

RESTAURANT SPACE FOR LEASE

1505 Aviation Blvd, Redondo Beach, California, 90278



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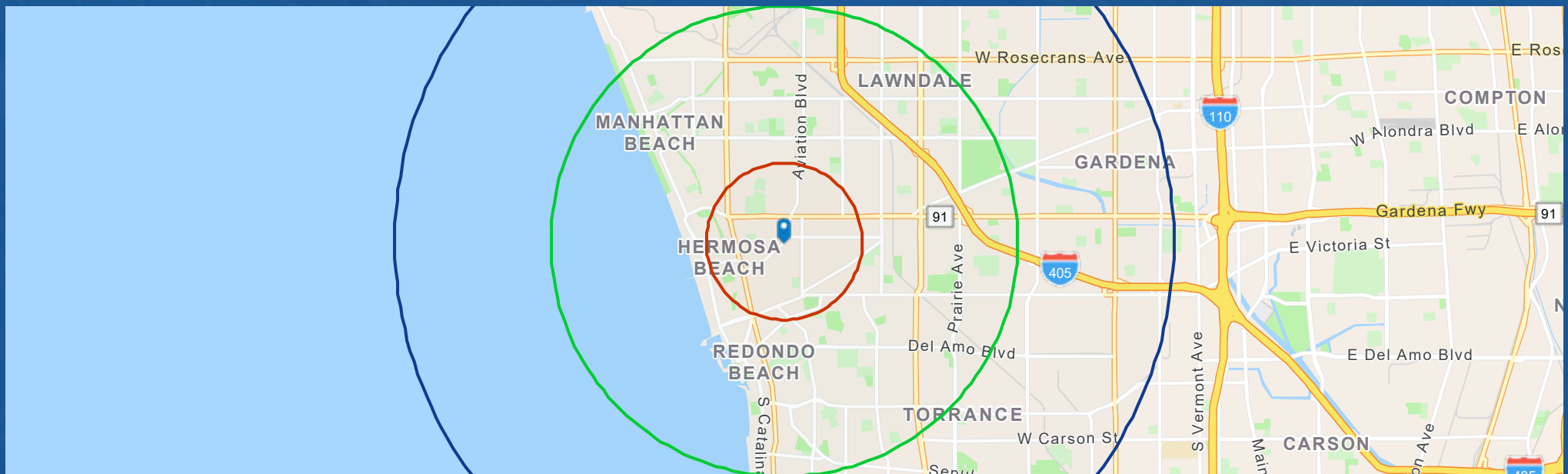
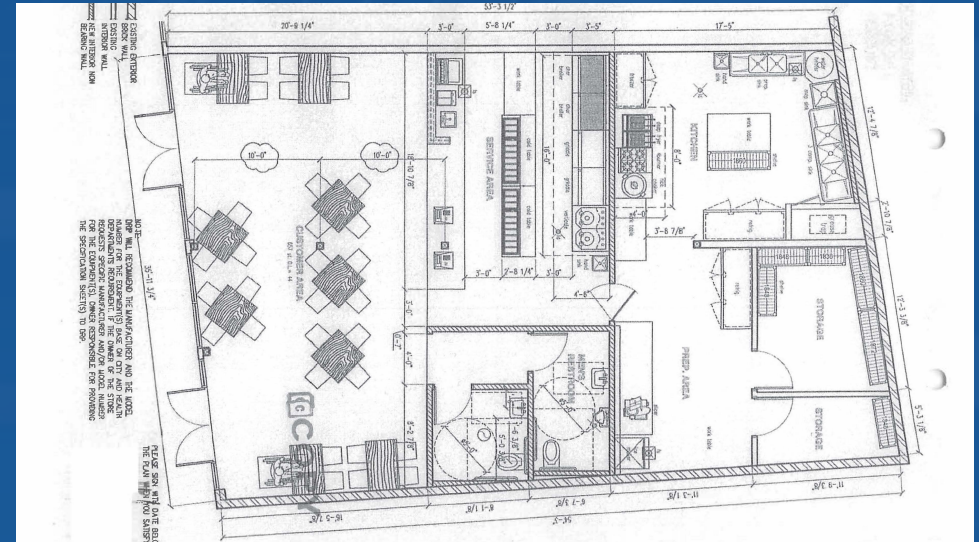


