



Restaurant available



JOIN NATIONAL TENANTS IN PRIME REDONDO BEACH –FOR LEASE

Located on the NWC of Pacific Coast Hwy and Prospect Ave

FEATURES

- ±1,458 SF Former Restaurant Space Available in CVS Anchored Shopping Center
- ±1,069 SF—Space Available
- Spaces can be combined for up to ±2,527 SF in pad next door to Corner Bakery
- ±2,025 SF—Former Martial Arts Space Available
- First class national co-tenants including CVS Pharmacy, Subway, SuperCuts, Corner Bakery & more
- Ample parking
- Great signage & visibility from

DEMOGRAPHICS

- High Daily Traffic Count: 53,610 cars per day
- Great Demographics
  - 3 Mile
    - > 149,806 people
    - > \$132,671 Average HH Income
  - 5 Mile
    - > 384,333 people
    - > \$126,817 Average HH Income

**1876 S. Pacific Coast HWY  
Redondo Beach, CA 90277**

**CONTACT...**

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CA Real Estate Lic # 013986651

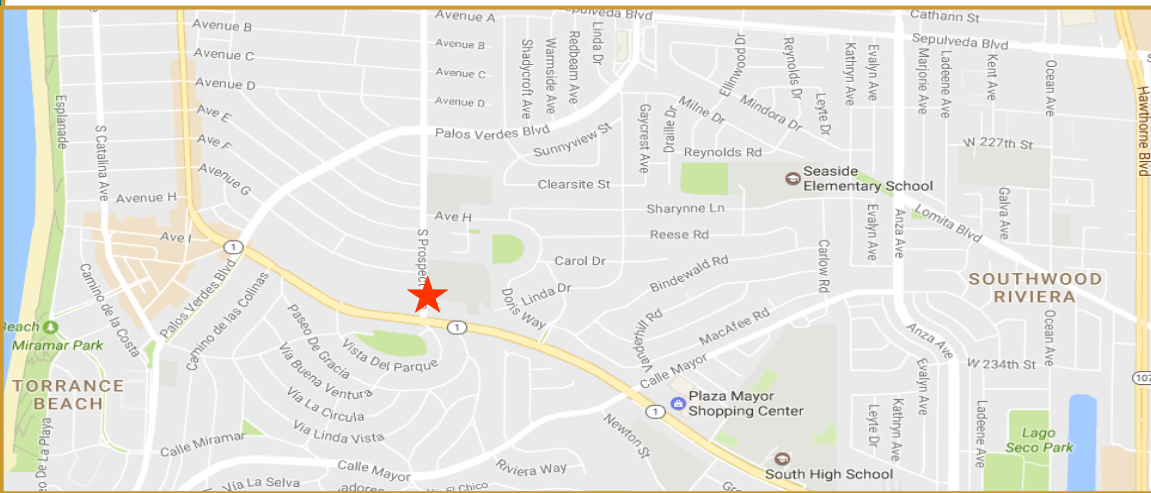
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1517 S. Sepulveda Blvd.  
Los Angeles, CA 90025

17030 Ventura Blvd, #200  
Encino, CA 91316



## SITE PLAN



SUITE	TENANT	SQ. FT.
1868	Corner Bakery	3,415
1874	AVAILABLE	1,069
1876	AVAILABLE	1,458
	<i>can be combined for</i>	<b>2,527</b>
1878	Lease Pending	944
1880	CVS Pharmacy	25,500
1882	Handel's Ice Cream	1,775
1882.5	Marithmetic	1,098

SUITE	TENANT	SQ. FT.
1884	SuperCuts	930
1884.5	Bayside Dental Care	806
1886	Elite Dry Cleaners	1,700
1886.5	AVAILABLE	<b>2,025</b>
1888	Subway	1,510
1888.5	Yum Thai Bistro	2,217
	TOTAL	44,447

NOT TO SCALE

CBM makes no warranties or guarantees about the information provided herein. We have obtained the information from sources we consider credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent actual performance of this property.

