

# FOR LEASE

PCH & HERONDO  
REDONDO BEACH, CA

2<sup>nd</sup> Floor  
Office / Medical  
Ocean Views



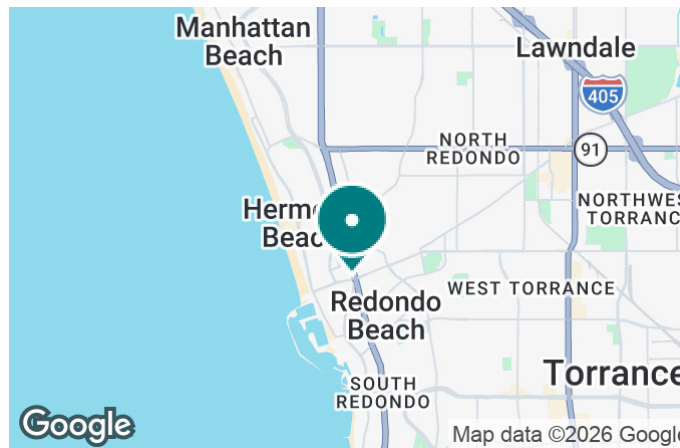
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**CBM1**  
LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

PCH & HERONDO | 901 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277



### FEATURES & AMENITIES

- Signalized corner location at the gateway to Redondo Beach, Hermosa Beach, and Manhattan Beach
- Prime frontage along Pacific Coast Highway with exceptional visibility and ocean views
- Daily traffic counts exceeding 90,000 vehicles
- Strong surrounding demographics with high household incomes and dense coastal housing
- Minutes from Redondo Beach Pier, King Harbor, and The Strand
- Highly walkable area with immediate access to restaurants, fitness, wellness, and boutique retail
- Elevator-served buildings with ADA-accessible entries and restrooms
- Ample on-site and subterranean parking with additional curbside parking nearby
- Established professional environment with medical, wellness, and office users
- Ideal South Bay location for office, medical, and professional services

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,264	69,856	148,287
Total Population	30,819	173,149	385,459
Average HH Income	\$216,133	\$185,832	\$162,481

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### LOCATION DESCRIPTION

Located at the signalized gateway entrance to the South Bay beach cities, 901 North Pacific Coast Highway occupies a highly visible corner in Redondo Beach, California. This prominent coastal location sits at the primary transition point between Redondo Beach, Hermosa Beach, and Manhattan Beach, offering exceptional exposure and accessibility along one of Southern California's most heavily trafficked corridors.

The property benefits from extensive frontage along Pacific Coast Highway and Herondo Street, with daily traffic counts exceeding 90,000 vehicles, making it an ideal location for office, medical, and professional users seeking strong branding and visibility. The surrounding trade area is supported by dense, affluent residential neighborhoods characterized by high household incomes, young professionals, and established coastal communities.

Positioned just minutes from the Redondo Beach Pier, King Harbor, The Strand, and the Hermosa Beach downtown core, the location offers a rare combination of professional presence and coastal lifestyle amenities. Tenants enjoy close proximity to destination dining, fitness and wellness concepts, boutique retail, and public transportation, contributing to a highly walkable and desirable work environment.

The property consists of multiple contemporary two-story commercial buildings with ocean views, elevator service, on-site and subterranean parking, and multiple ADA-accessible access points. It is well established within the community and supported by long-standing medical, wellness, dental, fitness, and restaurant users, reinforcing its position as a premier professional destination within the South Bay.

This location is well suited for office, medical, wellness, and professional service users seeking coastal visibility, convenient access, and a strong demographic profile in one of Los Angeles County's most supply-constrained submarkets.

### PROPERTY DESCRIPTION

Second-floor office or medical space available at 901 North Pacific Coast Highway in Redondo Beach, offering flexible configurations and ocean views. The suite is located on a partial second floor and is served directly by elevator access, providing convenient and ADA-compliant entry from the parking area.

