

FOR LEASE

PCH & PROSPECT, REDONDO BEACH

1880-1888 S PACIFIC COAST HWY | REDONDO BEACH, CA 90277-6117



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LEASING

BROKERAGE

INVESTMENTS

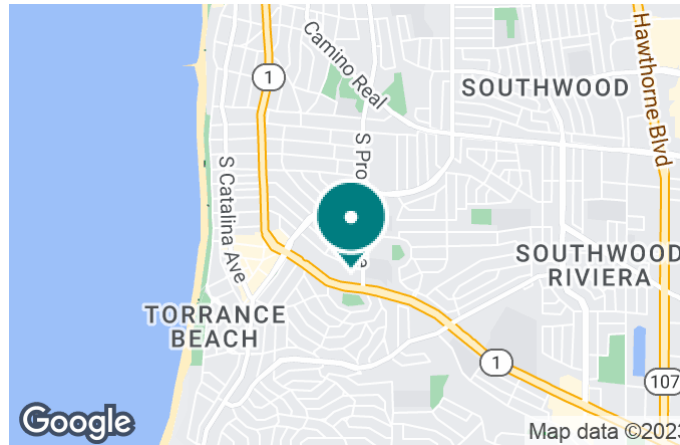
FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 2,025 SF UNIT IDEAL FOR RETAIL OR SERVICE
- FIRST CLASS NATIONAL CO-TENANTS, INCLUDING CVS PHARMACY, SUBWAY, CORNER BAKERY + ROUND TABLE PIZZA
- PROMINENT PILON SIGNAGE
- SIGNALIZED INTERSECTION WITH 5- POINTS OF INGRESS-EGRESS
- STRONG AREA POPULATION AND HOUSEHOLD INCOME DEMOGRAPHICS
- HIGH DAILY TRAFFIC COUNT: ± 53,610 CARS PER DAY



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,398	57,583	136,548
Total Population	22,104	143,215	351,400
Average HH Income	\$114,387	\$113,468	\$116,478

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

CVS + Corner Bakery anchored center boasts excellent curb appeal and attractive architectural design, high street visibility on busy PCH, and ample parking in a sizable on-site lot

LOCATION DESCRIPTION

Prime Redondo Beach location on busy Pacific Coast Hwy (at Prospect). Cross streets feature approximately 53,610 cars per day. Strong area demographics, with an average household income of \$132,671 (within a 3-mile radius).

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,025 SF
Building Size:	44,447 SF

SPACES	LEASE RATE	SPACE SIZE
1886.5	Negotiable	2,025 SF

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ADDITIONAL PHOTOS

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PLANS

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SUITE	TENANT	SIZE
1868	Corner Bakery	3,415 SF
1874	CA Karate Academy	1,069 SF
1876	Round Table Pizza	1,458 SF
1878	Nail Spa	944 SF
1880	CVS	25,500 SF
1882	Handel's Ice Cream	1,775 SF
Suite# 1882.5	Hydration Room	1,098 SF
1884	SuperCuts	930 SF
1884.5	Code Ninjas	806 SF
1886	Dry Cleaners	1,700 SF
1886.5	Available	2,025 SF
1888	Subway Sandwich	1,510 SF
1888.5	Yum Thai Bistro	2,217 SF