## PHOTOS



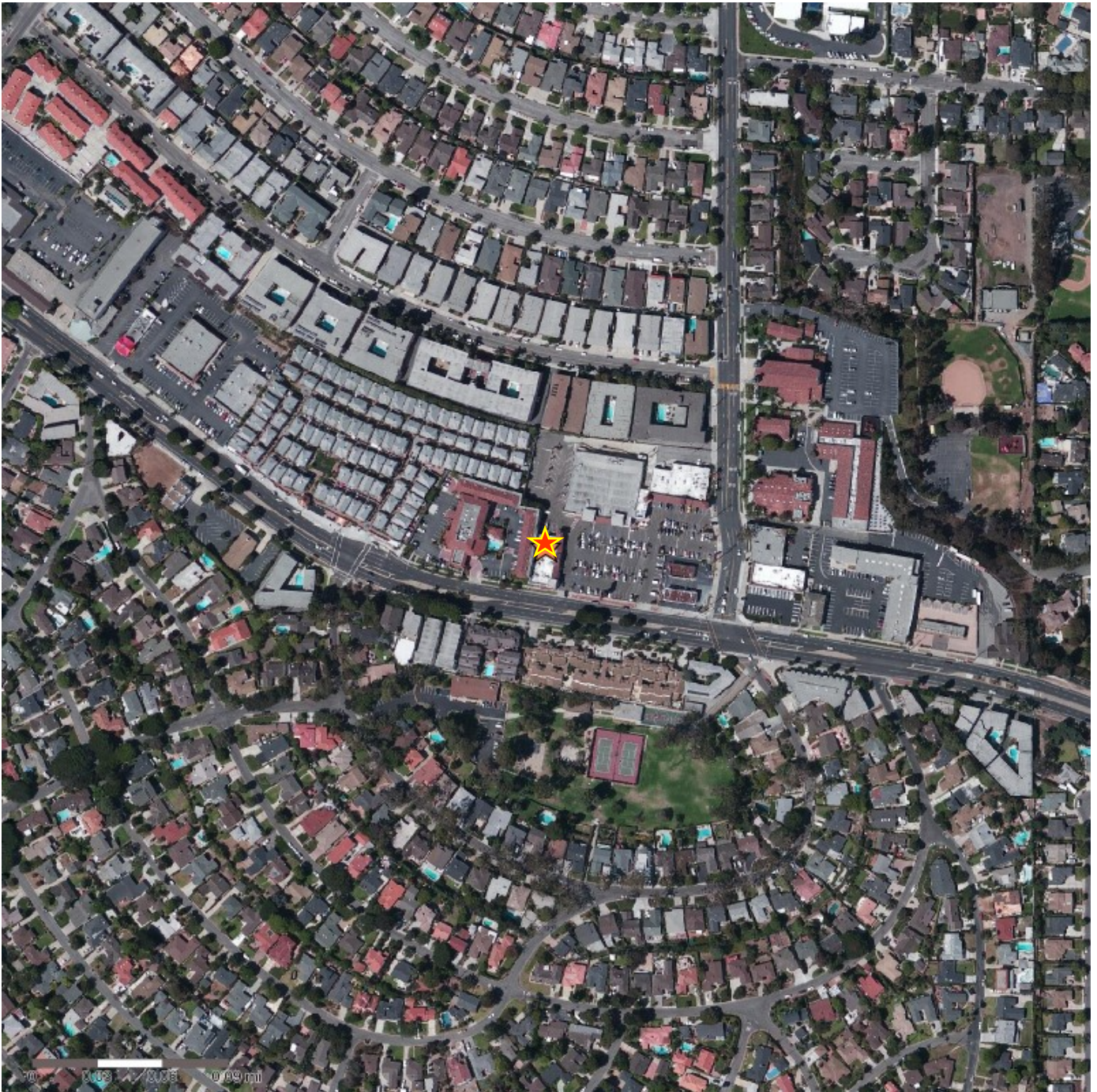
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## AERIAL MAP



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## DEMOGRAPHICS

Demographic Snapshot Comparison Report for My Site, 1876 S Pacific Coast Hwy, Redondo Beach, CA, 90277:

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2016B</b>			
Total Population	25,485	149,806	384,333
Female Population	51.14%	51.17%	50.78%
Male Population	48.86%	48.83%	49.22%
Population Density	8,111	5,298	4,893
Population Median Age	45.3	44.6	42.0
Employed Civilian Population 16+	13,464	75,883	191,761
% White Collar	81.8%	81.4%	74.6%
% Blue Collar	18.2%	18.6%	25.4%
Total Q3 2016 Employees	6,838	83,662	179,330
Total Q3 2016 Establishments*	1,262	8,896	19,584
Population Growth 2000-2010	6.32%	4.73%	4.43%
Population Growth 2016B-2021	0.33%	1.79%	1.65%
<b>Income: 2016B</b>			
Average Household Income	\$137,990	\$132,671	\$126,817
Median Household Income	\$95,844	\$91,076	\$84,781
Per Capita Income	\$60,240	\$55,261	\$49,424
Avg Income Growth 2000-2010	36.08%	40.40%	39.08%
Avg Income Growth 2016B-2021	13.95%	14.04%	14.01%
<b>Households: 2016B</b>			
Households	11,115	62,226	149,364
Average Household Size	2.29	2.40	2.55
Hhld Growth 2000-2010	3.32%	1.79%	2.41%
Hhld Growth 2016B-2021	0.29%	1.94%	2.06%
<b>Housing Units: 2016B</b>			
Occupied Units	11,115	62,226	149,364
% Occupied Units	98.26%	98.31%	98.46%
% Vacant Housing Units	1.74%	1.69%	1.54%
Owner Occ Housing Growth 2000-2010	1.88%	2.29%	4.05%
Owner Occ Housing Growth 2000-2021	4.60%	5.25%	7.27%
Owner Occ Housing Growth 2016B-2021	0.80%	1.36%	1.64%
Occ Housing Growth 2000-2010	3.32%	1.79%	2.41%
Occ Housing Growth 2010-2021	5.37%	6.73%	6.69%
Occ Housing Growth 2016B-2021	0.29%	1.94%	2.06%
<b>Race and Ethnicity: 2016B</b>			
% American Indian or Alaska Native Population	0.39%	0.32%	0.45%
% Asian Population	14.07%	29.61%	24.45%
% Black Population	1.34%	2.13%	3.54%
% Hawaiian or Pacific Islander Population	0.18%	0.21%	0.45%
% Multirace Population	5.37%	5.53%	5.91%
% Other Race Population	2.17%	2.80%	8.35%
% White Population	76.47%	59.41%	56.85%
% Hispanic Population	10.73%	11.04%	21.53%
% Non Hispanic Population	89.27%	88.96%	78.47%