activities, from surfing and beach volleyball to jogging along scenic paths and biking along the shore. The community's emphasis on an active lifestyle is complemented by wellness-oriented amenities, making Redondo Beach an ideal place for those seeking both relaxation and vitality, all while being just steps away from the beach.

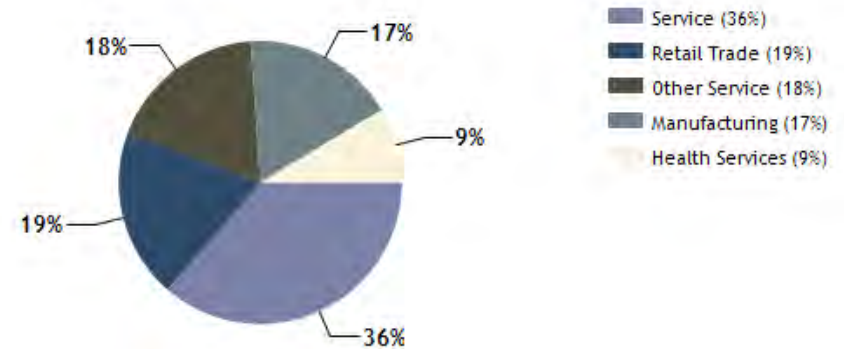
Community & Schools

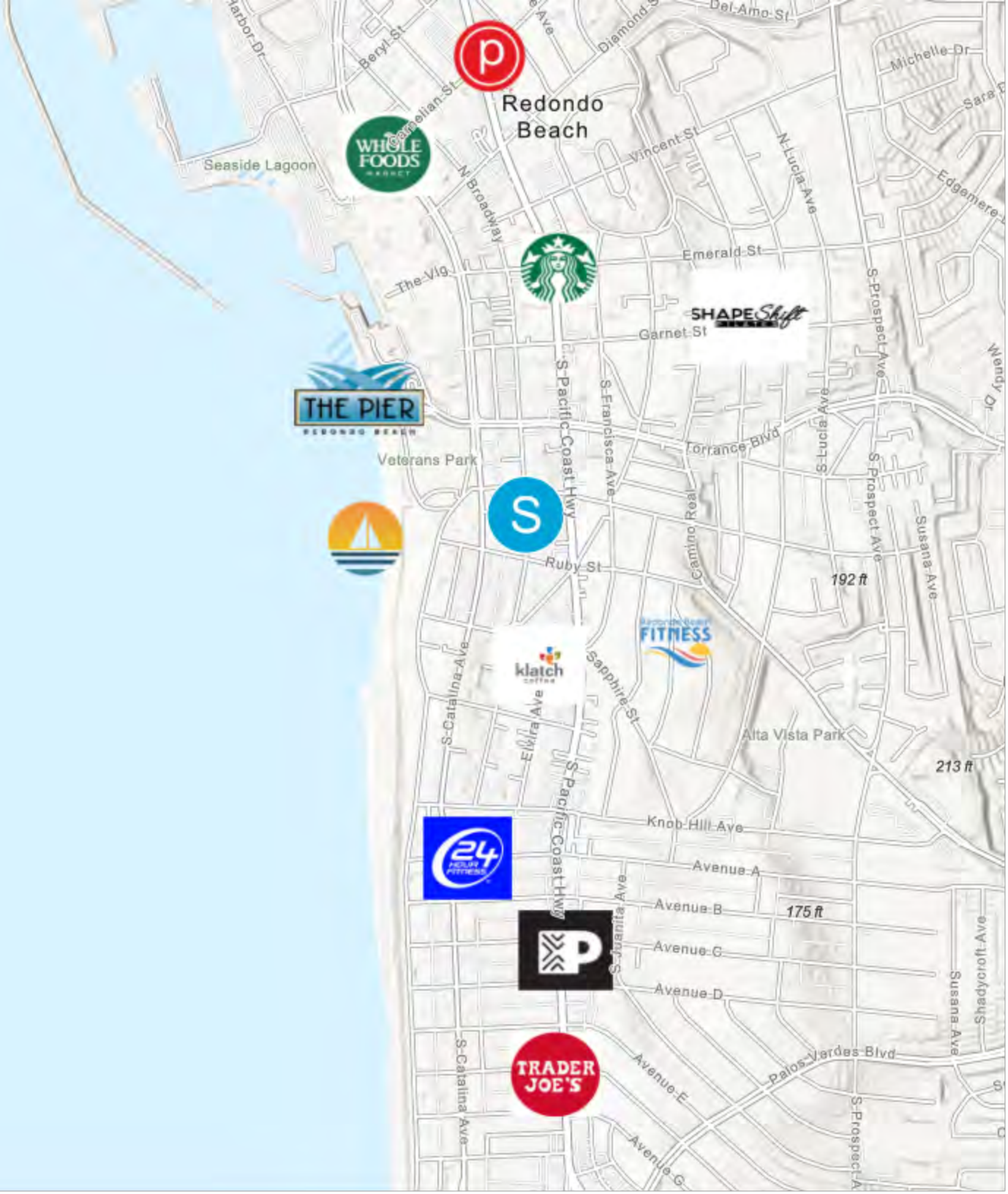
- Redondo Beach is a family-friendly community known for its award-winning schools and relaxed atmosphere. With top-rated public and private schools, well-planned infrastructure, and slow traffic mapping, it offers a peaceful environment ideal for families. The city's strong sense of community and easy access to amenities provides the perfect balance of suburban tranquility and coastal living.

