

OFFERING MEMORANDUM

1215 South Pacific Coast Highway Redondo Beach, CA 90277



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ESTATE
PROPERTIES



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Property Highlights



6-Units Competitively Priced

- Regular Corner Lot
- 73 Feet of Frontage on Pacific Coast Highway
- High Visibility (30,000 Cars per Day)
- Strong Demographics with High Median Incomes
- International Tourist Destination
- Half a Mile away from the Beach
- Eight Miles from Los Angeles International Airport



Video

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Market Overview - *Well-Located in the South Bay*

The South Bay region of Los Angeles encompasses a mix of beach cities like Manhattan Beach, Hermosa Beach, and Redondo Beach, along with industrial areas such as Torrance and Carson. This coastal area is known for its relaxed lifestyle, offering a blend of suburban tranquility and easy access to the vibrant city of LA. The economy is diverse, with a strong focus on industries like aerospace, technology, healthcare, and retail. The area boasts a thriving tourism and hospitality sector, thanks to its beautiful beaches and high-end shopping areas. Real estate is a significant economic driver, with some of the highest property values in LA County. The South Bay is also home to a well-educated and affluent population, contributing to a high standard of living and strong local demand for services. There is a strong entrepreneurial spirit, with many small businesses and startups calling the area home.





Investment Highlights

Summary

- Price: \$2,600,000
- Year Built: 1955
- Square Footage (Per Title): 4,098 SF
- Price PBSF: \$634.45
- Lot Size (SF): 6,033 SF
- Floors: 1
- Parking: 2:2:1000
- Zoning: RB C2-PD
- APN: 7511-003-035



Property Photos



Property Photos Continued



Investment Summary



Investment Summary

Price:	\$2,600,000.00
Year Built:	1955
SF (Per Title):	4,098
Price PBSF:	\$634.45
Lot Size (SF):	6,033
Price PLSF:	\$430.96
Floors:	1
Parking:	2.2:1000 / 9 Spots
Zoning:	RB C2-PD
APN:	7511-003-035
Cap Rate (Based on Current NOI):	2.60%
Cap Rate (Based on Current NOI + 1213 Proforma Assumption)	2.64%
Cap Rate (Based on Proforma NOI):	3.71%

Tenant Annual Scheduled Income

	Current	Proforma
Monthly Gross Rent	\$7,100	\$12,479
Annual Gross Rent	\$85,200	\$149,748
Annualized Income		
	Current	Proforma
Gross Potential Rent	\$85,200	\$149,748
Reimbursements (CAM Fee)	\$-	
Reimbursements (Net Fees)		
Less: Vacancy (5.0%)	\$-	\$7,487.40
Effective Gross Income (EGI)	\$85,200.00	\$142,260.60
Less: Expenses	\$11,073.00	\$36,589.52
Net Operating Income (NOI)	\$74,127.00	\$105,671.08
Annualized Expenses		
Property Taxes	\$6,024.00	\$31,540.52
Insurance (Bldg + Liability)	\$5,049.00	\$5,049.00
Water	\$-	\$-
Gas	\$-	\$-
Electricity	\$-	\$-
Repairs	\$-	\$-
Management	\$-	\$-
Total Expenses	\$11,073.00	\$36,589.52
Expenses PSF	\$2.70	\$8.93
Expenses PSF (Monthly)	\$0.23	\$0.74

