

FOR LEASE

1770-1774 S PACIFIC COAST HWY

REDONDO BEACH, CA 90277



PROPERTY DETAILS

YEAR BUILT	1977
BUILDING SIZE	9,050 SF
FRONTAGE	Approximately 85 feet on Pacific Coast Highway
TRAFFIC COUNT	31,000 vehicles per day
POPULATION (1 MI)	22,085
AVG HOUSEHOLD INCOME (2023)	\$149,324
PARKING RATIO	4.77/1,000 parking ratio
PARKING	42 spaces
SIGNAGE	Eyebrow & large pole sign
RENTAL RATE	Negotiable
LAND	0.69 AC
ZONING	RBMU-3A
AVAILABILITY	Immediate

MICHAEL JONES
310.906.3272
michael.jones@kidder.com
LIC N° 00986586

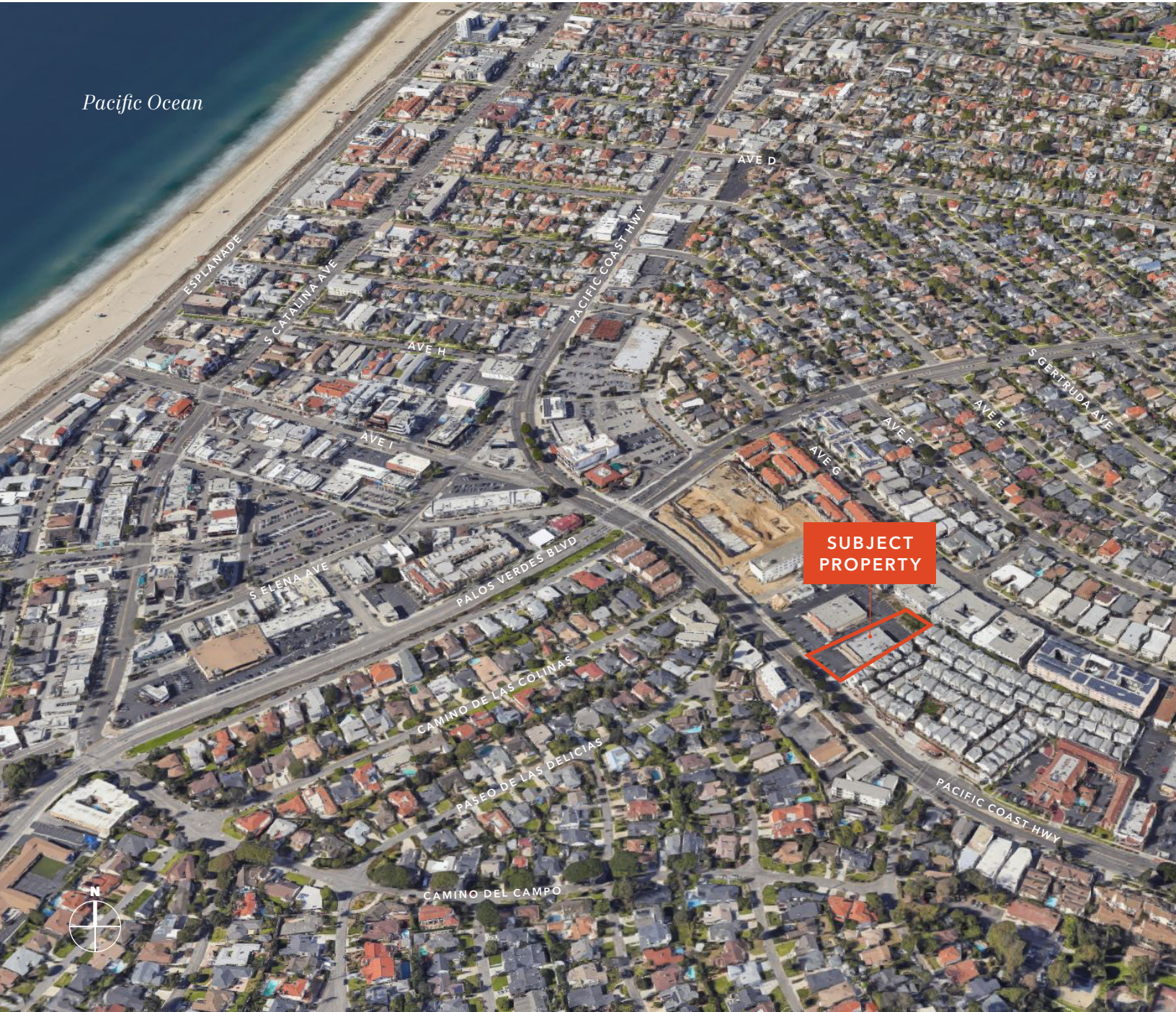
PHIL PETRUSO
424.653.1851
phil.petruso@kidder.com
LIC N° 00780128

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder
Mathews**

Pacific Ocean



MICHAEL JONES
310.906.3272
michael.jones@kidder.com
LIC N° 00986586

PHIL PETRUSO
424.653.1851
phil.petruso@kidder.com
LIC N° 00780128

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