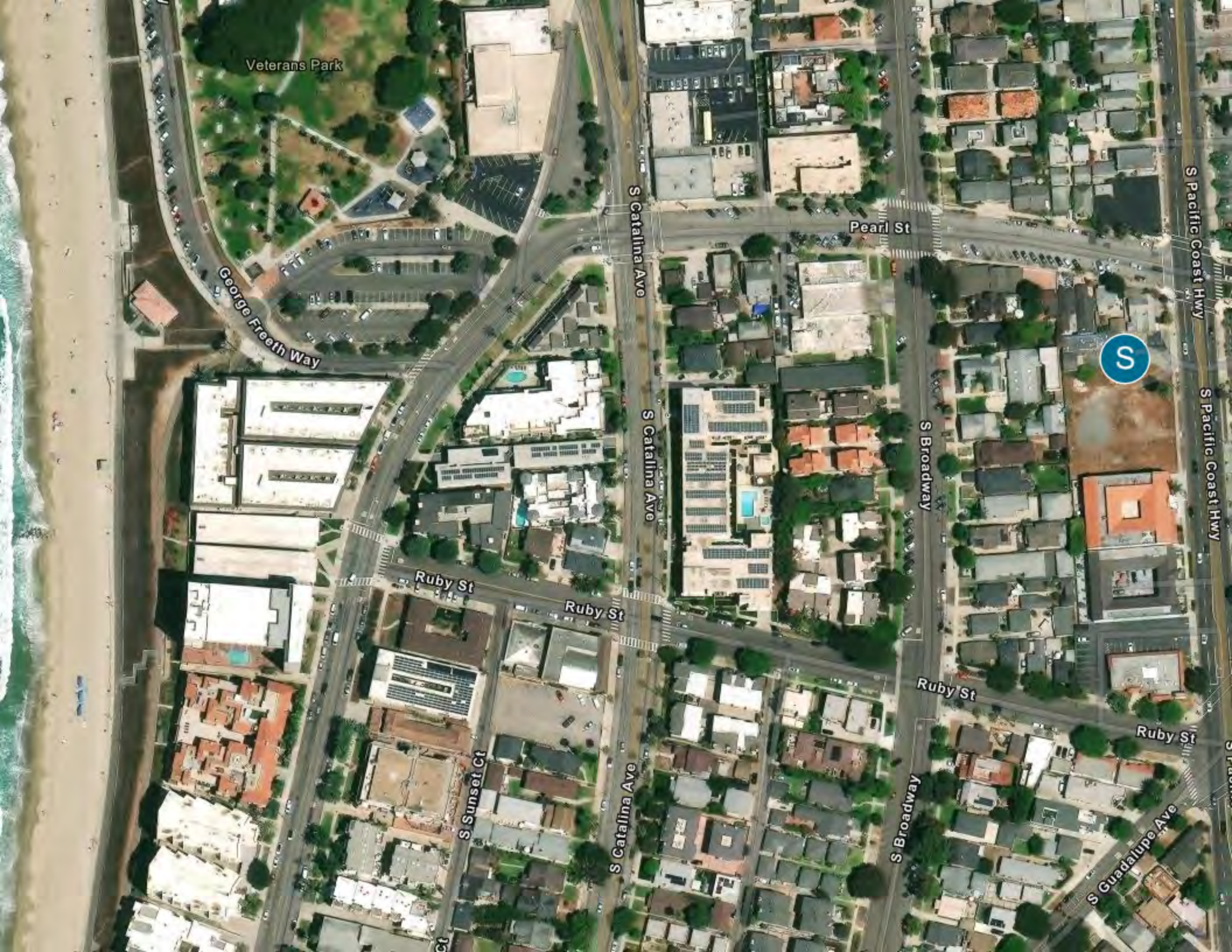
Local Retail Amenities

- In addition to the natural beauty, the area boasts a variety of dining options, from casual cafes to upscale seafood restaurants, offering a taste of the local flavor with oceanfront views. Fitness enthusiasts can frequent gyms, yoga studios, and cycling shops, while those looking for wellness services have plenty of spas, massage therapists, and holistic health centers to choose from. The area also features a number of boutique shops, grocery stores, and farmers' markets, making it easy to live an active, health-conscious lifestyle.

Major Industries by Employee Count







Veterans Park

George Freeth Way

S Catalina Ave

Pearl St

S Pacific Coast Hwy

S Pacific Coast Hwy

S

S Catalina Ave

S Broadway

Ruby St

Ruby St

Ruby St

Ruby St

S Sunset Ct

S Catalina Ave

S Broadway

S Guadalupe Ave

1

Northrup Grumman Ave

5.98 miles | 16.5 minutes

2

Boeing

6.11 miles | 17.4 minutes

3

Mattel

5.62 miles | 17.0 minutes

4

Robinson Helicopter Co.

