

6-UNIT MIXED-USE OFFICE AND RETAIL PROPERTY (2 RETAIL / 4 OFFICE)



1010 S PACIFIC COAST HIGHWAY, REDONDO BEACH, CA 90277

FOR SALE/LEASE

DONN E. YU

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PROPERTY DETAILS

\$3,500,000 (\$795 PSF)

PURCHASE PRICE

±4,404 SF

BUILDING
SIZE

RBC-2-PD

ZONING

1971 / RENOVATED
2020

YEAR
BUILT

6

ON-SITE PARKING
AVAILABLE

1010 S PACIFIC COAST HWY

OCAP Real Estate & Financial is proud to present the opportunity to acquire 1010 South Pacific Coast Highway, a well-located mixed-use office and retail investment property situated along one of the South Bay's most prominent commercial corridors. This 6-unit property totaling approximately 4,404 square feet on a 5,438 square foot lot offers investors and owner-users a rare opportunity to acquire a modernized coastal asset with leasing upside in the highly desirable Redondo Beach market.

Originally built in 1971 and substantially upgraded in 2020, the property features modern improvements including new electrical, plumbing, HVAC systems, roof, flooring, staircases, bathrooms, high-speed internet infrastructure, and private balconies for office tenants. The building is configured with two (2) ground floor retail suites and four (4) second-floor office suites, offering flexibility for both investors and owner-users.

The offering presents a compelling value-add opportunity with leasing upside through vacancy stabilization and rent growth to market levels. Several suites may be delivered vacant, allowing a buyer flexibility for an owner-user strategy or to reposition the asset to maximize returns.

Strategically located on Pacific Coast Highway, the property benefits from strong daily traffic counts, excellent visibility, and proximity to major South Bay demand drivers including Riviera Village, Redondo Beach Pier, Hermosa Beach, Manhattan Beach, and the South Bay Galleria. The surrounding area is characterized by strong demographics, high household incomes, and continued demand for professional and retail space near the coast.

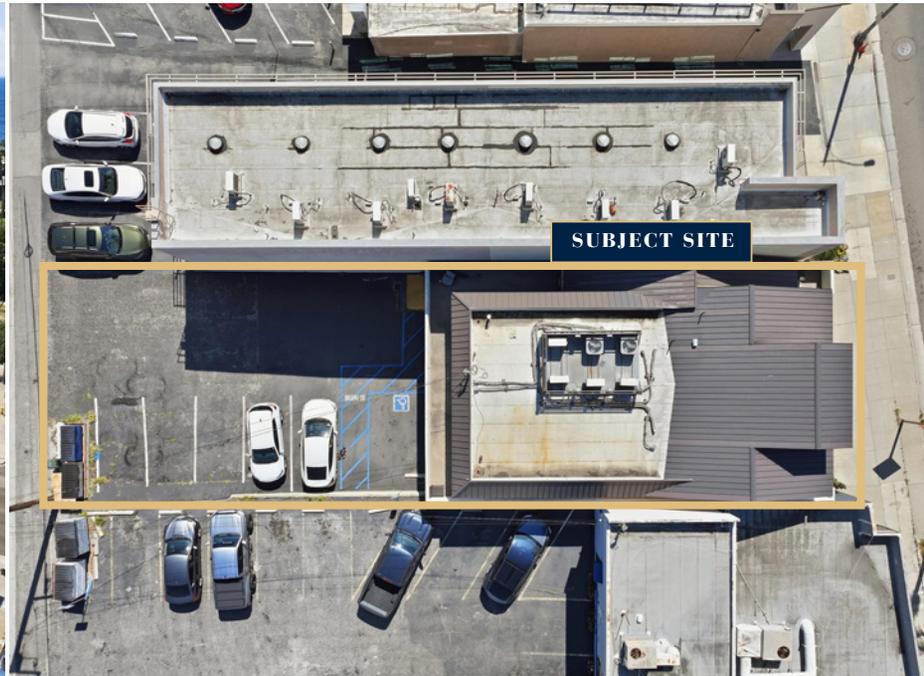
This offering represents an opportunity to acquire a renovated, well-located coastal commercial asset with income growth potential in one of Los Angeles County's most supply-constrained beach communities.