Rent Roll



Rent Roll Summary

Proforma Rent Roll

Suite	Tenant	Unit Size	Lease Commencment	Lease Expiration	Monthly Rent	Monthly Rent (S/F)	Lease Type	Monthly Rent	Month Rent PSF	Lease Type
1213	Owner/Occupier	398 SF	N/A	N/A	N/A	N/A	N/A	\$1,194.00	\$3.00	Modified Gross
1215	Radiance Salon	740 SF	02/01/2024	01/31/2026	\$1,450.00	\$1.96	Modified Gross	\$2,220.00	\$3.00	Modified Gross
1217	Golden Boutique	740 SF	02/01/2023	01/31/2027	\$1,450.00	\$1.96	Modified Gross	\$2,220.00	\$3.00	Modified Gross
1219	Love Faustine	740 SF	02/01/2024	01/31/2026	\$1,250.00	\$1.69	Modified Gross	\$2,220.00	\$3.00	Modified Gross
1221	Treasured Moments Photography	740 SF	02/01/2024	01/31/2026	\$1,300.00	\$1.76	Modified Gross	\$2,220.00	\$3.00	Modified Gross
1223	Tigres Fuego (Restaurant)	740 SF	06/01/2021	05/31/2026	\$1,650.00	\$2.23	Modified Gross	\$2,405.00	\$3.25	Modified Gross

Expenses & Responsibilities



Expenses & Responsibilities

Expenses			
	Annual	Monthly	Monthly (PSF)
Property Taxes (based on purchase price)	\$31,540.52	\$2,628.38	\$0.64
Property Insurance (Building)	\$4,384.00	\$365.33	\$0.09
Property Insurance (Liability)	\$665.00	\$55.42	\$0.01
Total Expenses	\$36,589.52	\$3,049.13	\$0.74

Tenant Responsibilities

	1223	1221	1219	1217	1215	1213
Base Rent	X	X	X	X	X	X
Power	X	X	X	X	X	X
Gas	X (water heater/ kitchen)				X (water heater)	X
Water			X		X	X

Utility Notes:

- ♦ Gas: 3 Meters (1223, 1215, and 1213 have gas meters)
- ♦ Water: 4 water meters (1223, 1219, 1215, and 1213 have water meters)

- ♦ 1217 Uses 1215 water meter
- ♦ 1221 uses 1219 water meter
- ♦ 1223, 1215 and 1213 tenants pay the water utility bill.
- ♦ Landlord (unit 1213) pays the water utility bill for 1219
- ♦ All leases have a provision that tenant is supposed to pay for all utilities even if meter is shared