5.32 miles | 14.8 minutes

5

Torrance Memorial Medical Center Home Health

3.85 miles | 12.0 minutes

6

Skechers USA 330

2.18 miles | 7.3 minutes

7

SpaceX

9.75 miles | 22.7 minutes

8

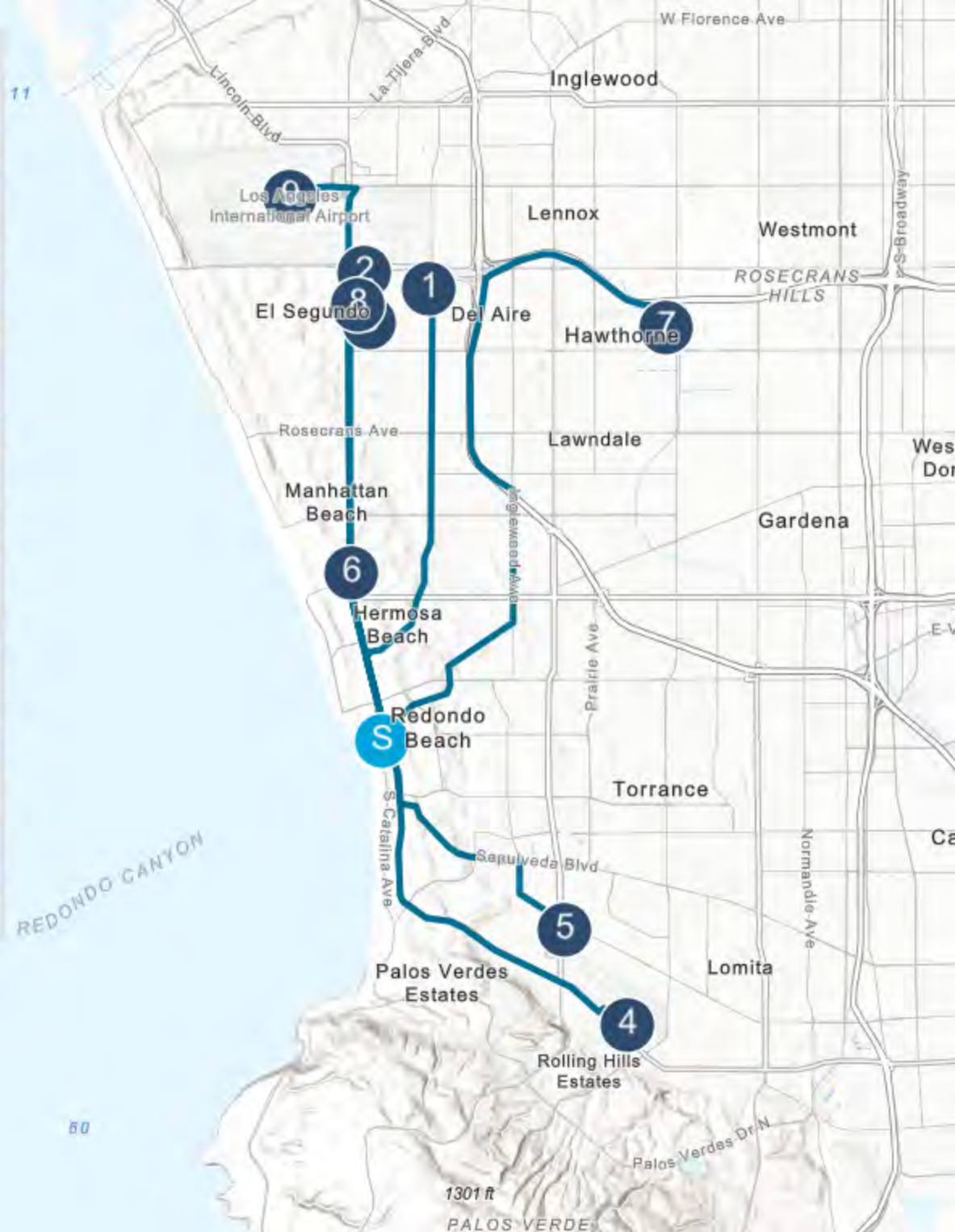
Raytheon - El Segundo, CA

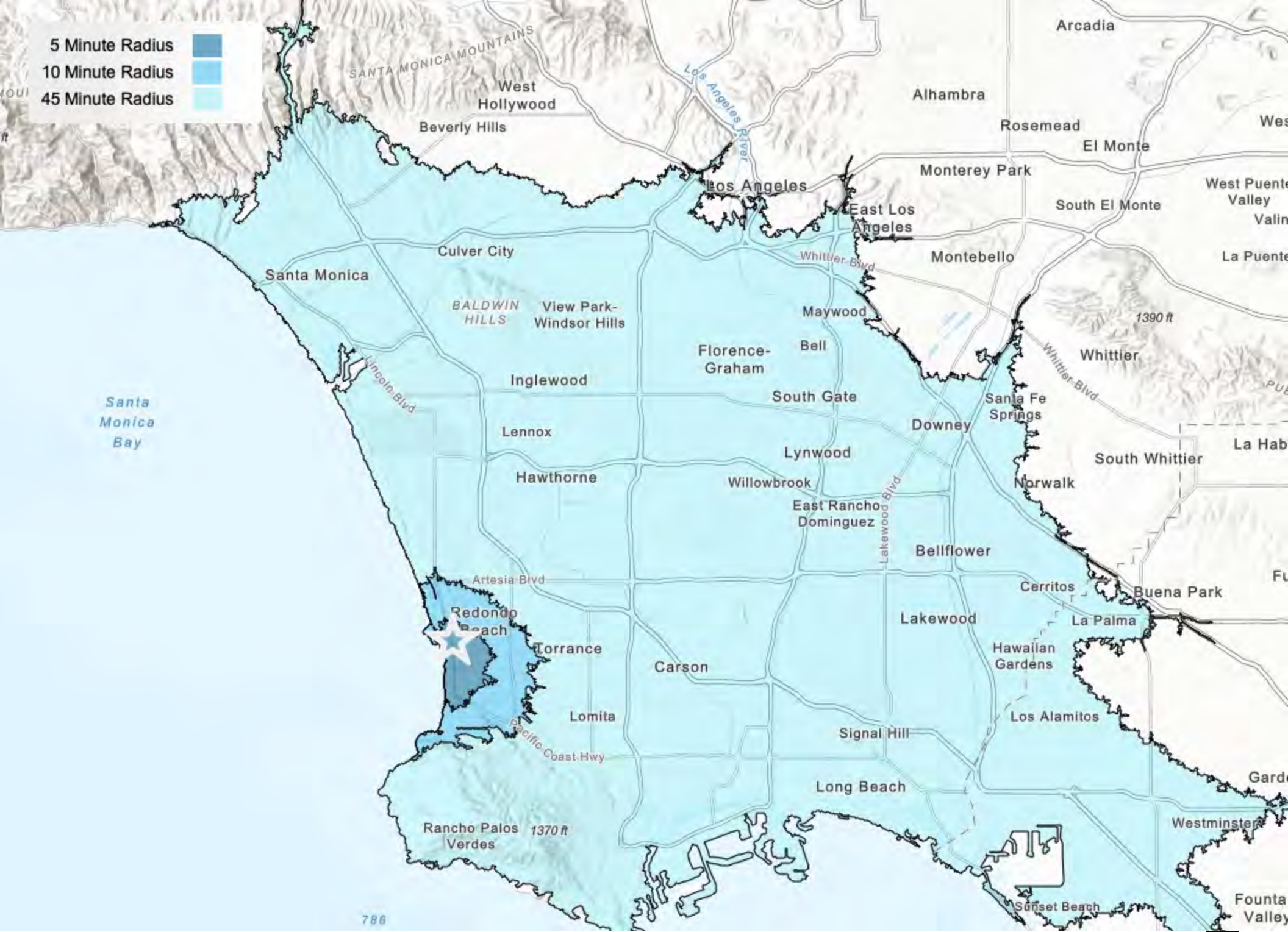
5.57 miles | 16.4 minutes

9

LAX

7.78 miles | 24.9 minutes







03 Property Description

- Property Features
- Site Plan
- Parcel Map

COMBINED BUILDING

NUMBER OF UNITS	49
BUILDING SF	85,422
LAND SF	33,294
LAND ACRES	.76
# OF PARCELS	5
YEAR BUILT	Approved Development
ZONING TYPE	Mixed-Use
NUMBER OF STORIES	5 Including Rooftop Deck

MULTI-FAMILY

PARKING SPACES	129
PARKING TYPE	Two-Level Subterranean
AMENITIZED SPACE	Rooftop Decks / Private Pool
TOTAL UNITS	49
3-BED UNITS	8
2-BED UNITS	15
1-BED UNITS	26
VMI/AMI	5/3
ENTITLEMENTS	Condominiums/Apartments

