

FOR LEASE OR FOR SALE

1636 AVIATION BOULEVARD, REDONDO BEACH, CA

PRIME MEDICAL OWNER USER OPPORTUNITY

ASKING PRICE: \$4,250,000
ASKING RENT: \$7.50 PSF



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ASKING PRICE:
\$4,250,000



ASKING RENT:
\$7.50 PSF



TOTAL LAND AREA:
±8,441 SF (0.194 ACRES)



USABLE SQUARE FOOTAGE:
±2,959 SF



YEAR BUILT:
2012



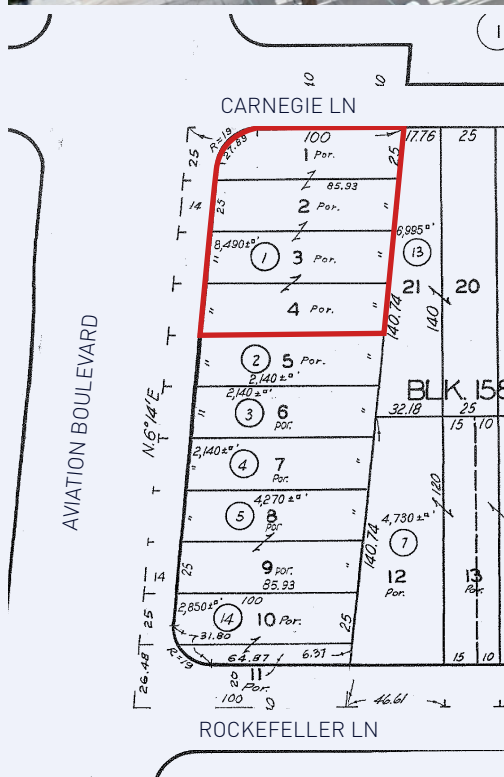
ZONING:
RBC-2



APN:
4162-002-001

FEATURES:

- △ 2,959 SF (Divisible to 1,390 & 1,569 SF)
- △ Constructed in 2012 with modern improvements
- △ Excellent owner-user opportunity
- △ Immediate access to major transportation corridors including Pacific Coast Highway and the 405 Freeway
- △ Affluent surrounding demographics with strong household incomes
- △ Located within one of the South Bay's premier business and medical corridors



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2025 DEMOGRAPHICS:



POPULATION

1 Mile	39,971
3 Miles	206,484
5 Miles	458,490



DAYTIME POPULATION

1 Mile	14,416
3 Miles	95,303
5 Miles	247,077



AVERAGE HH INCOME

1 Mile	\$265,051
3 Miles	\$209,861
5 Miles	\$172,687



TOTAL BUSINESSES

1 Mile	2,328
3 Miles	12,390
5 Miles	27,875

Demographic Source: Applied Geographic Solutions 05/2026, TIGER Geography

**For additional information,
please contact:**

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