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3
2

PACIFIC
COAST
HWY

FOR SALE AT \$2,600,000



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

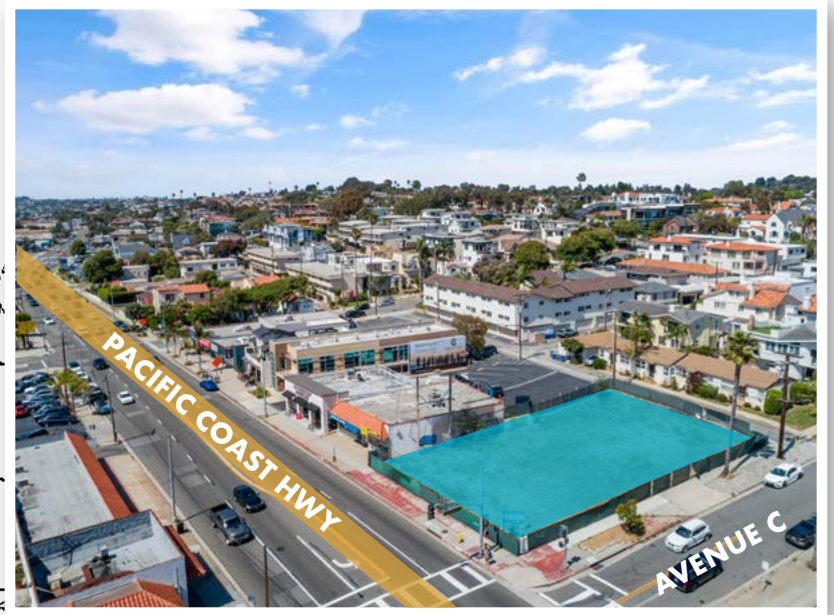
87/100
"Very Walkable"

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



7509 | 10
SHEET 1
SCALE 1" = 60'

2008



CODE
8077

CONDOMINIUM
TRACT NO. 35753
M.B. 924-57-58

TRACT NO. 2546
M.B. 26-4-5

CONDOMINIUM
PARCEL MAP
P.M. 305-8

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

CONDOMINIUM
PARCEL MAP
P.M. 247-41

FOR PREV. ASSM'T. SEE:
7509-10

ASSESSOR'S MAP



Offered Exclusively by

JOHN BOYLE

Midland Business Properties
m 310-828-6300
jboyle6300@gmail.com
DRE 00542089

KEN SIMON

KFS Properties, Inc.
o 310-576-6666
m 310-487-3123
ksimon@kfsproperties.com
DRE 00803157

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.