COMMERCIAL RETAIL

NUMBER OF UNITS	1
SQUARE FOOTAGE	17,000
LOCATION	Street Level





PEARL ST

PEARL ST

100

100

152.10

156.40

152.10

24 (17) 554sqsf

25 (18) 149.00

26 (19) 149.00

27 145.00

28 (20) 1197sqsf

29 (21) 632sqsf

30 (22) 600sqsf

31 (23) 612sqsf

32 (24) 600sqsf

159.00

153.30

159.00

167.20

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SOUTH BROADWAY

SHEET 2

TOWNSITE

REDONDO

BEACH

C-PM 289-30-31

PG 11

PG 20

PG 13

PACIFIC COAST HWY

SOUTH GUADALUPE AVE

RUBY ST

ST

PARALLEL TO E LINE OF LOT 27



04

Sale Comps

Sale Comps Summary

Sale Comps Map

	PROPERTY	SALE PRICE	BLDG SF	PSF	Land SF	LAND PSF	CLOSE DATE	DISTANCE (mi)
1	 1440 Rosecrans Avenue Manhattan Beach, CA 90266		223,794		223,794			5.10
2	 2301 N Sepulveda Manhattan Beach, CA 90266	\$4,460,000	13,440	\$331.85	13,440	\$331.85	8/3/2021	4.40