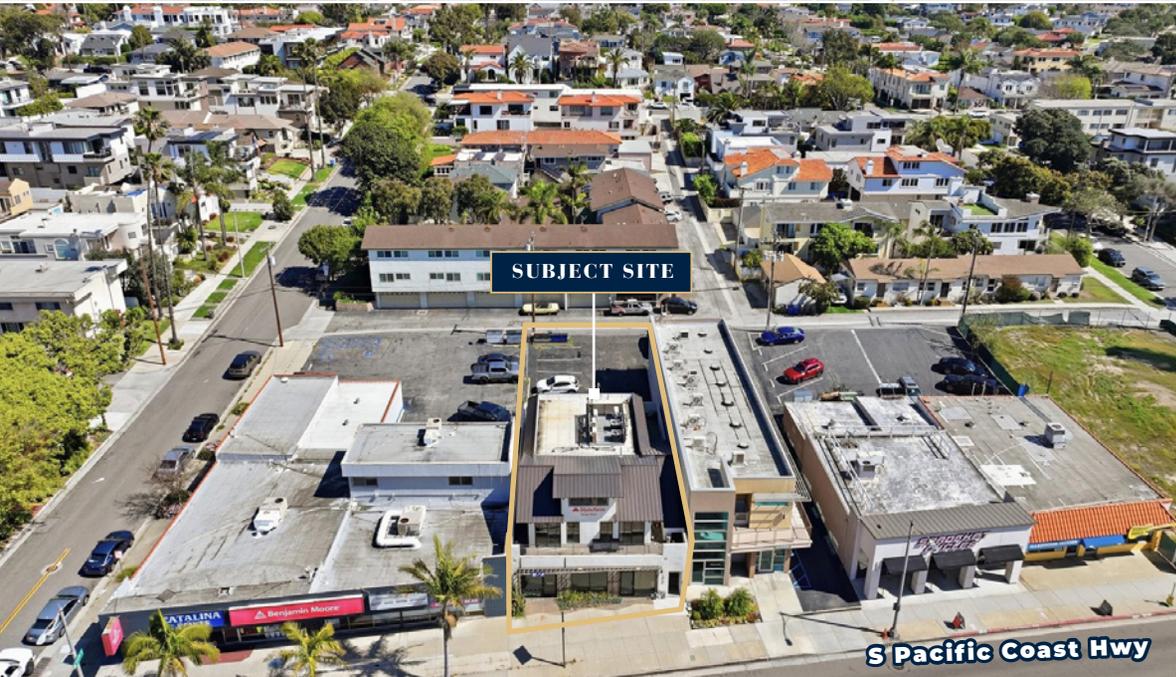
BUILDING SPECIFICATIONS

Purchase Price	\$3,500,000
Property Type	Mixed-Use Office/Retail
Number of Units	6 Units
Building Size	0.21 Acres with excellent frontage
Lot Size	12 dedicated on-site spaces (2.5 spaces per 1,000 SF)
Price Per SF	± \$795 / SF
Price Per Unit	± \$583,333 / UNIT
Year Built	1971 (Renovated 2020)
Zoning	RBC-2-PD
Parking	6 On-site parking available
Configuration	2 Ground Floor Retail Units 4 Second Floor Office Units