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RETAILER MAP

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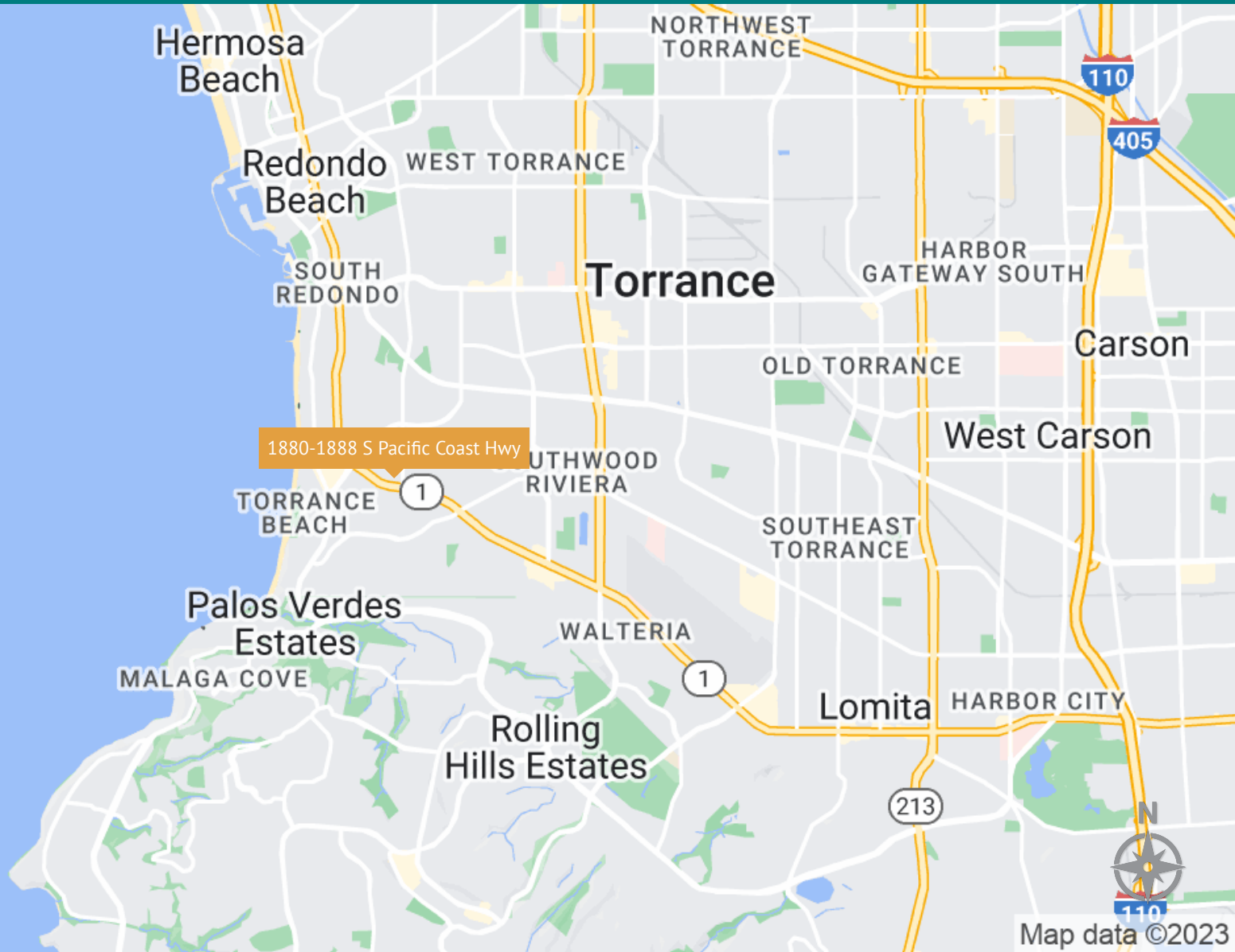


