



REAL ESTATE



# Retail Space for Sublease

4401 REDONDO BEACH BLVD., LAWNSDALE, CA 90260

## AVAILABLE

Size: ±2,400 SF  
Rent: \$2.75 PSF/Mo., NNN  
Term Through: 10.31.2027

## PROPERTY HIGHLIGHTS

- Former convenience store
- Endcap of a two-story retail center
- On-site parking
- ±49,782 CPD at Redondo Beach Blvd. & Hawthorne Blvd.

*Prospective tenants are hereby advised that all uses are subject to City approval*

## NEIGHBORING TENANTS



View of Entire Center

**JAIMIE MARCHAND**  
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DRE #01904001

**DONNA CLARK**  
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DRE #01134266

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**KENNEDYWILSONSERVICES.COM**

## DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>9,321</b>	<b>37,591</b>	<b>117,706</b>
2029 Projected Population	8,946	36,071	112,549
2020 Census Population	9,716	39,245	123,859
2010 Census Population	9,875	39,213	122,312
Projected Annual Growth 2024 to 2029	-0.8%	-0.8%	-0.9%
Historical Annual Growth 2010 to 2024	-0.4%	-0.3%	-0.3%
2024 Median Age	37.6	37.5	39.1
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,178	13,518	42,693
2029 Projected Households	3,098	13,166	41,420
2020 Census Households	3,255	13,718	43,801
2010 Census Households	3,178	13,443	42,875
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2024	-	-	-
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	32.2%	34.8%	39.0%
2024 Estimated Black or African American	6.7%	7.0%	6.6%
2024 Estimated Asian or Pacific Islander	16.7%	19.9%	22.3%
2024 Estimated American Indian or Native Alaskan	1.9%	1.3%	1.1%
2024 Estimated Other Races	42.4%	37.0%	31.0%
2024 Estimated Hispanic	50.1%	43.2%	36.5%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$112,765</b>	<b>\$135,078</b>	<b>\$163,109</b>
2024 Estimated Median Household Income	\$84,433	\$100,272	\$122,777
2024 Estimated Per Capita Income	\$38,513	\$48,658	\$59,234
<b>EDUCATION</b>			
2024 Estimated High School Graduate	24.7%	21.4%	18.5%
2024 Estimated Some College	17.2%	17.5%	17.1%
2024 Estimated Associates Degree Only	7.0%	7.0%	7.3%
2024 Estimated Bachelors Degree Only	23.5%	26.1%	29.2%
2024 Estimated Graduate Degree	9.8%	10.9%	14.9%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	531	1,283	4,824
<b>2024 Estimated Total Employees</b>	<b>4,686</b>	<b>8,883</b>	<b>31,841</b>
2024 Estimated Employee Population per Business	8.8	6.9	6.6
2024 Estimated Residential Population per Business	17.6	29.3	24.4



## LOCATION