3	 3600 N Sepulveda Boulevard Manhattan Beach, CA 90266	\$42,001,000	126,972	\$330.79	126,972	\$330.79	8/3/2023	4.80
4	 201 N Sepulveda Boulevard Manhattan Beach, CA 90266	\$6,350,000	27,308	\$232.53	27,308	\$232.53	10/9/2025	3.50
5	 1500 Rosecrans Manhattan Beach, CA 90266	\$70,000,000	211,458	\$331.04	211,458	\$331.04	10/17/2025	5.20
6	 2705 Sepulveda Boulevard Manhattan Beach, CA 90266	\$5,075,000	17,292	\$293.49	17,292	\$293.49	1/21/2025	4.90

	PROPERTY	SALE PRICE	BLDG SF	PSF	Land SF	LAND PSF	CLOSE DATE	DISTANCE (mi)
7	 <p>122 N Pacific Coast Highway Redondo Beach, CA 90277</p>	\$12,500,000	68,003	\$183.82	68,003	\$183.82	7/1/2025	0.50
AVERAGES		\$23,397,667	98,324	\$283.92	98,324	\$283.92		
S	 <p>Approved 49-Unit Development Opportunity</p> <p>401 - 417 S. Pacific Coast Highway Redondo Beach, CA 90277</p>		85,422		33,294			

