

7-ELEVEN-ANCHORED LOCATION NEAR PACIFIC COAST HIGHWAY



REAL ESTATE

Retail Space for Sublease

224 S. Prospect Ave. | Redondo Beach, CA 90277



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AVAILABLE

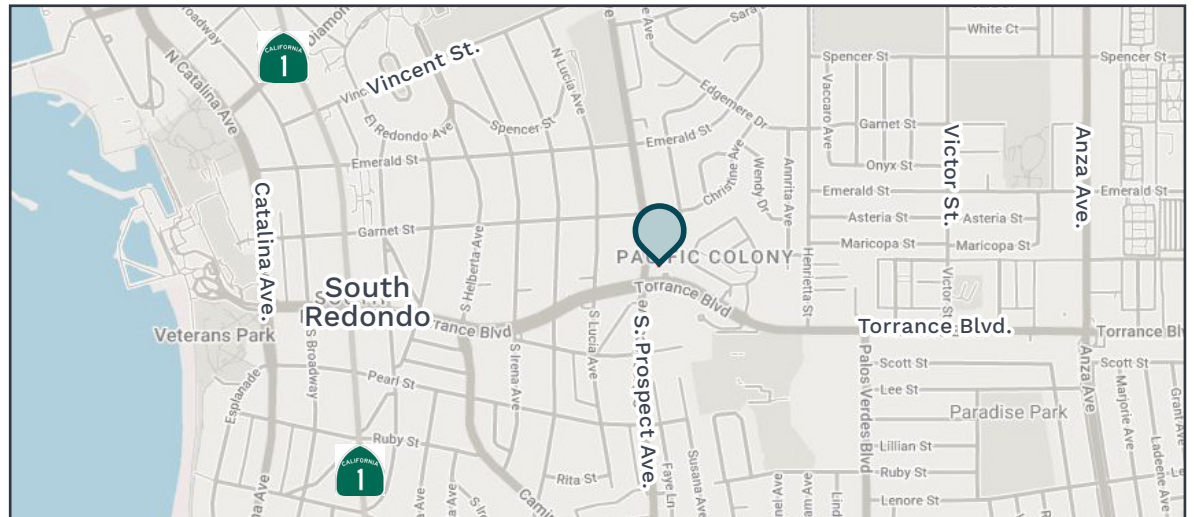
Size: ±2,400 SF
Rent: \$2.50 PSF/Mo., NNN

Initial Lease
Term Through: September 30, 2030

PROPERTY HIGHLIGHTS

- Vacant retail directly next to 7-Eleven
- Highly trafficked location at the corner of Torrance Blvd. and S. Prospect Blvd. (over 23,836 CPD)
- Less than 1 mile to Pacific Coast Highway
- Average HHI is \$137,476 within a 1 mile radius
- Immediate trade area tenants are Ramada Inn, Wendy's, Taco Bell and Vons and Del Amo Fashion Center less than 5 miles away

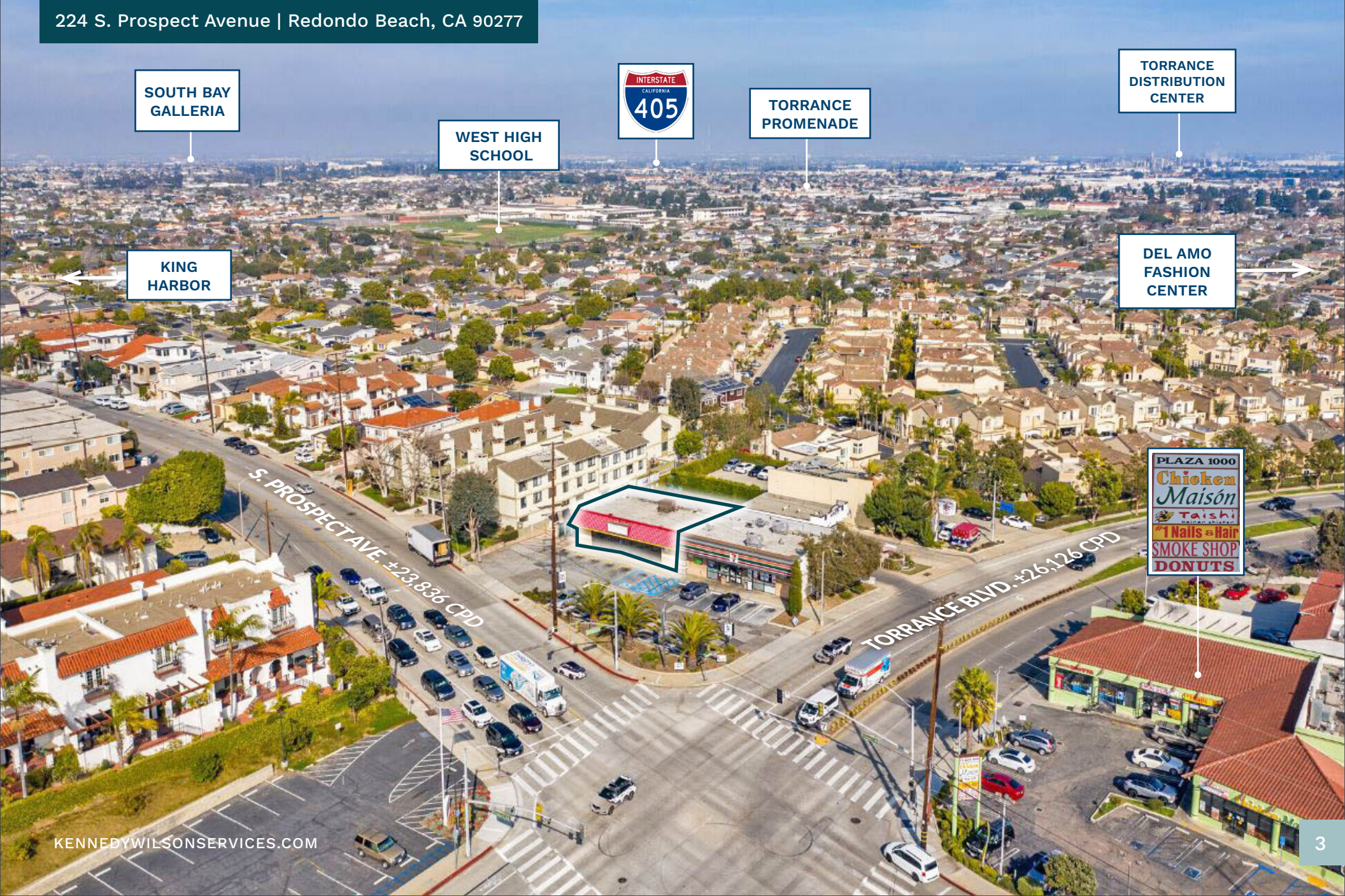
Prospective tenants are hereby advised that all uses are subject to City approval



