

Cross Property 360 Property View

901 N Pacific Coast, Redondo Beach, CA 90277

Listing

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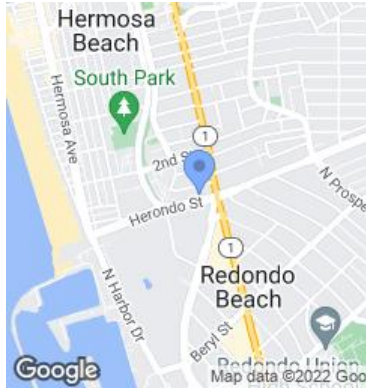
157 - S Redondo Bch W of PCH

STATUS: Active

LIST CONTRACT DATE: 10/28/22
 PROP TYPE: Commercial Lease
 PARCEL #: 7503014016

LISTING ID: SB22232574
 PROP SUB TYPE: Office

LIST PRICE: \$4,500



SQFT(SRC): 60,741
 SQFT LOT: 50,188 (A)
 ACRES: 1.152
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT: 1987 (ASR)
 SLC:
 LEVELS: 2
 CURRENT USE: Commercial
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR: \$3.25 - \$3.45
 NUMBER OF UNITS: 6
 ENTRY LEVEL: 1
 BUILDING STATUS: Existing
 OCCUPANCY: Available
 BUILDING \$/PER SQFT: \$0.07
 LAND \$/PER SQFT:
 DAYS ON MARKET: 25
 COUNTY: Los Angeles
 PARCEL MASTER:
 INVEST?: A/C?
 FENCE?: HEAT?:

[Listing has Supplements](#)

DESCRIPTION

Gateway to Redondo - Prime Beach City Signalized Corner location at the main entrance to Redondo Beach - There are two suites available - A101 - is an approx. 1,400 sq. ft. Medical - Retail - General Office space (Previous tenant was a Chiropractor - currently divided into multiple exam/treatment rooms and a large entrance) on the street floor level - w/ADA access and A200 is a large general office of approx. 4,000 sq. ft. (previous tenant was a developer - real estate company with the space divided into multiple offices - some with ocean and city lights views). Plenty of parking is available with over 100 parking spots on site with additional curbside public parking. The property is elevator served to entire building including the underground parking area.

BUSINESS URL:

BUILDING DETAILS

FEATURES: Elevators
 HEATING:
 LAUNDRY:
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS: B
 ROOFING:
 SECURITY:
 CONSTRUCTION: Drywall Walls
 LOT: Corner Lot, Irregular Lot

UTILITIES

ELECTRICITY: 220 Volts
 AMPERAGE:
 VOLTS:
 UTILITIES: Natural Gas Available, Phone Available, Sewer Connected, Water Connected
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT: 4,600
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT: 4,600

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT: 1,400
 LAND \$/PER ACRE:

OFFICE SQFT: 4,600
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST:
 LAND USE: Office
 LOT SIZE DIM: 65X734
 TOPOGRAPHY: flat
 PARCEL #: 7503014016
 ADDITIONAL PARCEL(s): No

BUILDER NAME:
 ZONING: C-3
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS:
CLOSE DATE:
INCLUSIONS:
EXCLUSIONS:

ASSIGNABLE:
FINANCING:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:

of UNITS LEASED: **4**
ANCHORS/Co-TENANTS:

MOVE-IN: **12-01-22**

TENANT PAYS: **Electricity, Exterior Maintenance, HVAC Maintenance, Insurance, Janitorial Service, Management, Repairs, Roof Maintenance, Sewer, Taxes, Telephone, Trash Collection, Water**

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **Michael Talbot**
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: **00645363**
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: **STALBMIC**
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **310-422-4309**
2.LA DIRECT: **310-378-9889**
3.LA PAGER:
4.LA FAX: **310-378-2745**
5.LA VOICEMAIL: **310-937-5785**
6.LA EMAIL: **m.talbotre@gmail.com**

OFFICE

LISTING OFFICE: **RE/MAX Estate Properties**
LISTING OFFICE PHONE: **310-378-9494**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **01879720**
LISTING OFFICE FAX: **310-373-3427**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **S1282710**
CO-LISTING OFFICE MLS ID:

MLS

BAC: **3%**
LISTING CONTRACT DATE: **10/28/22**
START SHOWING DATE: **11/06/22**
ON MARKET DATE: **11/06/22**

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **04/30/23**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **11/06/22**
LIST AGRMT: **Exclusive Right To Lease**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS: **initial gross lease period only - min 3 yr lease term**
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Please call listing agent for update on showing instruction.**
DIRECTIONS: **North - West Corner of Herondo/190th and Pacific Coast Hwy.**

PHOTOS

Click arrow to display photos





Parcel Map

