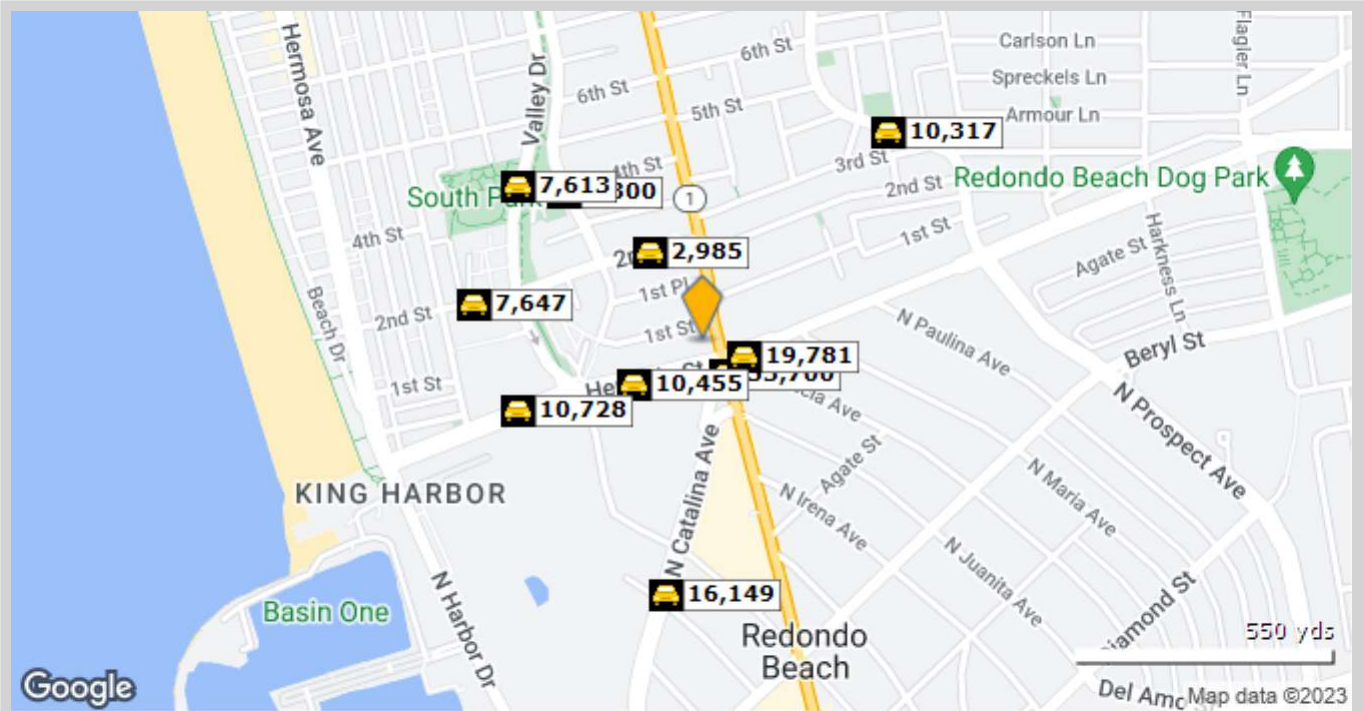


# Traffic Count Report

901 N Pacific Coast Hwy, Redondo Beach, CA 90277

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **16,984 SF**  
 Typical Floor: **12,866 SF**  
 Total Available: **5,350 SF**  
 % Leased: **68.5%**  
 Rent/SF/Mo: **\$3.25**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pacific Coast Hwy	N Catalina Ave	0.04 S	2022	53,700	MPSI	.05
2	Anita St	N Lucia Ave	0.01 NE	2022	19,781	MPSI	.06
3	Herondo St	N Francisca Ave	0.07 W	2022	10,455	MPSI	.10
4	2nd St	Pacific Coast Hwy	0.06 E	2022	2,985	MPSI	.13
5	Herondo St	Monterey Ave	0.07 SW	2022	10,728	MPSI	.24
6	Ardmore Ave	4th St	0.01 NW	2022	3,300	MPSI	.25
7	2nd St	Culper Ct	0.01 W	2022	7,647	MPSI	.28
8	Valley Dr	6th St	0.08 N	2022	7,613	MPSI	.30
9	N Catalina Ave	N Francisca Ave	0.01 S	2022	16,149	MPSI	.31
10	Prospect Ave	Hollowell Ave	0.00 E	2022	10,317	MPSI	.35