South Bay Housing Development Acquisitions

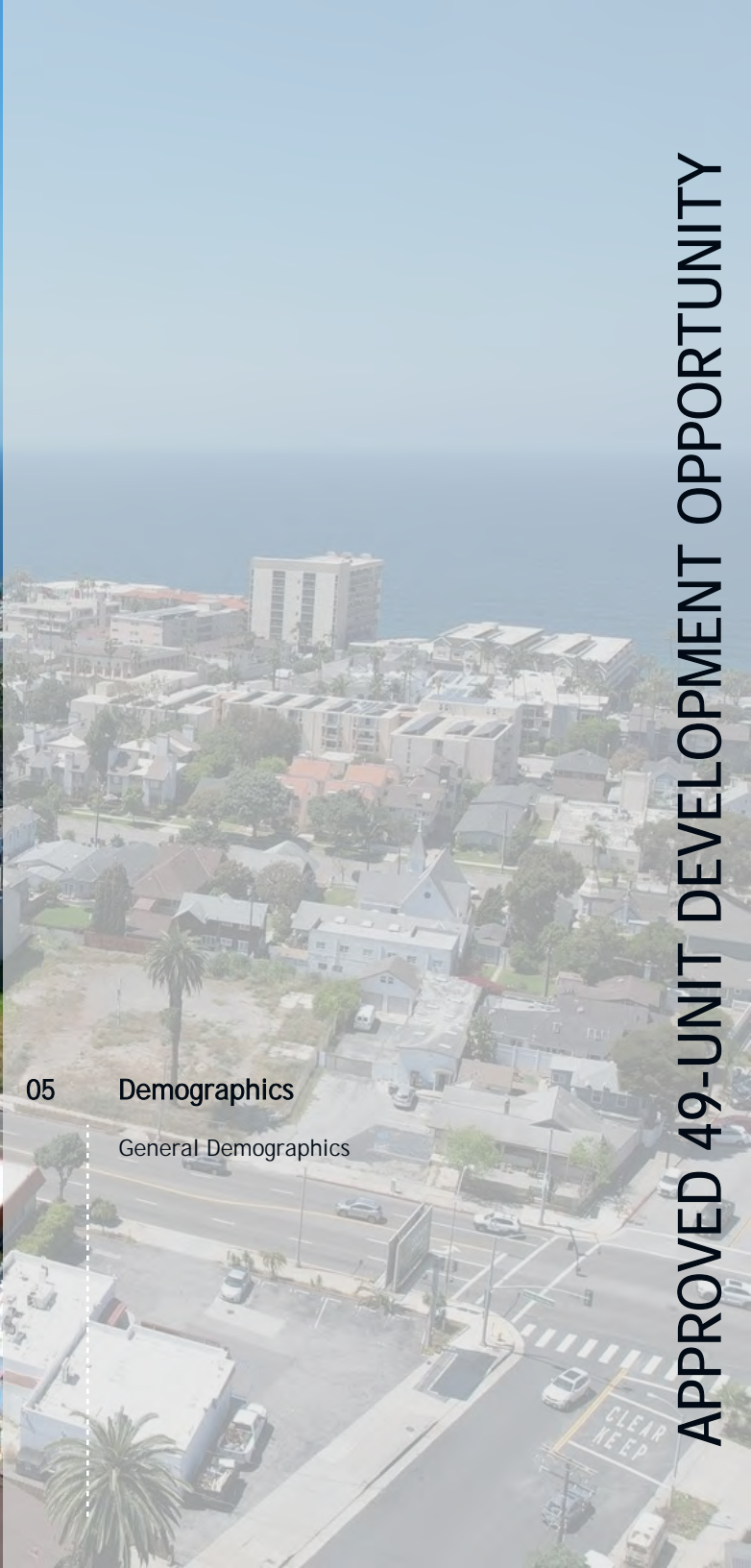
#	Property Name	Address	City
S	Approved 49-Unit Development Opportunity	401 - 417 S. Pacific Coast Highway	Redondo Beach
1		1440 Rosecrans Avenue	Manhattan Beach
2		2301 N Sepulveda	Manhattan Beach
3		3600 N Sepulveda Boulevard	Manhattan Beach
4		201 N Sepulveda Boulevard	Manhattan Beach
5		1500 Rosecrans	Manhattan Beach
6		2705 Sepulveda Boulevard	Manhattan Beach
7		122 N Pacific Coast Highway	Redondo Beach