utv treasured moments



GOLDEN BOUTIQUE
JEWELER

Antiques

Same Day Service Available
Jewelers on Premises
312-674-7848

Radiance SALON



Floor Plan



1215 South Pacific Coast Highway

Redondo Beach, CA 90277

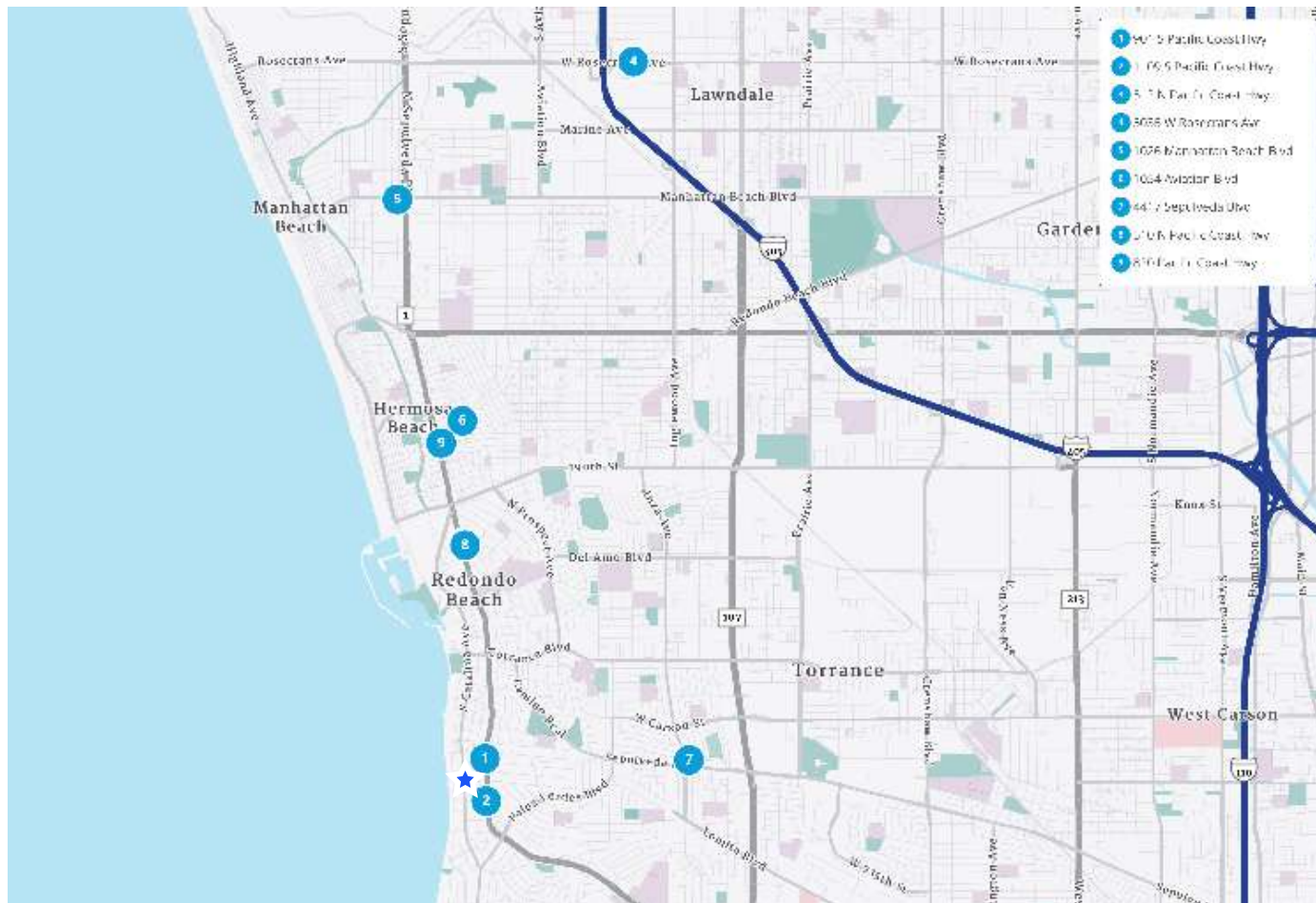


Sales Comparables

#	Address	Status	Total Building SF	Price	\$ / SF
1	901 S Pacific Coast Hwy, Redondo Beach, CA 90277	Available	3,960 SF	\$3,590,000	\$906.57
2	1109 S Pacific Coast Hwy, Redondo Beach, CA 90277	Sold 11/2023	2,985 SF	\$2,150,000	\$720.27
3	512 N Pacific Coast Hwy, Redondo Beach, CA 90277	Available	2,261 SF	\$2,600,000	\$1,149.93
4	5035 W Rosecrans Ave, Hawthorne, CA 90250	Available	4,727 SF	\$4,500,000	\$951.98
5	1026 Manhattan Beach Blvd, Manhattan Beach, CA 90266	Available	2,149 SF	\$2,650,000	\$1,233.13
6	1054 Aviation Blvd, Hermosa Beach, CA 90254	Sold 10/2024	3,190 SF	\$3,525,000	\$1,105.02
7	4417 Sepulveda Blvd, Torrance, CA 90505	Sold 02/2025	3,596 SF	\$1,890,000	\$525.58
8	510 N Pacific Coast Hwy, Redondo Beach, CA 90277	Sold 04/2023	1,200 SF	\$915,000	\$762.50
9	820 Pacific Coast Hwy, Hermosa Beach, CA 90254	Sold 04/2024	2,964 SF	\$2,110,000	\$711.88