KEY FACTS

2,052 SF
\$3/SF/Mo NNN
Full Build-Out
2 Bathrooms
Private Office
Monument signage

PROPERTY DESCRIPTION

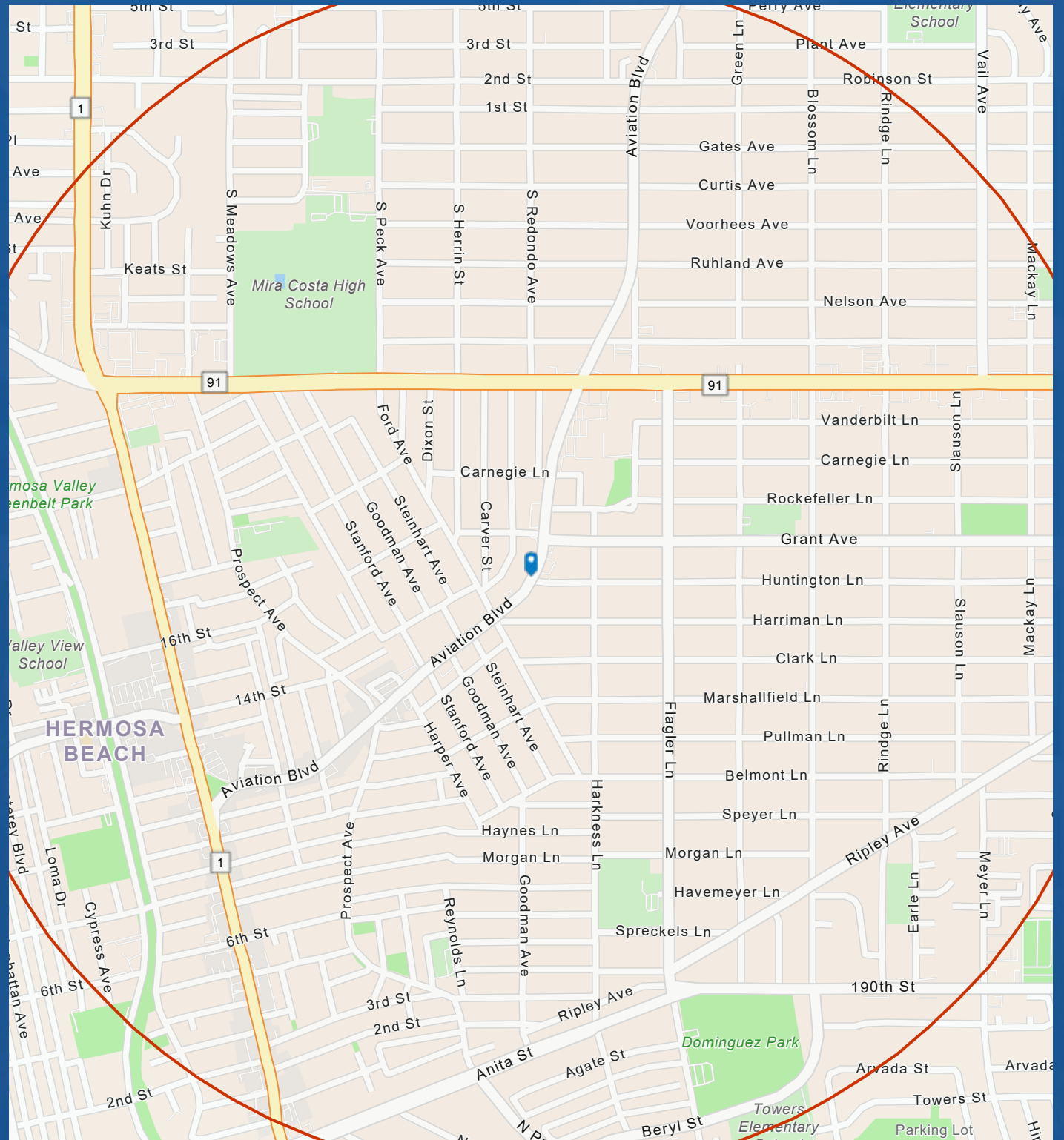
Boasting a Walk Score of 87, this fully-built modern restaurant space is located on Aviation Boulevard, directly accessible from two main South Bay arteries, PCH and Artesia Boulevard. Space includes two bathrooms, a private office, and monument signage. Available now!





