

118 S. Lucia Ave

Redondo Beach, CA



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DRE #00972400

ESTATE
PROPERTIES

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COMPASS COMMERCIAL

FOR SALE

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EXECUTIVE SUMMARY

Large 4 unit building. Each townhouse style unit is spacious and features its own private rooftop deck. Located near top rated schools, the beach and a vast selection of shopping and dining options, these units are always in high demand.

The property offers ample parking with three 2 car garages. The garages and the lower level of the 3 bedroom front unit present potential ADU opportunities (check with the city), which will further increase income.

The city of Redondo Beach is subject only to state rent control (AB1482).

PROPERTY DETAILS

Unit Mix	1 x 3 bed/2.5 bath 3 x 2 bed/1.5 bath
Space Available	5,124 square feet on a 6,164 square foot lot
Parking	6 garage spaces
Building	5,124 square feet
Lot	6,164 square feet
Zoning	R-3



FEATURES

- Townhouse Style Units
- Private roof top deck for each unit

PROPERTY HIGHLIGHTS



Close to the Beach,
Bike Path and Pier



Close to fortune 500
companies and new tech
startups



Walk to award winning
Redondo Beach Schools



Close to LAX, 405 and 105
freeways

PHOTOS



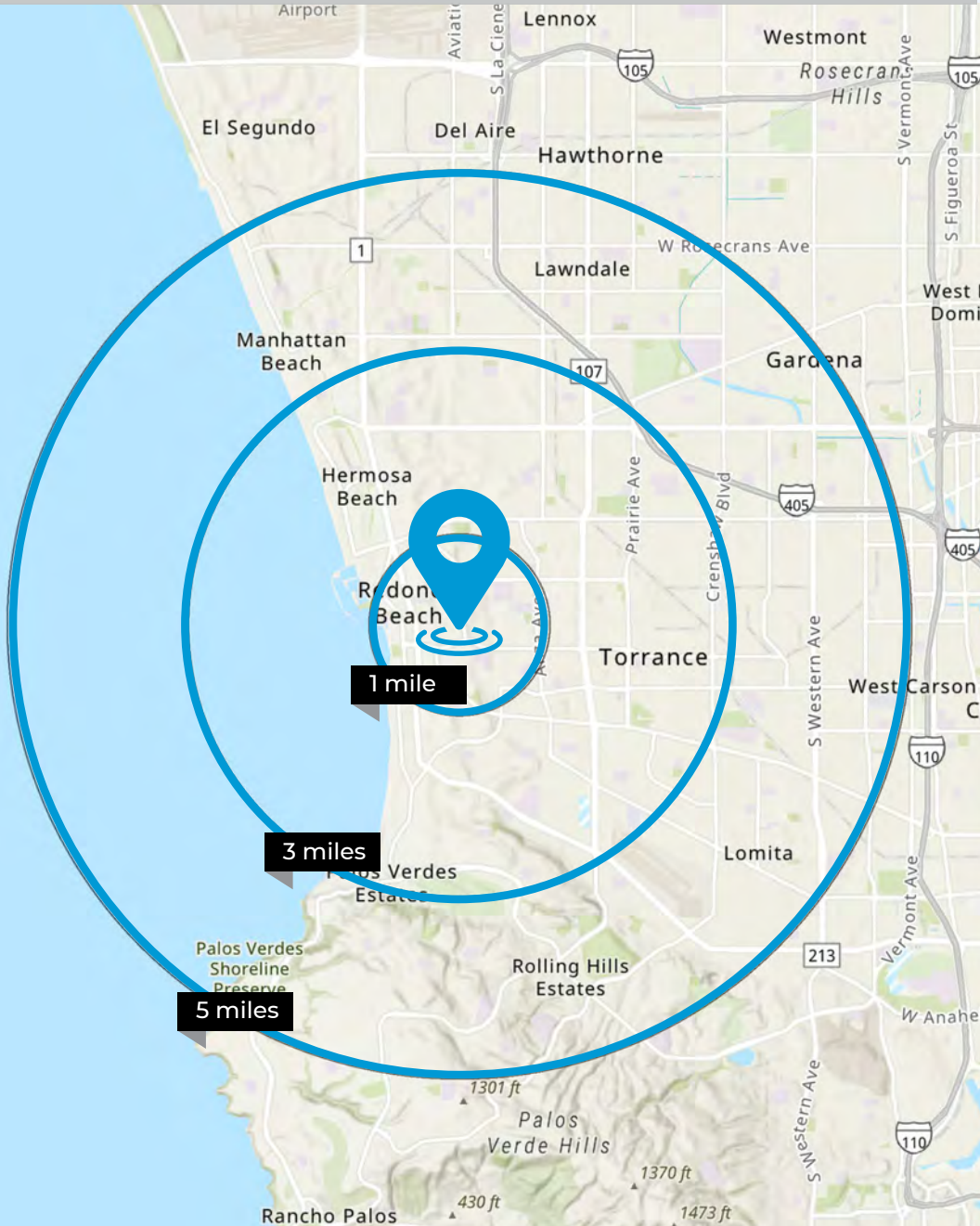
RETAIL MAP



EMPLOYER MAP



DEMOGRAPHICS



2025 Summary

1 MILE

3 MILES

5 MILES

Population	32,137	188,117	424,183
Households	13,537	77,826	165,654
Families	7,786	48,077	108,629
Average Household Size	2.29	2.38	2.53
Owner Occupied Housing Units	6,638	40,226	88,299
Renter Occupied Housing Units	6,899	37,600	77,355
Median Age	44.1	42.8	42.3
Median Household Income	\$133,759	\$137,454	\$124,802
Average Household Income	\$179,595	\$189,188	\$177,765

2030 Summary

1 MILE

3 MILES

5 MILES

Population	31,212	183,993	414,655
Households	13,414	77,625	165,345
Families	7,729	48,050	108,635
Average Household Size	2.24	2.33	2.48
Owner Occupied Housing Units	6,719	40,744	89,561
Renter Occupied Housing Units	6,695	36,881	75,784
