

Prime Retail Lot FOR Lease

339 Pacific Coast Hwy
Redondo Beach, CA 90277

Monthly Rent \$5,495 + NNNs



Features

- Available 350 Sq. Ft.
- 6,792 Sq Ft Lot
- Auto Dealership
- 2 Offices
- Zoned RBMU-3



Description

A truly rare opportunity to lease a former auto dealership site in the heart of Redondo Beach. Located on a prominent corner with excellent visibility, this property offers exceptional exposure along busy South Pacific Coast Highway with strong traffic counts and convenient access.

The site is ideal for an automotive user or other high-visibility retail, service, or specialty use seeking a unique location that is rarely available in this market. The property features valuable corner positioning with a signalized intersection, providing outstanding frontage, accessibility, and customer convenience.

Included on the property is a separate approximately 350 SF office/sales building, perfectly suited for a sales team, administrative office, or customer-facing operations. The open lot area provides flexibility for vehicle display, inventory, or other business needs.



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2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year



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525 S. Douglas St.

Suite 270

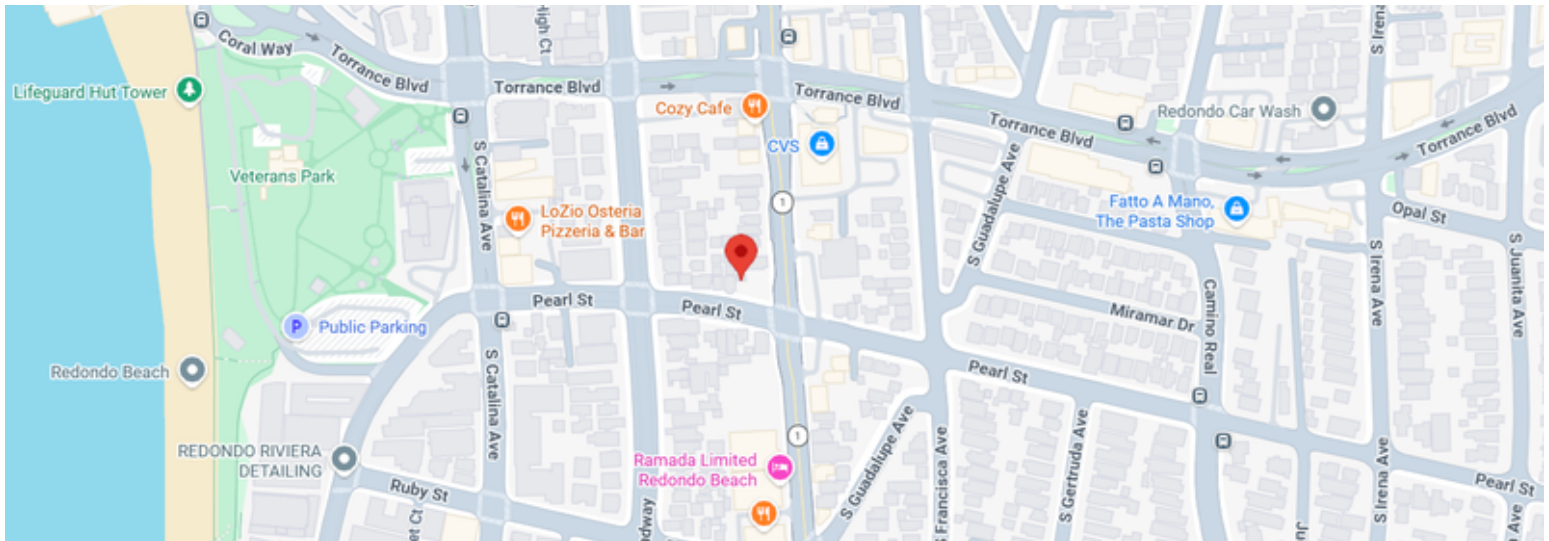
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Location