Sales Comparables Map

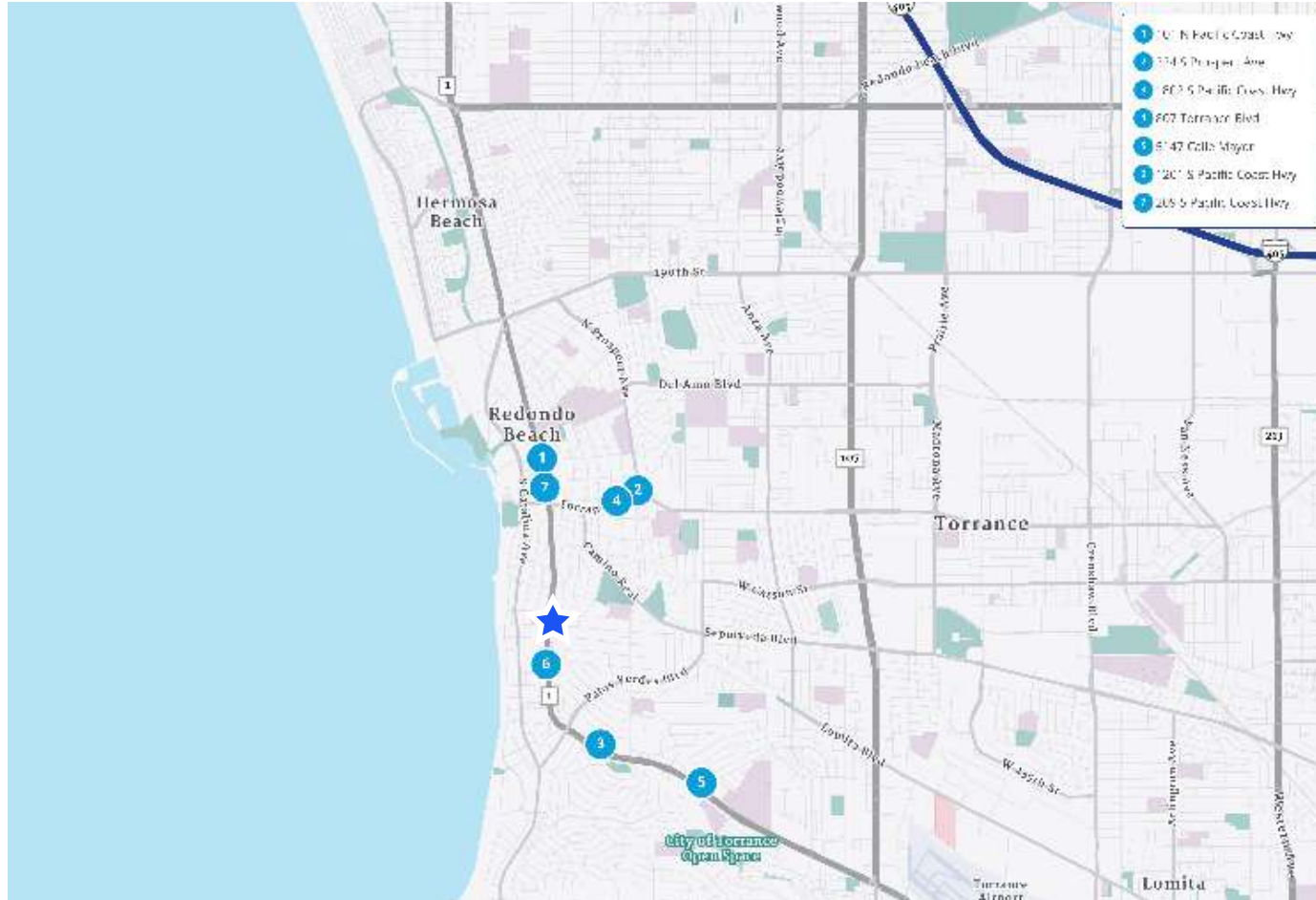


Rents Comparables

#	Address	Status	Total Building SF	Rate	\$ / SF	Type
1	101 N Pacific Coast Hwy, Redondo Beach, CA 90277	Available	1,534 SF	\$3,850.00	\$2.50	NNN
2	224 S Prospect Ave, Redondo Beach, CA 90277	Available	2,400 SF	\$6,000.00	\$2.50	NNN
3	1802 S Pacific Coast Hwy, Redondo Beach, CA 90277	Available	1,419 SF	\$4,966.50	\$3.50	NNN
4	807 Torrance Blvd, Redondo Beach, CA 90277	Available	660 SF	\$1,815.00	\$2.75	NNN
