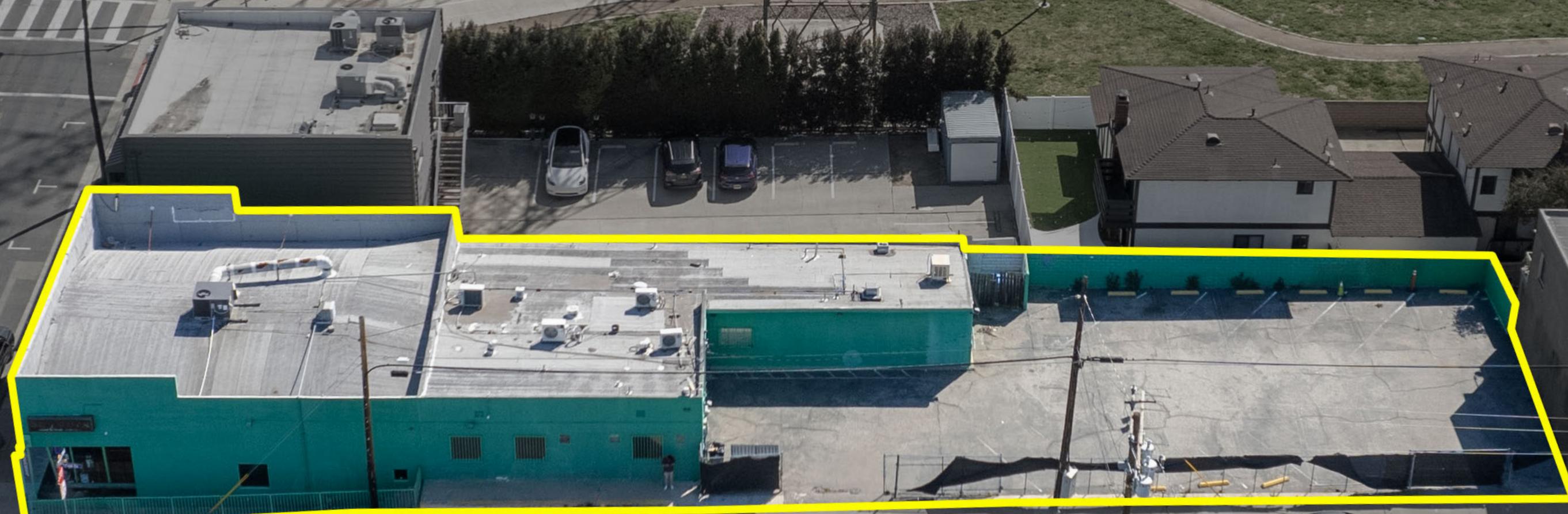


2500 ARTESIA BLVD, REDONDO BEACH

OFFERED AT: \$2,749,999



Darryll
HAMILTON
COMMERCIAL REAL ESTATE EXPERT

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PROPERTY SUMMARY

2500 Artesia Blvd, Redondo Beach

Thompson Team Real Estate is proud to exclusively offer a prime commercial real estate opportunity in the heart of Redondo Beach, California - a beautifully designed retail building on a corner lot spanning close to 10,000 square feet.

This property boasts a spacious 3,218 square foot building with a fenced parking lot accommodating 15 plus cars, making it a rare find in this bustling neighborhood. With heavy daytime traffic passing by and its highly visible building, this property offers an unparalleled opportunity to establish a successful business in the area.

Whether you're looking for an investment property or a place to open your dream restaurant or retail store, this property has many potential uses to meet your needs. This retail building will be delivered vacant, providing ample space for your business ideas to take shape. With its location and proximity to other businesses, this property has the potential to attract a large customer base and help grow your business.

Moreover, this property may also qualify for Redondo Beach's new cannabis retail location, providing additional investment opportunities in the thriving cannabis industry.

Don't miss out on the chance to own a prime commercial property in one of the most sought-after locations in Redondo Beach. Property can be delivered vacant at close of escrow. Contact us today to schedule a tour and see for yourself why this property is the perfect place to start your business.