Key Demographics

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	36,939	5,854	6	173,598	24,870	7	443,401	58,412	8
Trade Transportation & Util...	4,961	702	7	33,371	3,284	10	88,096	8,536	10
Information	1,122	127	9	6,035	505	12	16,299	1,331	12
Financial Activities	4,152	734	6	19,267	3,321	6	37,330	6,853	5
Professional & Business S...	5,503	1,073	5	28,178	4,550	6	68,620	9,963	7
Education & Health Services	8,456	1,910	4	40,281	7,974	5	102,766	18,443	6
Leisure & Hospitality	7,629	578	13	26,760	2,200	12	70,425	5,315	13
Other Services	2,929	656	4	12,474	2,815	4	39,622	7,430	5
Public Administration	2,187	74	30	7,232	221	33	20,243	541	37
Goods-Producing Industries	2,088	385	5	26,611	1,988	13	82,762	5,406	15
Natural Resources & Mining	34	11	3	126	40	3	518	96	5
Construction	990	250	4	6,709	1,149	6	18,317	2,818	7
Manufacturing	1,064	124	9	19,776	799	25	63,927	2,492	26
Total Daytime Employment	39,027	6,239	6	200,209	26,858	7	526,163	63,818	8



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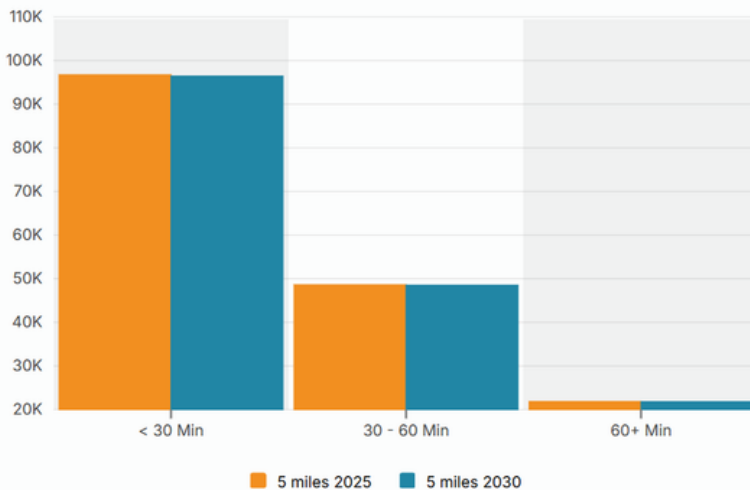
Population By Race

	2 miles	5 miles	10 miles
White	48,992	169,130	333,378
Black	2,250	12,743	199,468
American Indian/Alaskan Native	388	2,651	16,017
Asian	17,426	93,080	192,532
Hawaiian & Pacific Islander	188	1,372	6,800
Two or More Races	16,768	100,111	514,698
Hispanic Origin	13,449	90,075	528,109

Households

	2 miles	5 miles	10 miles
2020 Households	35,810	148,009	452,893
2025 Households	35,683	144,220	437,341
2030 Household Projection	35,619	143,196	433,297
Annual Growth 2020-2025	1.2%	0.9%	0.7%
Annual Growth 2025-2030	0%	-0.1%	-0.2%
Owner Occupied Households	17,788	78,150	210,618
Renter Occupied Households	17,831	65,047	222,678
Avg Household Size	2.3	2.6	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.5B	\$5.9B	\$15.9B

Population Travel To Work



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$166,755	\$158,980	\$128,148
Median Household Income	\$138,107	\$128,293	\$97,534
< \$25,000	2,617	11,336	55,305
\$25,000 - 50,000	2,630	13,530	58,603
\$50,000 - 75,000	3,332	16,480	59,580
\$75,000 - 100,000	4,329	15,684	50,123
\$100,000 - 125,000	3,531	13,549	44,621
\$125,000 - 150,000	2,675	11,620	33,624
\$150,000 - 200,000	4,984	18,376	49,150
\$200,000+	11,585	43,644	86,333



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Key Demographics

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Pacific Coast Hwy	Pearl St S	40,112	2025	0.04 mi
Pacific Coast Highway	Torrance Blvd S	38,620	2024	0.11 mi
1	Torrance Blvd S	38,775	2025	0.14 mi
S Pacific Coast Hwy	Torrance Blvd S	40,310	2023	0.14 mi
Torrance Blvd	S Guadalupe Ave E	21,578	2018	0.15 mi
Torrance Blvd	New High Ct E	13,052	2025	0.15 mi
Ruby St	S Francisca Ave E	1,659	2025	0.16 mi
S Pacific Coast Hwy	S Guadalupe Ave N	42,463	2025	0.25 mi
S Pacific Coast Hwy	Garnet St S	41,877	2025	0.26 mi
Cam Real	Knob Hill Ave SE	6,014	2025	0.27 mi