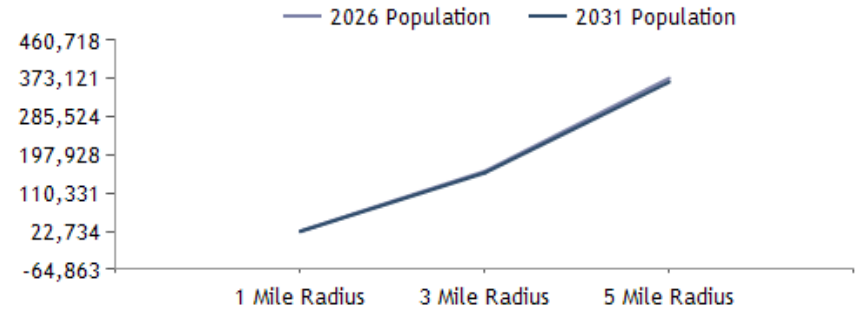
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Demographics

General Demographics

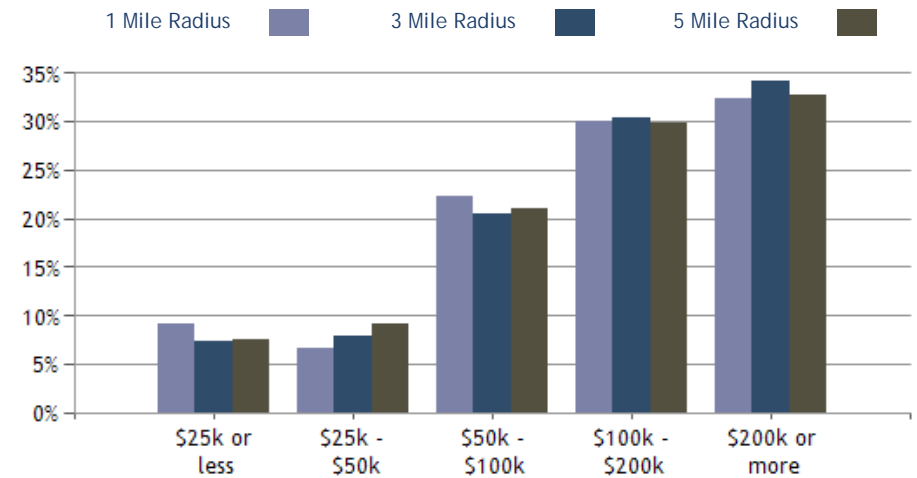


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,862	152,097	363,704
2010 Population	23,485	160,817	379,171
2026 Population	23,323	160,230	373,121
2031 Population	22,734	156,833	364,732

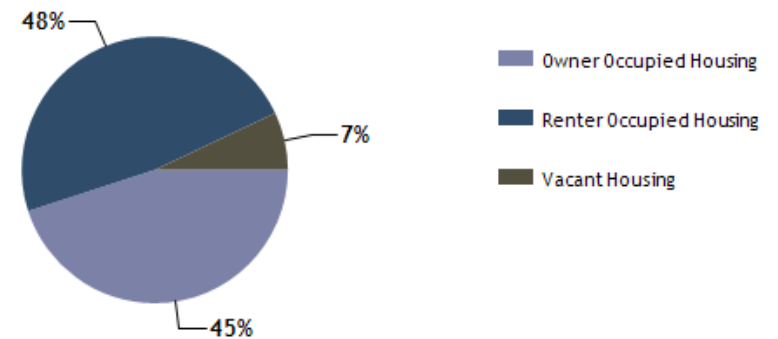


2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	639	3,077	6,579
\$15,000-\$24,999	366	1,856	4,443
\$25,000-\$34,999	269	1,854	4,920
\$35,000-\$49,999	455	3,438	8,468
\$50,000-\$74,999	1,116	6,898	15,717
\$75,000-\$99,999	1,344	6,902	15,287
\$100,000-\$149,999	1,830	11,635	24,981
\$150,000-\$199,999	1,490	8,857	18,837
\$200,000 or greater	3,575	23,141	47,988
Median HH Income	\$133,154	\$140,192	\$133,582
Average HH Income	\$187,633	\$194,142	\$188,533