5	5147 Calle Mayor, Torrance, CA 90505	Available	880 SF	\$1,720.00	\$2.15	NNN
6	1201 S Pacific Coast Hwy, Redondo Beach, CA 90277	Available	1,100 SF	\$3,575.00	\$3.25	NNN
7	209 S Pacific Coast Hwy, Redondo Beach, CA 90277	Available	1,200 SF	\$4,000.00	\$3.33	NNN



Rents Comparables Map

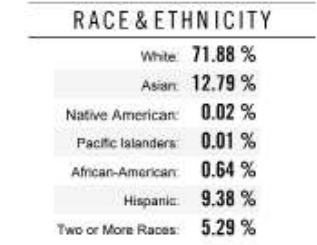
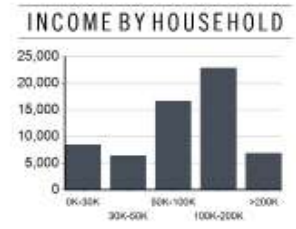
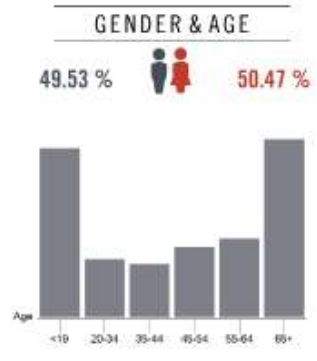
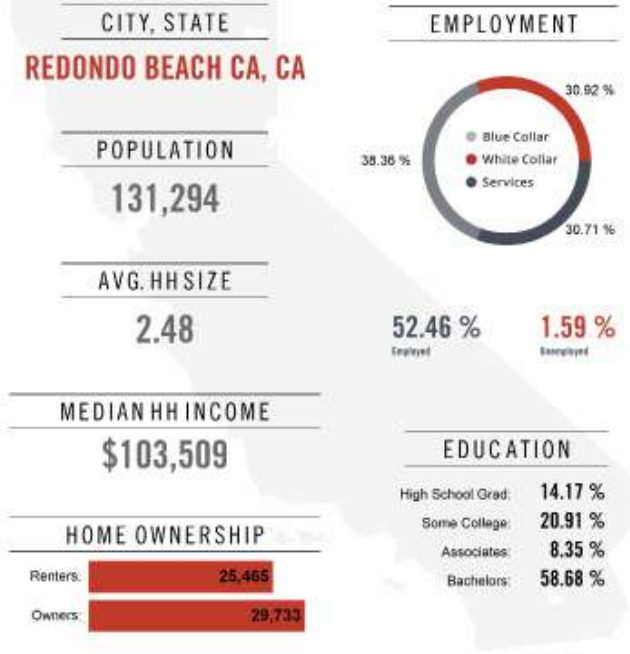