Consumer Spending By Industry										2025	2030
Radius	2 miles			5 miles			10 miles				
Expand All	Total Spend...	Avg Household	Per Capita	Total Spend...	Avg Household	Per Capita	Total Spend...	Avg Household	Per Capita		
Apparel	\$69,542,422	\$1,949	\$809	\$286,994,247	\$1,990	\$757	\$835,481,383	\$1,910	\$662		
Entertainment, Hobbies & P...	\$211,423,469	\$5,025	\$2,458	\$833,080,779	\$5,776	\$2,198	\$2,234,250,...	\$5,109	\$1,769		
Food & Alcohol	\$385,673,376	\$10,808	\$4,484	\$1,549,019,...	\$10,741	\$4,086	\$4,301,219,...	\$9,835	\$3,406		
Household	\$250,297,873	\$7,014	\$2,910	\$1,006,852,...	\$6,981	\$2,656	\$2,612,311,...	\$5,973	\$2,069		
Transportation & Maintena...	\$343,709,3...	\$9,632	\$3,996	\$1,427,355,...	\$9,897	\$3,765	\$4,017,040,...	\$9,185	\$3,181		
Health Care	\$69,306,078	\$1,942	\$806	\$275,811,185	\$1,912	\$728	\$717,897,212	\$1,642	\$568		
Education & Daycare	\$121,123,604	\$3,394	\$1,408	\$472,340,4...	\$3,275	\$1,246	\$1,151,930,7...	\$2,634	\$912		
Total Specified Consumer ...	\$1,451,076,1...	\$40,666	\$16,871	\$5,851,454,...	\$40,573	\$15,436	\$15,870,131,...	\$36,288	\$12,566		



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DnG is the key
DG
Real Estate
Needs

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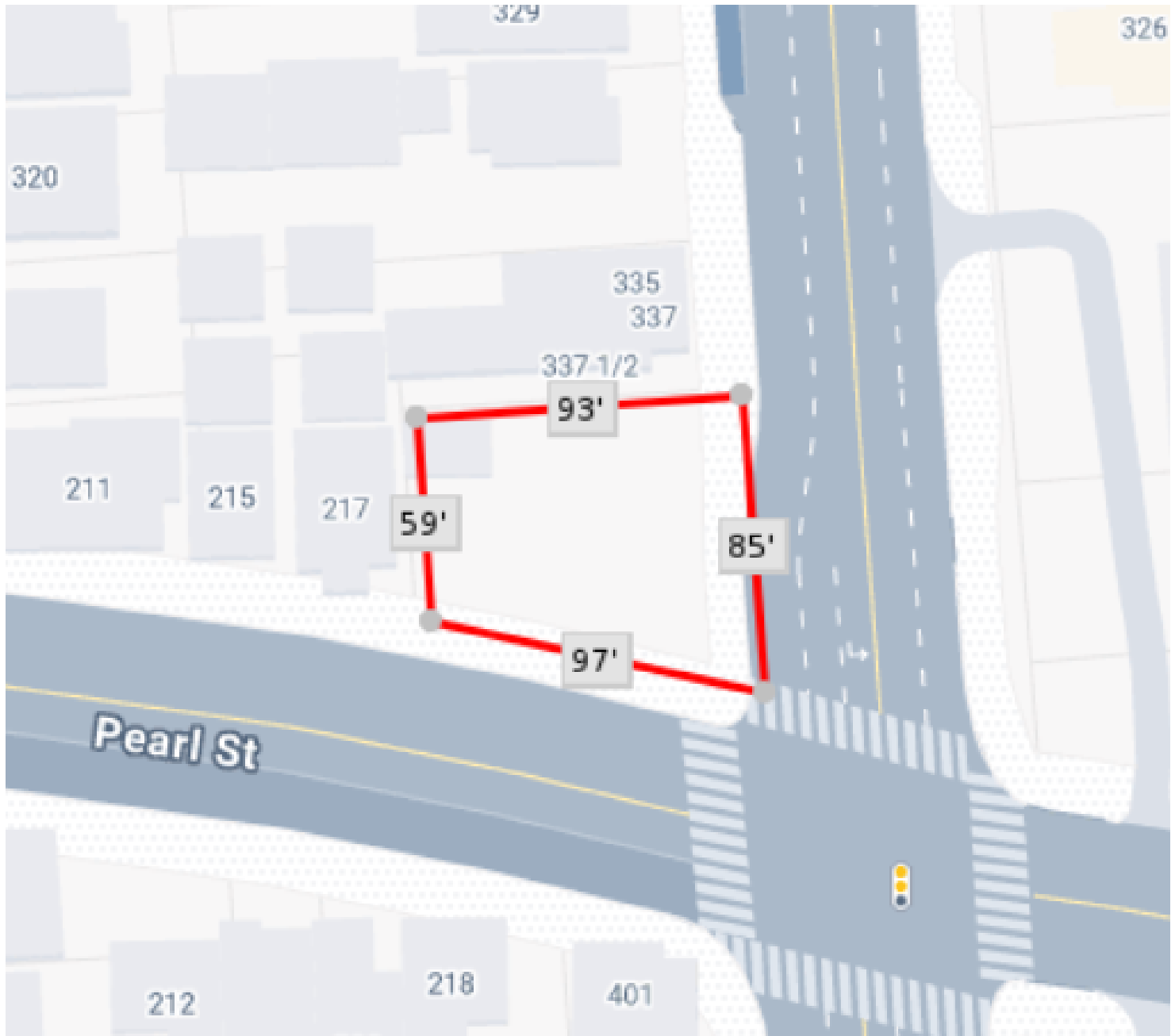