PROPERTY DETAILS

Address	2500 Artesia Blvd, Redondo Beach
APN	4157-001-023
Year Built	1948
Property Type	Commercial Retail
Building SQFT	3,218 SQFT
Lot Size	9,750 SQ.FT

DEMOGRAPHICS

Description	1mile	3mile
Population	39,058	248,160
Households	14,745	93,719
Median Age	37	41
Median HH Income	\$105,853	\$132,742
Daytime Employees	8,495	
Population Growth '22 - '27	-2.90%	-2.10%
Household Growth '22 - '27	-2.98%	-2.07%



DEMOGRAPHICS

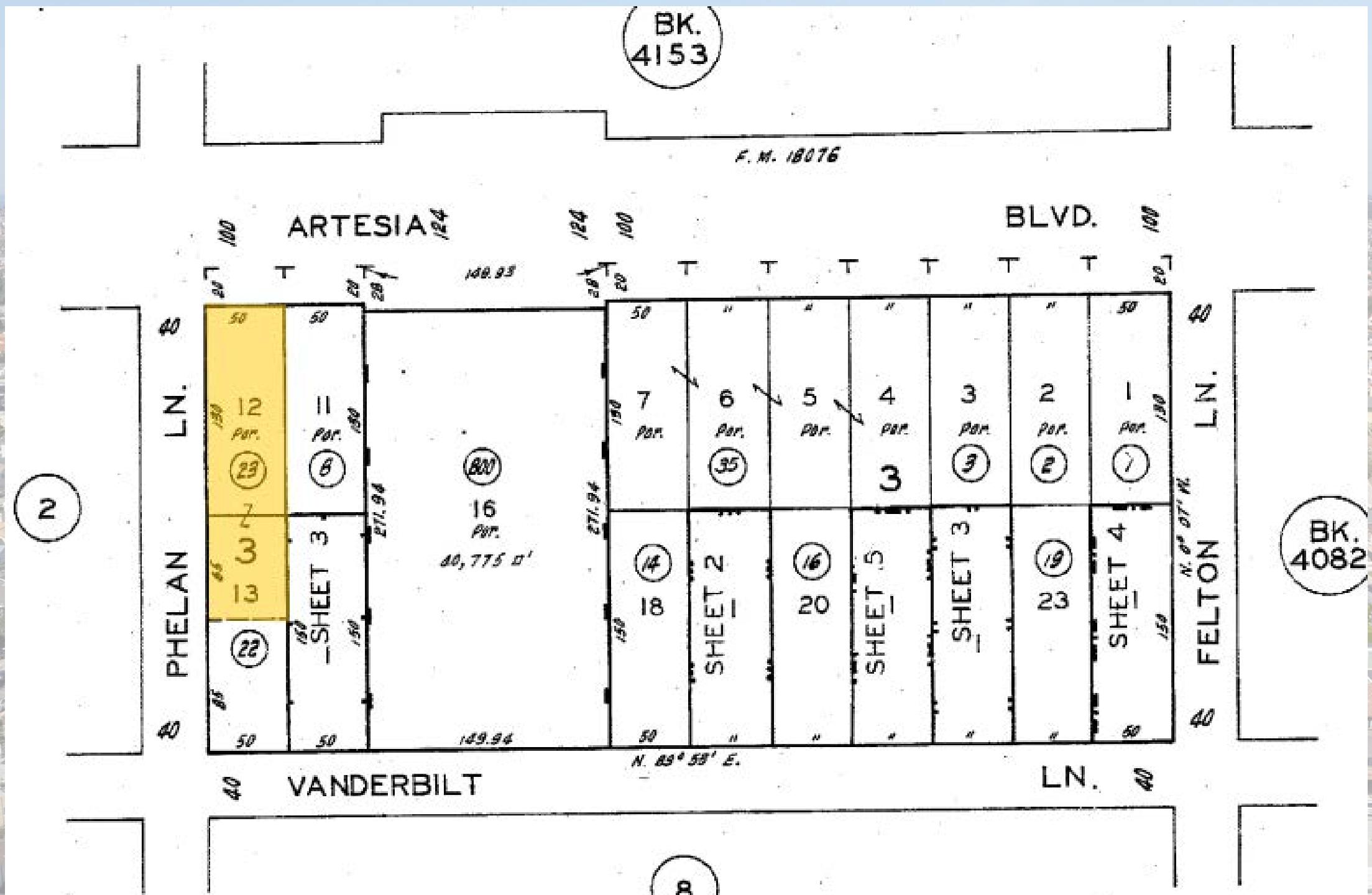
TRAFFIC

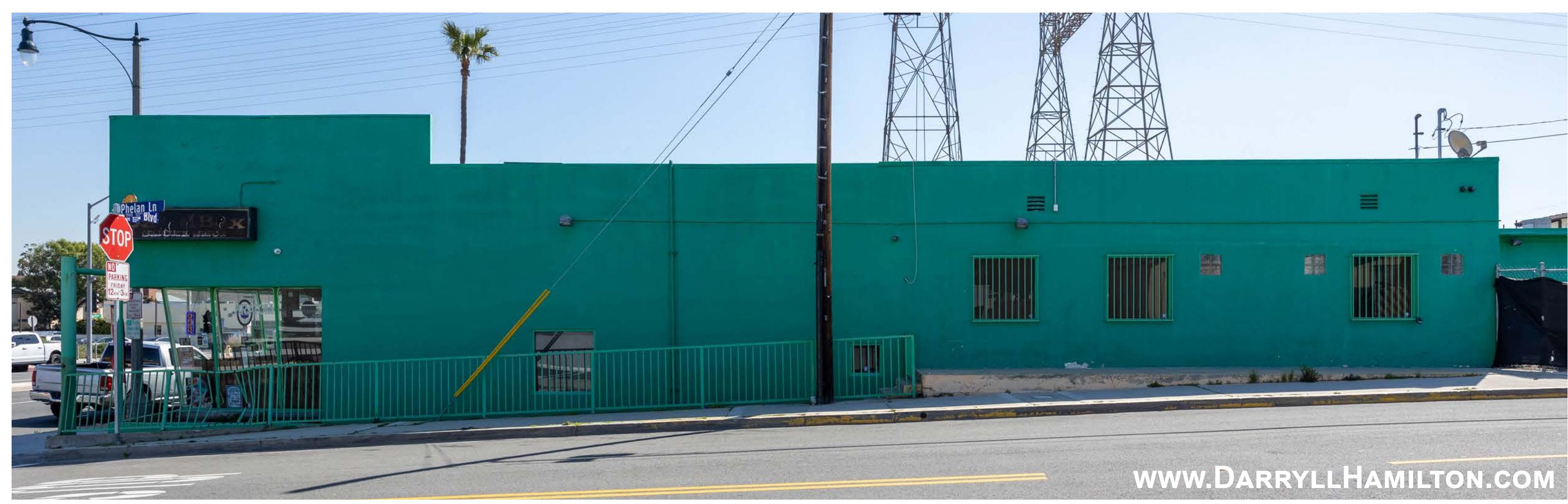
Street	Cross Street	Count Year	Avg. Daily Volume	Miles From Subject Prop
Artesia Blvd	Felton Ln W	36,111	2022	0.17 mi
Inglewood Ave	Mathews Ave N	32,415	2022	0.29 mi
Inglewood Ave	Rockefeller Ln S	29,764	2022	0.32 mi
Grant Ave	Ridge Ln W	17,252	2022	0.39 mi
Condon Ave	173rd St S	2,408	2022	0.41 mi
Inglewood Ave	W 170th St S	37,438	2022	0.42 mi
Ripley Ave	Felton Ln NE	4,402	2022	0.43 mi
Condon Ave	172nd St S	2,498	2022	0.43 mi
Inglewood Ave	Curtis Ave S	35,848	2022	0.47 mi



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PARCEL MAP







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