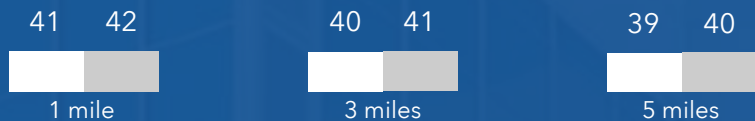
TRAFFIC

Street Name	Dist. (mi)	Dir.	Traffic Volume
Pacific Coast Hwy	0.6	W	51,634
Pacific Coast Hwy	0.6	W	47,000
CA 1	0.6	W	43,000
Artesia Blvd	0.4	NE	33,280
Aviation Blvd	0.1	N	32,670
Aviation Blvd	0.1	SW	31,375
Aviation Blvd	0.4	SW	30,891
Artesia Blvd	0.5	NW	27,523
Artesia Blvd	0.3	NW	26,814
Aviation Blvd	0.6	SW	25,897
Grant Ave	0.3	E	16,470
Prospect Ave	0.5	SW	11,617
Prospect Ave	0.4	SW	6,427
Ford Ave	0.1	SW	2,605
S Redondo Ave	0.6	N	2,435
Ormond Ln	0.1	N	1,785
Ford Ave	0.1	SW	1,682
Ocean Dr	0.5	SW	934
Ocean Dr	0.5	SW	861
8th St	0.6	SW	490



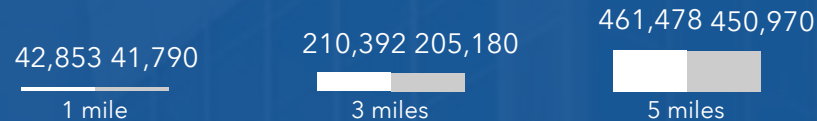
DEMOGRAPHICS

Median Age



● 2023 ● 2028 Projection

Population

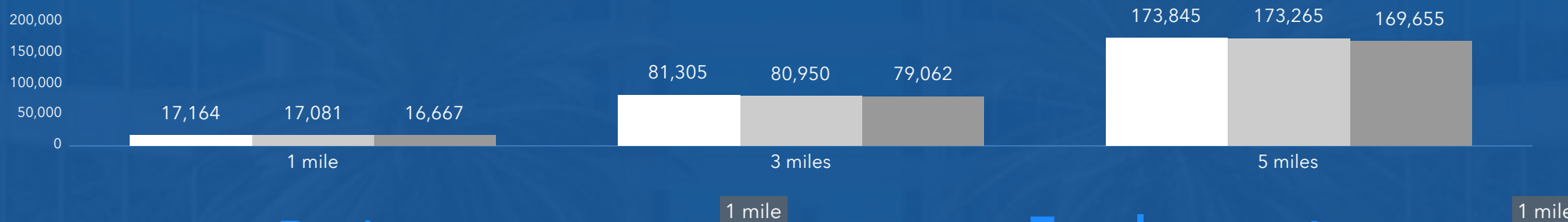


● 2023 ● 2028 Projection

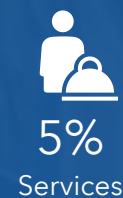
2023 Income	1 mile	3 miles	5 miles	2028 Income	1 mile	3 miles	5 miles
Per Capita	\$82,873	\$69,375	\$56,403	Per Capita	\$95,678	\$81,084	\$66,719
Median Household	\$154,792	\$121,975	\$101,922	Median Household	\$172,296	\$147,858	\$119,967
Average Household	\$209,120	\$179,517	\$149,805	Average Household	\$241,198	\$209,574	\$176,902