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LOCATION MAP

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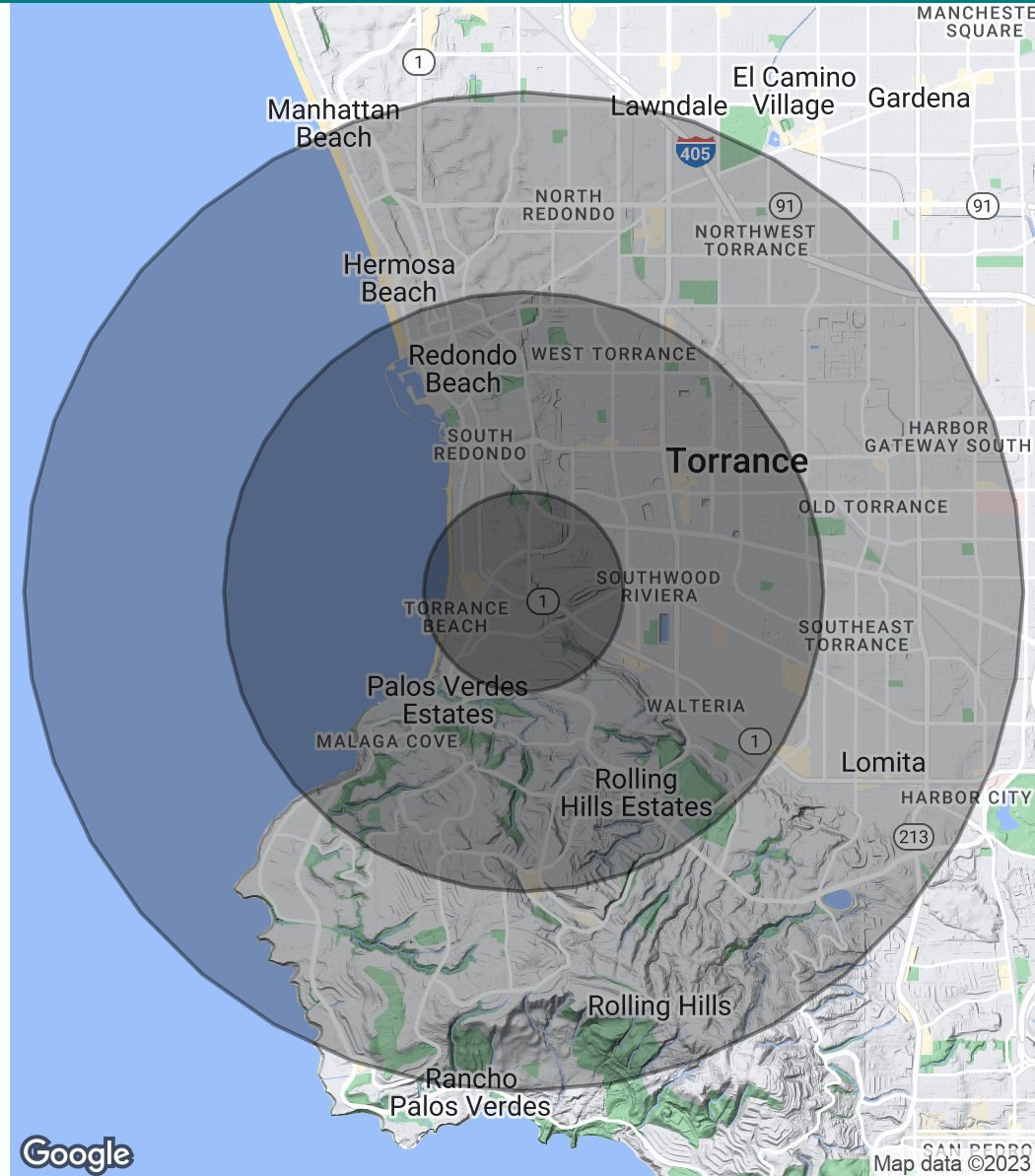
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,104	143,215	351,400
Average age	43.0	42.1	40.4
Average age (Male)	42.4	41.5	39.7
Average age (Female)	44.0	42.4	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,398	57,583	136,548
# of persons per HH	2.4	2.5	2.6
Average HH income	\$114,387	\$113,468	\$116,478
Average house value	\$854,359	\$850,444	\$813,687
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	10.7%	11.2%	17.3%
RACE	1 MILE	3 MILES	5 MILES
% White	75.8%	61.3%	61.9%
% Black	1.4%	2.0%	2.7%
% Asian	14.8%	27.7%	23.4%
% Hawaiian	0.0%	0.1%	0.2%
% American Indian	0.5%	0.2%	0.3%
% Other	2.0%	4.0%	6.3%

* Demographic data derived from 2020 ACS - US Census



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