Median Age	45.4	43.9	43.2
Median Household Income	\$153,833	\$157,873	\$144,855
Average Household Income	\$197,031	\$208,139	\$196,730

REDONDO BEACH MARKET OVERVIEW

REDONDO BEACH

Redondo Beach captures the best of Southern California living — a coastal city where work, life, and leisure blend effortlessly under the sun. Known for its laid-back charm and vibrant local economy, Redondo Beach offers both residents and businesses a rare balance of natural beauty and opportunity. Located just 7 miles south of Los Angeles International Airport, this seaside city provides easy access to major hubs while maintaining the feel of a true beach community. With its scenic harbor, bustling pier, and thriving downtown scene, Redondo Beach continues to attract entrepreneurs, creatives, and professionals looking to anchor their success by the shore.

BUSINESS & ECONOMY

Redondo Beach's economy thrives on a mix of innovation, tourism, and professional services. The city benefits from its proximity to major aerospace and tech employers in the South Bay, as well as a strong small-business community that powers its coastal charm. Restaurants, boutique retailers, and creative studios line the city's commercial corridors, while nearby corporate neighbors in El Segundo, Hawthorne, and Torrance expand Redondo's economic reach. It's a city that welcomes both ambitious startups and long-standing enterprises looking for a fresh perspective with ocean views.

COMMERCIAL REAL ESTATE

The Redondo Beach commercial real estate market offers an appealing variety of spaces — from sleek coastal offices and mixed-use developments to flexible retail fronts near the waterfront. Businesses here enjoy strong visibility, foot traffic, and the prestige of a highly desirable South Bay address. Whether you're envisioning a beachfront studio, a modern workspace near Pacific Coast Highway, or a retail concept steps from the pier, Redondo Beach delivers the kind of environment where business potential meets coastal energy.

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