1720 Aviation Blvd, Redondo Beach, CA

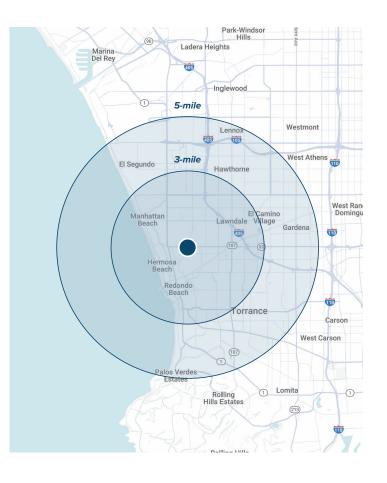
FOR LEASE | Former Rite Aid

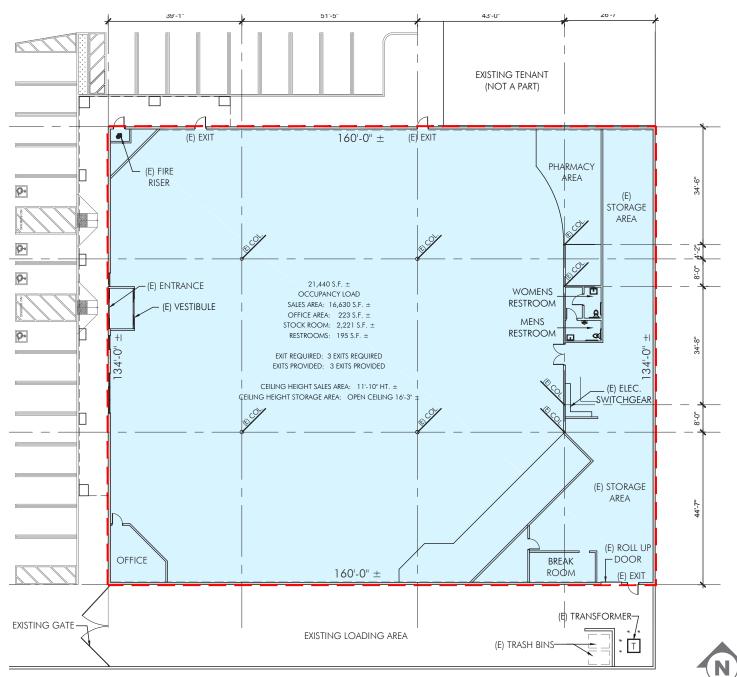
AVIATION BLVO

- **Premises:** 21,440 SF "Anchor" tenant space with approximately 160' of frontage visible from Aviation Blvd
- **Rent:** \$30.00 per rentable square foot triple net (\$8.50/rsf)
- **Existing Improvements:** Space is equipped with restrooms, storage, pharmacy and break room. Loading and trash accessible through a gated south side loading area.
- **Signage:** Pylon signage with high visibility along both major street fronts: Aviation Blvd and Artesia Blvd
- Access: Signalized corner with excellent access including eight points of ingress/egress
- Ownership will consider demising the space



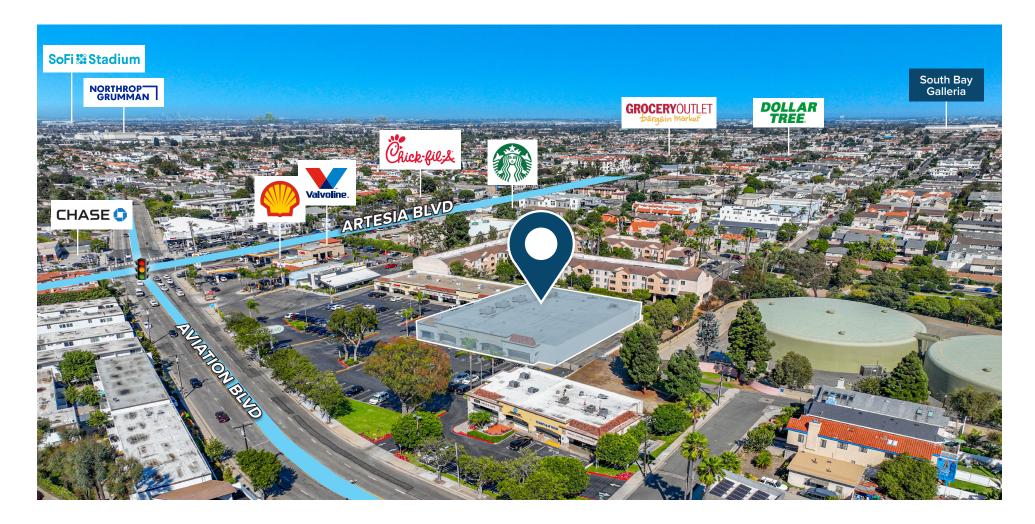






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South Bay Pylon
Submarket Signage

±21,440 \$30.00

Available SF Rent/SF

Anchor Neighborhood
Space type Center type

Demographics 1-Mile 3-Mile 5-Mile 470,720 **Total Population** 43,360 215,583 Total Households 16,596 82,092 174.603 \$150,363 \$127,783 **Average HH Income** \$177,847 **Median Home Value** \$1,096,168 \$1,037,438 \$946,498

77,000+ CPD

Average daily traffic count at the intersection of Artesia Blvd & Aviation Blvd

For more information, please contact:

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