The space is currently configured as private offices and can be divided to accommodate a wide range of office, medical, wellness, or professional service users. Ceiling heights range from approximately 8 to 10 feet, and the suite features direct elevator exposure, a reception area, drop ceilings, and full carpeting. The space is vacant and available for immediate occupancy, with a full build-out opportunity allowing tenants to customize the layout to meet operational needs. The property offers on-site and subterranean parking, multiple ADA-accessible access points, and a well-established professional tenant environment.

This offering is ideally suited for medical, wellness, dental, therapy, or general office users seeking a high-visibility coastal location with strong accessibility, flexible sizing, and long-term lease stability in the South Bay.

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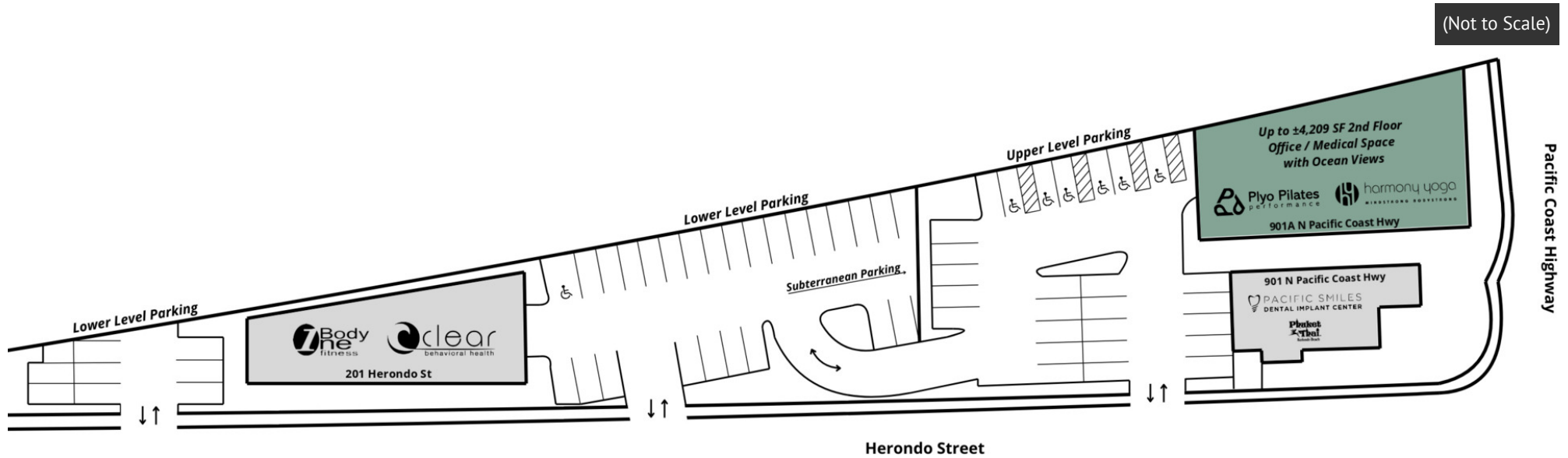
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## AVAILABLE SPACES

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SUITE	STATUS	SIZE	NNN	BASE RENT	DESCRIPTION
■ A200	Available	1,000 - 4,209 SF	Est. \$1.00 NNN	\$3.25 SF/month	Second-floor office or medical suite available with flexible sizing. The space features ocean views, private offices, direct elevator exposure, reception area, drop ceilings, and full carpeting, with ceiling heights ranging from approximately 8 to 10 feet. The suite is vacant and available for immediate occupancy, with a full build-out opportunity allowing for reconfiguration to suit office, medical, or professional use.

