

2512 ARTESIA BOULEVARD

REDONDO BEACH, CA 90278

CLASS B OFFICE BUILDING



PROPERTY HIGHLIGHTS

Available Suites	±150 RSF - ±3,000 RSF
Asking Rate	\$2.50 - \$3.50 / RSF / MG

- 3-Story Class B Office Building
- Enterprise Class Bandwidth Internet Connectivity to Every Suite
- Up to 3,000 RSF of Contiguous Space on the 2nd Floor
- Onsite Management, Conference Facilities, and Coffee Shop
- Prime Artesia Blvd. Frontage
- Minutes to the 405 Fwy, 91 Fwy, and Beaches
- Ample Free Surface Parking
- Building Top Signage Available for Larger Users
- Close Proximity to Restaurants and Shops
- Parking Ratio is 3/1000
- Modern Surveillance System

Contact Us Today!

Tom Torabi

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Tim Sullivan

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AVAILABILITIES AS OF 6/6/2025

UNIT	AREA	RATE	DESCRIPTION
130	578 RSF	\$3.50 / RSF / MG	Office Space
200	1,663 RSF	\$2.50 - \$3.00 / RSF / MG	Office Space
210 B	371 RSF	\$3.50 / RSF / MG	Office Space
210 C	357 RSF	\$3.50 / RSF / MG	Office Space
210 D	348 RSF	\$3.50 / RSF / MG	Office Space
210 E	192 RSF	\$3.50 / RSF / MG	Office Space
240 C	220 RSF	\$3.50 / RSF / MG	Office Space
250 A	338 RSF	\$3.50 / RSF / MG	Office Space
260 C	497 RSF	\$3.50 / RSF / MG	Office Space
300 F	204 RSF	\$3.50 / RSF / MG	Office Space
305 A	337 RSF	\$3.50 / RSF / MG	Office Space
305 G	326 RSF	\$3.50 / RSF / MG	Office Space
310	1,606 RSF	\$2.50 - \$3.00 / RSF / MG	Office Space

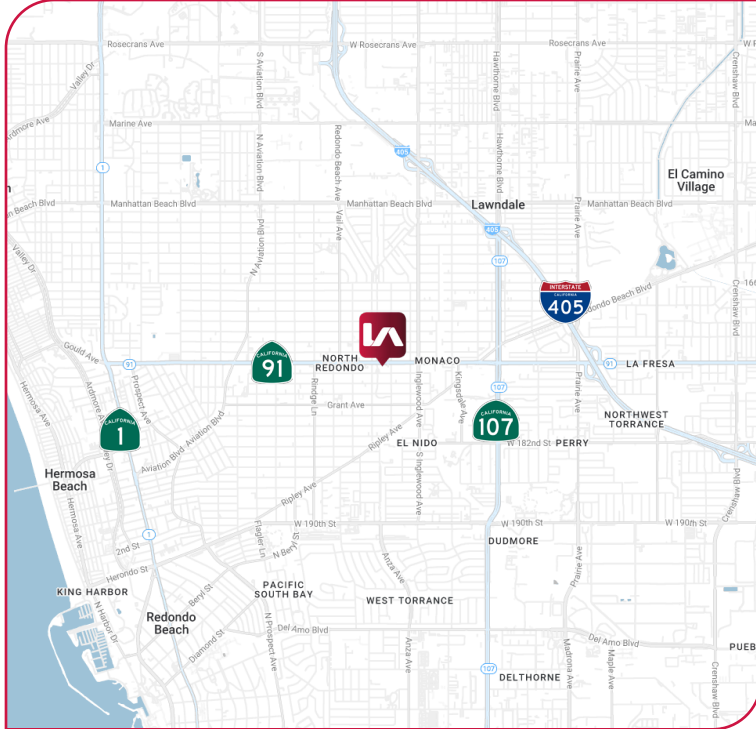
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POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	43,508	266,279	559,903
2024 Population	44,300	262,858	547,133
2029 Population Projection	43,381	255,817	531,376
Annual Growth 2020-2024	0.5%	-0.3%	-0.6%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.6%
Median Age	40.1	40.7	40.5
Bachelor's Degree or Higher	47%	47%	40%

INCOME

	1 Mile	3 Miles	5 Miles
Median Household Income	\$113,707	\$106,865	\$94,660
\$50,000 - 75,000	1,824	12,771	27,698
\$75,000 - 100,000	2,209	11,587	25,046
\$100,000 - 125,000	1,719	10,167	21,025
\$125,000 - 150,000	1,226	7,618	15,975
\$150,000 - 200,000	2,025	11,385	21,288
\$200,000+	4,186	22,429	35,473

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Distance from Property
Artesia Blvd	Felton Ln W	36,923	0.11 mi
Inglewood Ave	Mathews Ave N	33,213	0.23 mi
Inglewood Ave	Rockefeller Ln S	30,348	0.27 mi
Condon Ave	173rd St S	2,454	0.35 mi
Inglewood Ave	W 170th St S	38,359	0.37 mi
Condon Ave	172nd St S	2,545	0.38 mi
Inglewood Ave	Curtis Ave S	36,730	0.43 mi

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