

# 1109 S Pacific Coast Hwy



## Property Highlights

- Newly remodeled freestanding commercial building in the heart of South Redondo Beach, just two blocks from the beach.
- Highly visible Pacific Coast Highway location with prominent frontage and exposure at a signalized intersection.
- Ideal for restaurant or retail use, featuring an open floor plan, outdoor seating area, and additional upstairs office or storage space.
- Strategically positioned along the South Redondo Beach / Palos Verdes trade area, surrounded by affluent residential neighborhoods and strong local demographics.
- Excellent opportunity for a destination restaurant, café, specialty retail, or service-oriented concept seeking a high-profile coastal location.

## Offering Summary

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 2,704 SF   |
| Lot Size:      | 12,047 SF  |
| Building Size: | 2,704 SF   |

| Demographics      | 1 Mile    | 5 Miles   | 10 Miles  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 10,399    | 143,877   | 415,760   |
| Total Population  | 21,064    | 353,605   | 1,154,035 |
| Average HH Income | \$136,348 | \$138,010 | \$105,722 |

## Traffic Count

33,869 a day

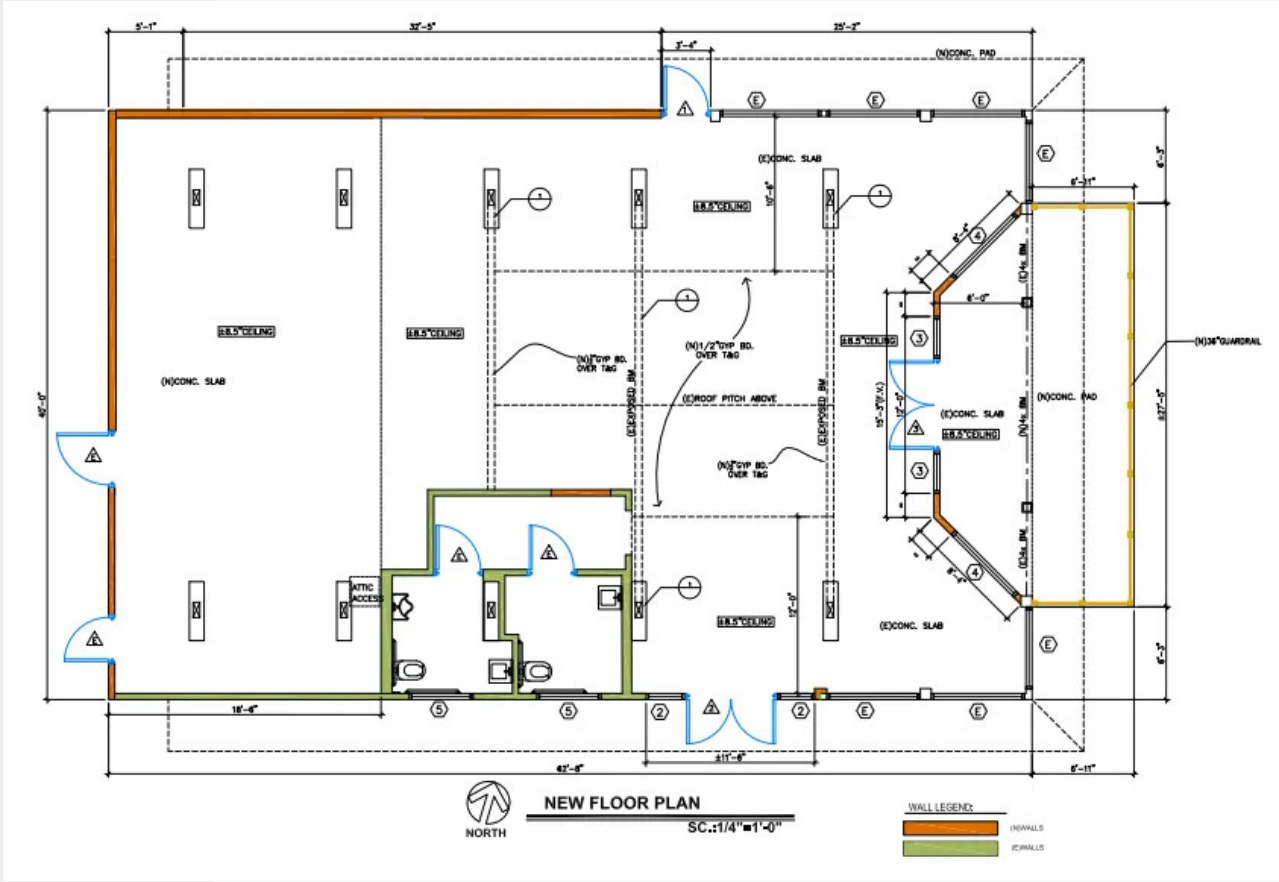
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# Additional Photos



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