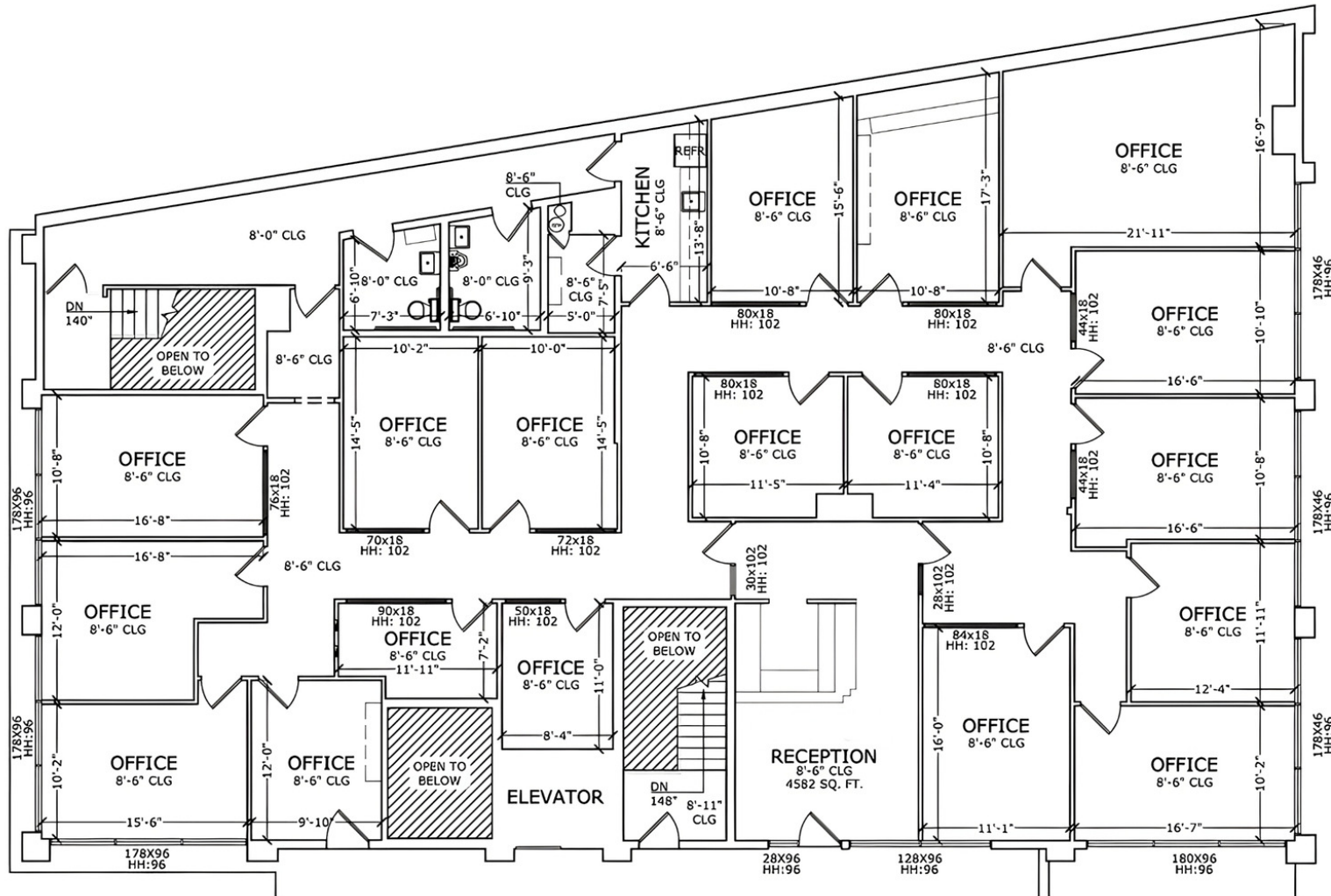
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## FLOOR PLAN

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(Not to Scale)