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SOUTH BAY GALLERIA

WEST HIGH SCHOOL



TORRANCE PROMENADE

TORRANCE DISTRIBUTION CENTER

KING HARBOR

DEL AMO FASHION CENTER

PLAZA 1000
Chicken Maison
Taishi
Nails & Hair
SMOKE SHOP
DONUTS

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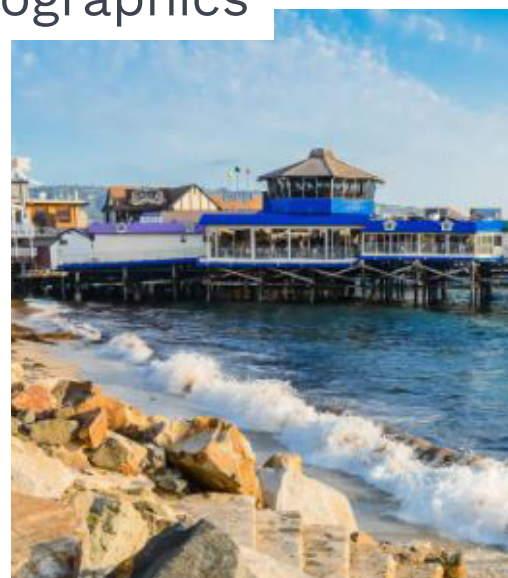
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Area Demographics



	1 Mile	5 Mile	10 Miles
POPULATION			
2023 Estimated Population	33,687	429,177	1,343,066
2028 Projected Population	33,115	419,983	1,313,721
2010 Census Population	33,129	432,069	1,355,313
Projected Annual Growth 2023 to 2028	-1.70%	-2.14%	-2.18%
Historical Annual Growth 2010 to 2023	1.68%	-0.67%	-0.90%
2023 Median Age	45.2	42.6	38.9
HOUSEHOLDS			
2023 Estimated Households	14,566	162,796	451,090
2028 Projected Households	14,297	159,114	440,475
2010 Census Households	14,357	164,063	456,699
Projected Annual Growth 2023 to 2028	-1.85%	-2.26%	-2.35%
Historical Annual Growth 2010 to 2023	1.46%	-0.77%	-1.23%
RACE & ETHNICITY			
2023 Estimated White	63.8%	63.4%	59.5%
2023 Estimated Black or African American	2.50%	4.68%	19.4%
2023 Estimated Asian or Pacific Islander	0.59%	0.85%	1.27%
2023 Estimated American Indian or Native Alaskan	0.23%	0.58%	0.77%
2023 Estimated Other Races	4.99%	4.68%	3.75%
2023 Estimated Hispanic	12.9%	25.6%	41.8%
INCOME			
2023 Estimated Average Household Income	\$137,476	\$135,040	\$110,392
2023 Estimated Median Household Income	\$110,217	\$106,385	\$82,392
EDUCATION			
2023 Estimated High School Graduate	10.7%	14.1%	18.8%
2023 Estimated Some College	22.6%	22.6%	25.5%
2023 Estimated Associates Degree Only	6.57%	6.46%	6.74%
2023 Estimated Bachelors Degree Only	35.9%	29.9%	20.3%
2023 Estimated Graduate Degree	21.3%	17.3%	10.9%
BUSINESS			
2019 Estimated Total Businesses	4,642	11,387	26,895
2023 Estimated Total Employees	46,649	93,624	192,347
2019 Estimated Employee Population per Business	10.0	8.2	7.2
2019 Estimated Residential Population per Business	14.3	17.4	15.1



R E A L E S T A T E

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