Total Households

● 2020 ● 2023 ● 2028 Projected



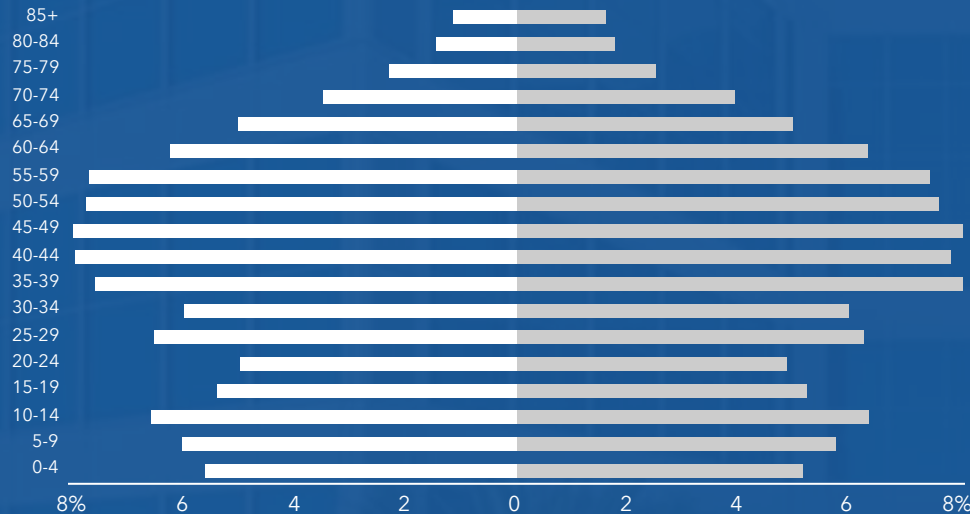
Business



Employment

Age Pyramid

Males Females



1 mile

2022 Race and ethnicity (Esri)

The largest group: White Alone (62.71)

The smallest group: Pacific Islander Alone (0.25)

Indicator ▲	Value	Diff		
White Alone	62.71	+30.93		
Black Alone	2.36	-5.49		
American Indian/Alaska Native Alone	0.50	-1.19		
Asian Alone	15.07	-0.30		
Pacific Islander Alone	0.25	+0.01		
Other Race	4.30	-23.72		
Two or More Races	14.81	-0.23		
Hispanic Origin (Any Race)	14.96	-33.02		

1 mile

2022 Households by income (Esri)

The largest group: \$200,000+ (35.6%)

The smallest group: \$15,000 - \$24,999 (2.2%)

Indicator ▲	Value	Diff		
<\$15,000	2.5%	-5.9%		
\$15,000 - \$24,999	2.2%	-4.2%		
\$25,000 - \$34,999	2.7%	-3.7%		
\$35,000 - \$49,999	4.6%	-4.9%		
\$50,000 - \$74,999	8.5%	-6.9%		
\$75,000 - \$99,999	9.4%	-3.1%		
\$100,000 - \$149,999	18.1%	0		
\$150,000 - \$199,999	16.5%	+6.7%		
\$200,000+	35.6%	+22.1%		