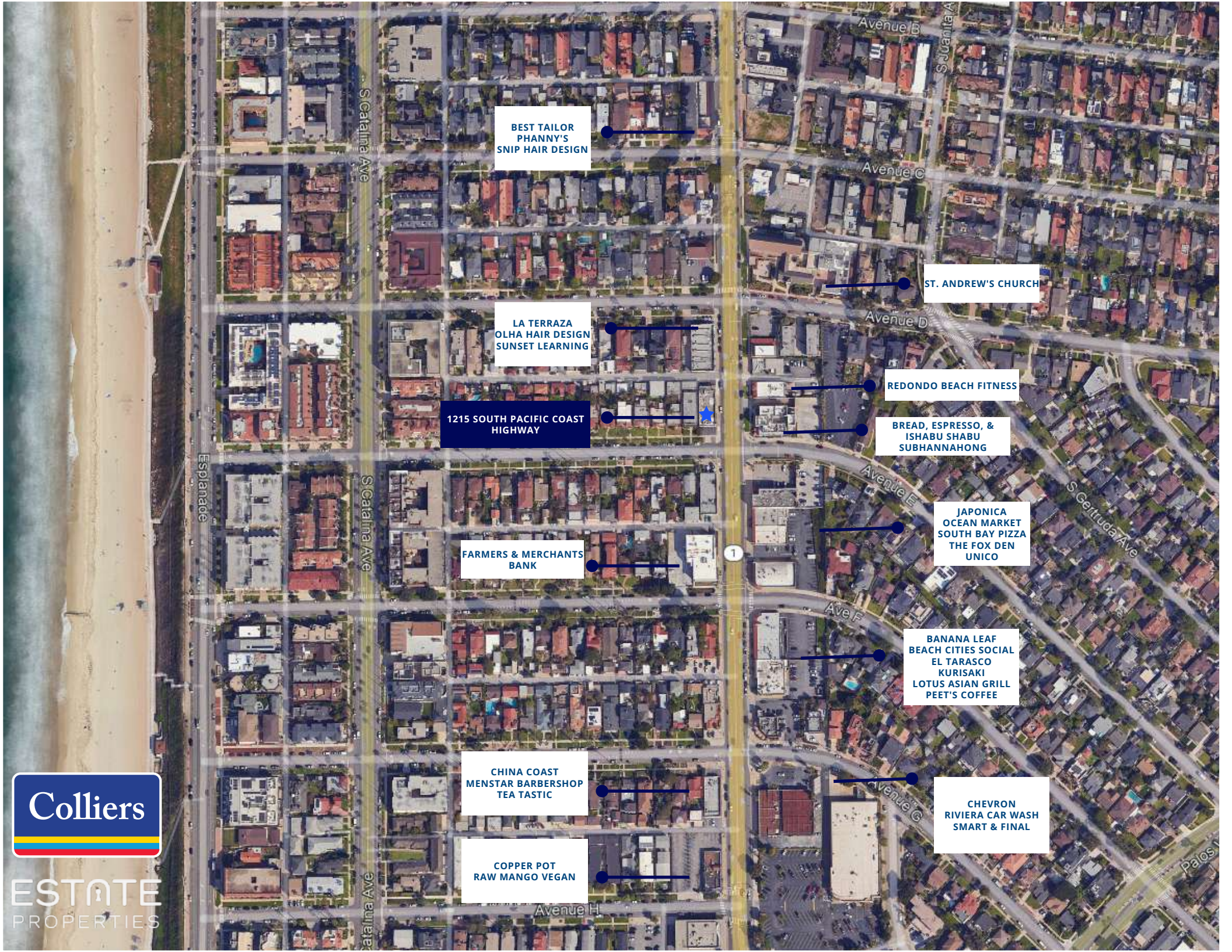
Demographics



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1215 S PACIFIC COAST HWY, REDONDO BEACH CA, CA 90277





BEST TAILOR
PHANNY'S
SNIP HAIR DESIGN

ST. ANDREW'S CHURCH

LA TERRAZA
OLHA HAIR DESIGN
SUNSET LEARNING

REDONDO BEACH FITNESS

1215 SOUTH PACIFIC COAST
HIGHWAY

BREAD, ESPRESSO, &
ISHABU SHABU
SUBHANNAHONG

FARMERS & MERCHANTS
BANK

JAPONICA
OCEAN MARKET
SOUTH BAY PIZZA
THE FOX DEN
UNICO

BANANA LEAF
BEACH CITIES SOCIAL
EL TARASCO
KURISAKI
LOTUS ASIAN GRILL
PEET'S COFFEE

CHINA COAST
MENSTAR BARBERSHOP
TEA TASTIC

CHEVRON
RIVIERA CAR WASH
SMART & FINAL

COPPER POT
RAW MANGO VEGAN



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