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Zoning

Use Classifications	MU-2	MU-3	MU-3C	Additional Regulations See Section:
Residential Uses				
Multi-family residential	C	C	C	10-5.911(b)
Condominiums	C	C	C	10-5.911(b)
Family day care home, small	P	P	P	
Family day care home, large	P	P	P	
Residential care, limited	P	P	P	
Supportive housing	P	P	P	10-5.1638
Transitional housing	P	P	P	
Employee housing	P	P	P	
Commercial Uses				
Animal sales and services:				
Animal feed and supplies	P	P	P	
Animal grooming	C	C	C	10-5.911(a)
Animal hospitals	C	C	C	10-5.911(a)
Animal sales	C	C	C	10-5.911(a)
Artist's studios	P	P	P	
Banks and savings and loans	P	P	P	
with drive-up service	C	C	C	10-5.911(a)
Bars and cocktail lounges	C	C	C	10-5.1600
Business and trade schools	C	C	C	
Commercial printing, limited	P	P	P	
Commercial recreation	C	C	C	10-5.1600
Communications facilities	C	C	C	
Drive-up services	C	C	C	10-5.911(a)
Food and beverage sales:				
30,000 sq. ft. or less floor area	P	P	P	
more than 30,000 sq. ft. floor area		P	C	10-5.911(c)
Hotels and motels	C	C	C	10-5.911(a)
Liquor stores	C	C	C	10-5.1600
Maintenance and repair services	P	P	P	



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Zoning Cont:

Massage businesses	C	C	C	10-5.1628, 6-2.03, 6-2.08
Offices	P	P	P	10-5.911(d)
Personal convenience services	P	P	P	
Personal improvement services	C	C	C	
Plant nurseries	C	C	C	
Recycling collection facilities:				10-5.1616
Reverse vending machines	P	P	P	10-5.911(a)
Small collection facilities	C	C	C	10-5.911(a)
Restaurants:				
2,000 sq. ft. or less floor area with no drive-up service	P	P	P	
more than 2,000 sq. ft. floor area or with drive-up service	C	C	C	
Retail sales:				
30,000 sq. ft. or less floor area	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	10-5.911(c)
Snack shops	P	P	P	
Thrift shops	C	C	C	10-5.1600
Vehicle sales and services:				
Service stations	—	C	—	10-5.1602, 10-5.911(a)
Other Uses				
Adult day care centers	C	C	C	
Antennae for public communications	C	C	C	
Child day care centers	C	C	C	
Churches	C	C	C	
Clubs and lodges	C	C	C	
Cultural institutions	C	C	C	
Government offices	P	P	P	10-5.911(d)
Low barrier navigation centers	P	P	P	10-5.1636
Parking lots	C	C	C	
Public safety facilities	C	C	C	
Public utility facilities	C	C	C	10-5.1614
Recreation facilities	C	C	C	
Schools, public or private	C	C	C	
Senior housing	C	C	C	10-5.1624



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