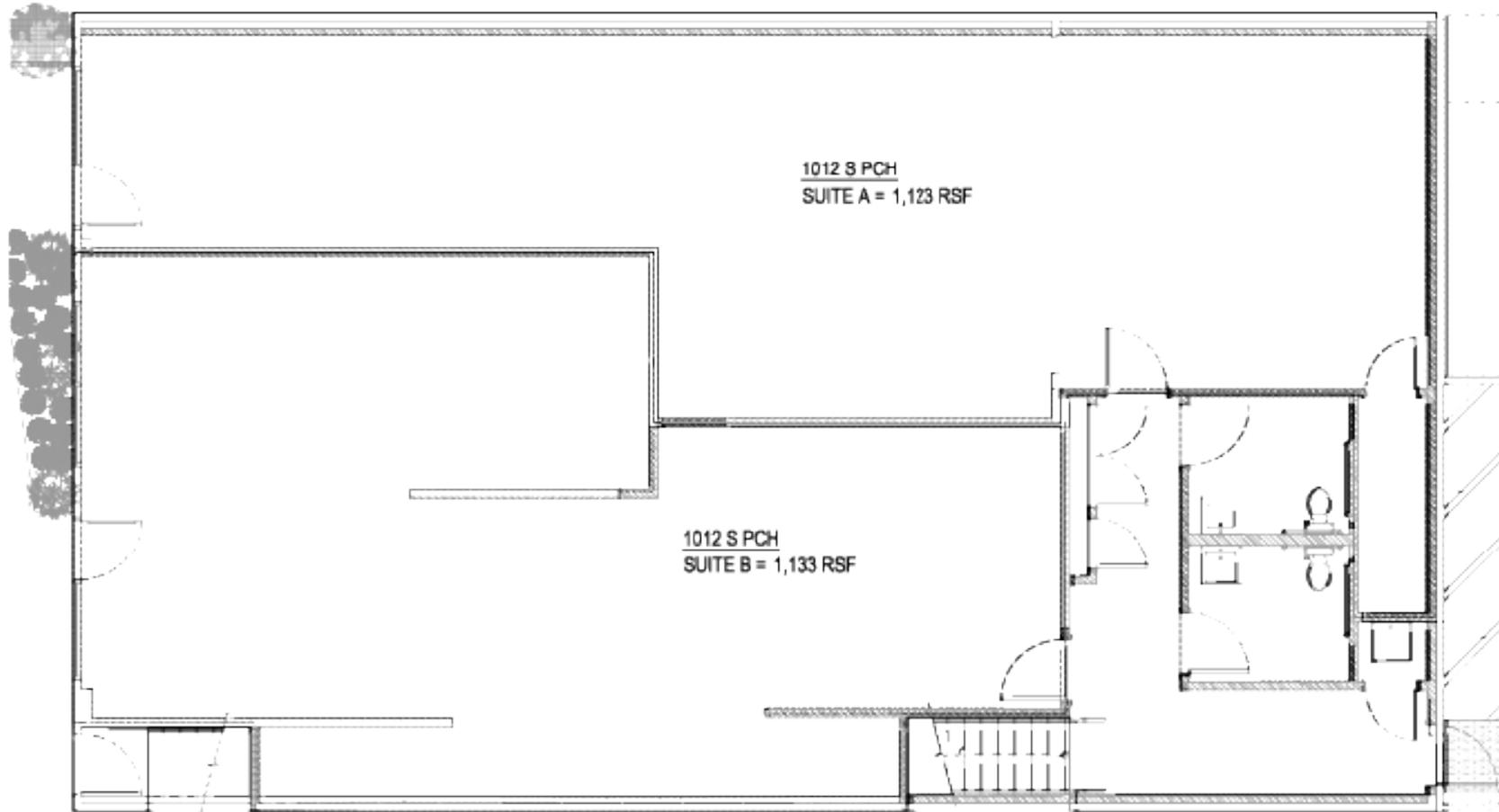
PROPERTY HIGHLIGHTS

- Prime Pacific Coast Highway location with strong visibility and traffic exposure
- 6-unit mixed-use office and retail property (2 retail / 4 office)
- ±4,404 SF building on a ±5,438 SF lot
- Renovated building with updated electrical, plumbing, HVAC, roof, and interiors
- Value-add opportunity through lease-up of vacant suites (Market rents \$3.00–\$4.50/sf)
- Potential owner-user opportunity with flexible unit configurations
- Located in the desirable South Bay coastal market near Redondo Beach Pier and Riviera Village
- Strong long-term appreciation potential with limited coastal commercial supply