Current Configuration

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## ADDITIONAL PHOTOS

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## AREA ANALYTICS

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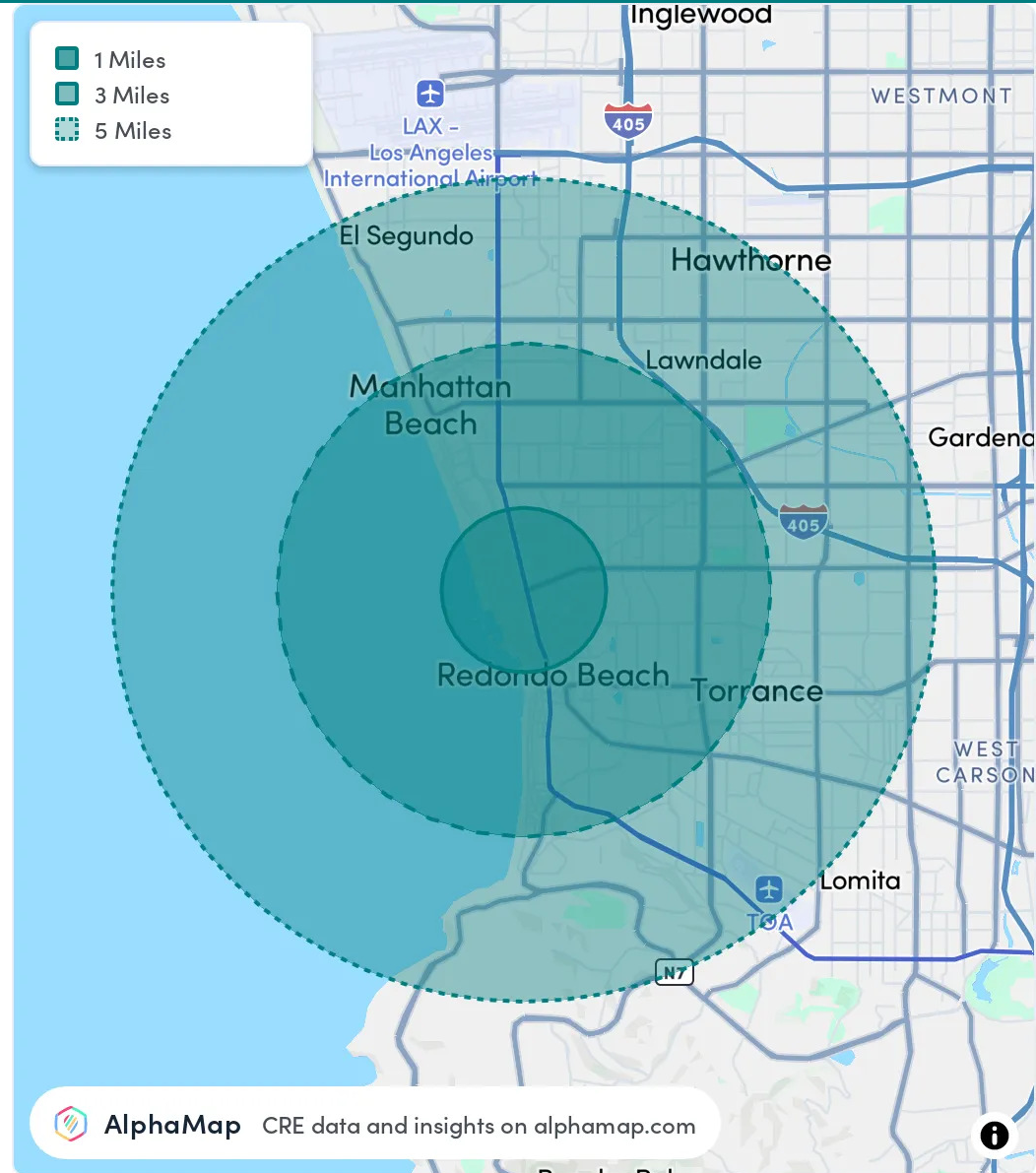
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,819	173,149	385,459
Average Age	42	42	42
Average Age (Male)	42	41	41
Average Age (Female)	42	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,264	69,856	148,287
Persons per HH	2.3	2.5	2.6
Average HH Income	\$216,133	\$185,832	\$162,481
Average House Value	\$1,615,058	\$1,432,216	\$1,255,453
Per Capita Income	\$93,970	\$74,332	\$62,492

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	67.40%	54.20%	41.90%
Population Black (%)	2.70%	3.20%	6.80%
Population American Indian (%)	0.70%	0.70%	1%
Population Asian (%)	11.10%	19.10%	20.90%
Population Pacific Islander (%)	0.20%	0.30%	0.40%
Population Other (%)	3.90%	7.60%	14.20%

Map and demographics data derived from AlphaMap



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## CONTACT

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