1 mile

Average household size

for this area

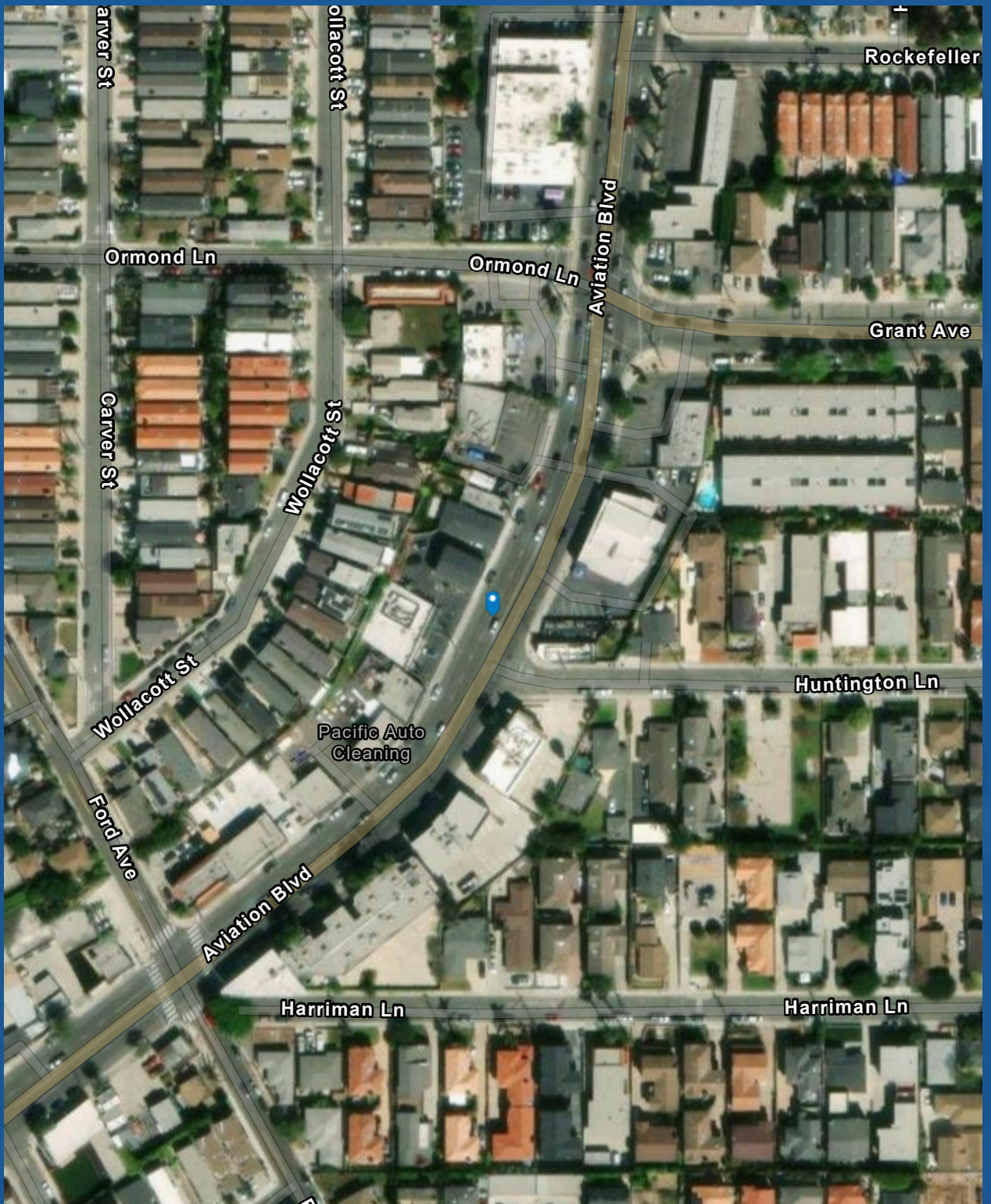
2.47 which is less than the average for United States

Area	Value ▼	0.00	4.00
Los Angeles County	2.86		
California	2.86		
United States	2.55		
This area	2.47		

1 mile

Bars show deviation from Los Angeles County

Company/Business Name	Dir.	Dist.
1515 Aviation LLC	SW	0.0
Scotty's TV N VCR	SW	0.0
Pursue Coffee	SW	0.0
Attin Health Home Health Inc	NE	0.0
US Federal Aviation Admin	SE	0.0
USS Arsenal Bar	SE	0.0
Georgia's Cocktail Lounge	SE	0.0
USPS Blue Collection Box	SE	0.0
Hairbykimtownsend2	W	0.0
Dog's Best Friend	W	0.0
Garage Doors of Redondo Beach Co	N	0.0
Ocean Vista Insurance Service	S	0.0
Pie Fam LLC	S	0.0
Jesse Navarro Insurance Agency Inc	S	0.0
Triathlon Lab	NE	0.0
Jersey's Bar & Grill	SW	0.0
Blake King Corp	W	0.0
Papa Guido's Pizza	N	0.0
Paw Veterinary Center	S	0.0
South Bay Carpets-Hardwood	SW	0.1
7-Eleven	N	0.1
ATM	N	0.1
KeyMe	N	0.1
Western Union Agent Location	N	0.1



Closest 24 locations