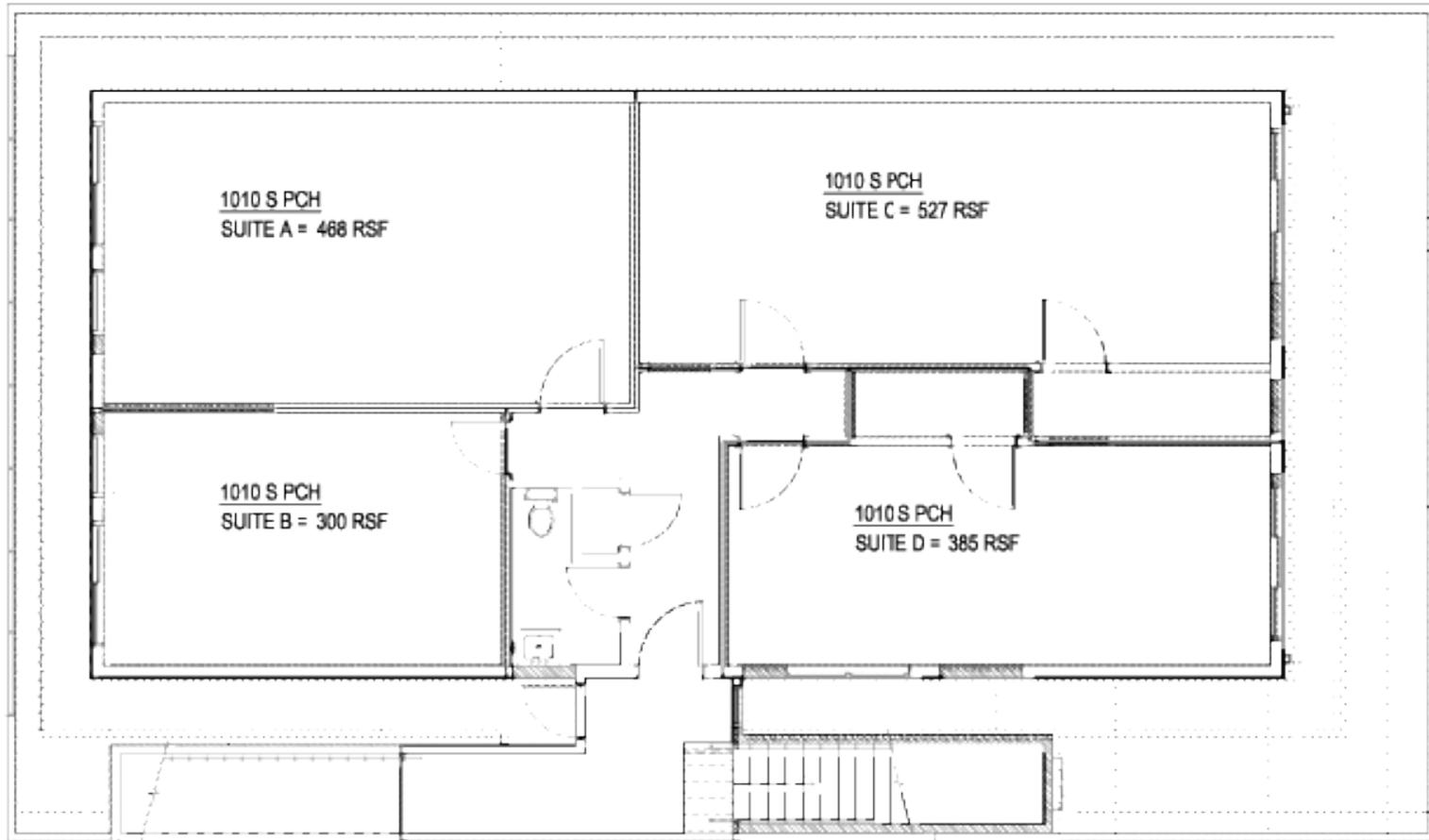




FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR





SUBJECT SITE

- Walmart
- NORDSTROM
- AMC THEATRES
- BARNES & NOBLE
- 鼎泰豐
- macys
- BANK OF AMERICA
- Hanmi Bank
- HOBBY LOBBY
- Chick-fil-A
- AVE'S
- pepper's
- CHICK-POL
- TARGET
- JCPenney
- DICK'S SPORTING GOODS
- Cracker Barrel
- CHASE

- COSTCO WHOLESALE
- sam's club
- IN-N-OUT BURGER
- ALDI
- THE HOME DEPOT
- BEST BUY
- crumbl cookies
- Chick-fil-A
- McDonald's
- LEXUS EXPERIENCE AMAZING
- Gyu-Kaku 日式焼肉
- GEN KOREAN BBQ HOUSE
- SOUTH BAY LEXUS
- petco THE HEALTH + WELLNESS CO.
- WINGS-STOP
- L & L WAHAIKI
- WELLS FARGO

VIEW LOCATION






VIEW LOCATION

MARKET OVERVIEW

Redondo Beach is a premier coastal city located in the highly desirable South Bay region of Los Angeles County. Known for its strong quality of life, oceanfront amenities, and affluent demographics, Redondo Beach continues to be one of the most sought-after coastal communities for both residents and businesses.

The city benefits from its proximity to major employment hubs including El Segundo, Torrance, and Silicon Beach, while offering convenient access to Los Angeles International Airport (LAX) and major transportation corridors. Redondo Beach's vibrant coastal lifestyle is anchored by popular destinations such as the Redondo Beach Pier, Riviera Village, and numerous waterfront dining and recreation options.

The local economy is supported by a strong mix of professional services, retail, technology, and tourism, creating consistent demand for commercial and office space. With limited new commercial development and strict coastal zoning restrictions, properties in Redondo Beach benefit from long-term supply constraints that support rental growth and property appreciation. With strong household incomes, high barriers to entry, and continued demand for coastal commercial real estate, Redondo Beach remains an attractive market for investors seeking stable, long-term investment opportunities in one of Southern California's most established beach communities.





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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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