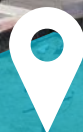


1  
0  
3  
2

PACIFIC  
COAST  
HWY

FOR SALE AT \$1,995,000



SOUTH BAY DEVELOPMENT OR OWNER-USER OPPORTUNITY



# PROPERTY HIGHLIGHTS



## ADDRESS

1032 S Pacific Coast Hwy  
Redondo Beach CA 90277



## LOT SIZE

9,773 sq. ft.  
per Assessor's Book



## ZONING

C-2-PD



## TRAFFIC COUNT

41,000 vehicles per day  
(at Guadalupe)



## DEMOGRAPHICS

Population 144,680  
\$148,600 avg.  
household income  
(in a 3-mile ring)



## WALK SCORE

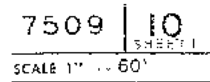
87/100  
"Very Walkable"

## MISCELLANEOUS

Vacant lot, NE corner of PCH and Avenue C  
Signalized corner  
Three blocks from the beach  
Allowable height limit 30 feet from natural grade  
Curb cut on Avenue C and access through alley



# PLAT MAP



CONDOMINIUM  
PARCEL MAP  
P.M. 305 - 8

CONDOMINIUM  
PARCEL MAP  
P.M. 296-5-6

CONDOMINIUM  
PARCEL MAP  
P.M. 247-41

ASSESSOR'S MAP





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**Disclaimer**

Property is undeveloped land and no representations or warranties are made as to accuracy of any information contained herein. Buyer must perform all due diligence pertaining to development and use of this property with appropriate government agencies. Redondo Beach Planning phone number is 310-318-0637.