2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

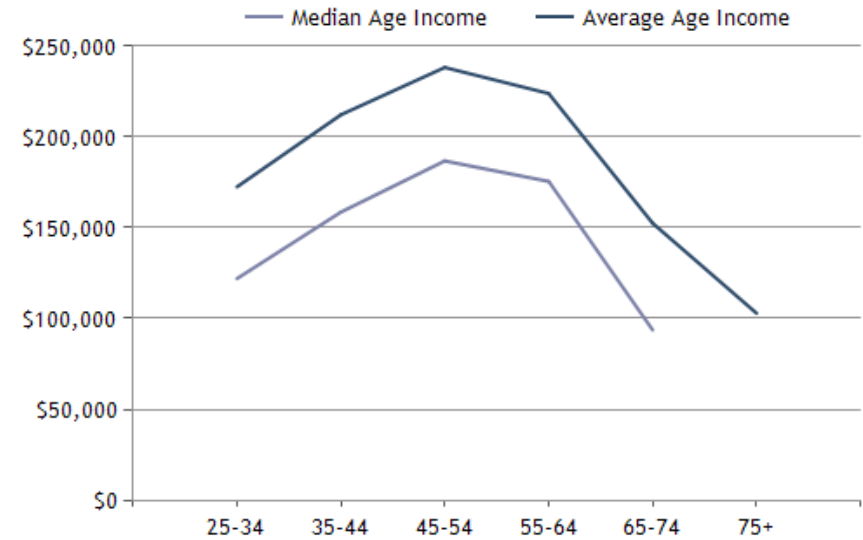
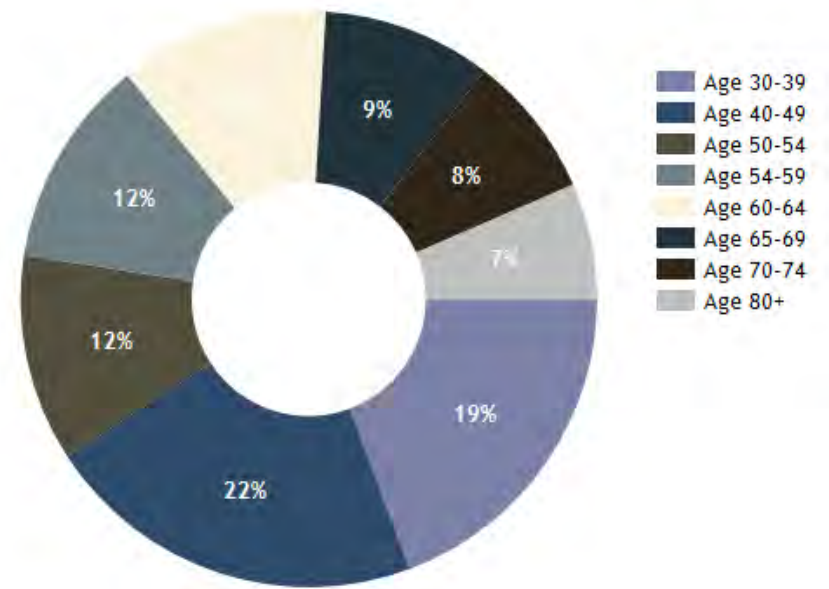


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,465	10,513	24,301
2026 Population Age 35-39	1,534	10,954	24,661
2026 Population Age 40-44	1,728	12,263	26,332
2026 Population Age 45-49	1,613	11,299	25,438
2026 Population Age 50-54	1,810	11,753	26,623
2026 Population Age 55-59	1,822	11,357	26,074
2026 Population Age 60-64	1,828	11,061	25,475
2026 Population Age 65-69	1,473	9,223	21,876
2026 Population Age 70-74	1,252	7,493	17,394
2026 Population Age 75-79	1,012	5,878	13,732
2026 Population Age 80-84	614	3,821	9,080
2026 Population Age 85+	577	3,843	9,100
2026 Population Age 18+	19,629	130,283	300,924
2026 Median Age	46	43	43
2031 Median Age	47	44	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$121,978	\$121,510	\$118,300
Average Household Income 25-34	\$172,501	\$173,763	\$168,726
Median Household Income 35-44	\$158,613	\$160,724	\$156,009
Average Household Income 35-44	\$212,199	\$211,241	\$202,919
Median Household Income 45-54	\$186,809	\$189,057	\$179,053
Average Household Income 45-54	\$238,269	\$239,374	\$230,635
Median Household Income 55-64	\$175,511	\$180,749	\$171,748
Average Household Income 55-64	\$223,903	\$230,900	\$224,355
Median Household Income 65-74	\$93,705	\$109,121	\$107,589
Average Household Income 65-74	\$152,538	\$163,767	\$162,872
Average Household Income 75+	\$102,925	\$116,192	\$117,640

Population By Age



Approved 49-Unit Development Opportunity

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