



1700 S Pacific Coast Highway, Redondo Beach, CA 90277

CBRE

THE STUDIO (MDR)



Along the Iconic Pacific Coast Hwy, join this one-of-a-kind collection of retail, office, and lifestyle amenities.

REMAX NEXUS



OUR SETTING

The Eddy Redondo offers an unparalleled combination of retail, office, and day-to-day amenities. Situated below 115 luxury apartment units, the location is enhanced by its direct adjacency to the future Hilton Curio Hotel. This premier hotel next door ensures a consistent flow of visitors, making it a prime location for restaurants, fitness concepts, and specialty retailers. With exceptional PCH frontage and immediate walkability to the vibrant Riviera Village, this is more than just a location — it's a high-visibility hub, drawing in both a dedicated local clientele and a continuous, dynamic influx of visitors.



OUR HAPPENINGS



Next door to the newly remodeled
Hilton Curio Hotel with...

110 Rooms

Rooftop Pool Deck

3rd Floor Restaurant Opportunity

AVAILABLE RETAIL

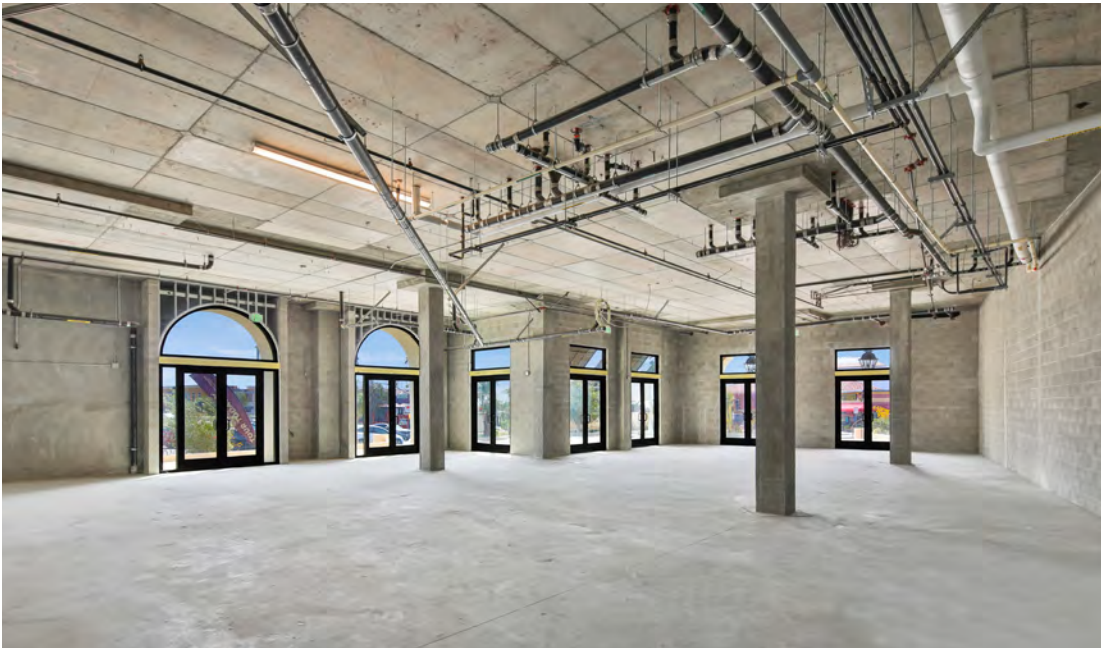
SIZE(S) $\pm 1,224$ SF to $\pm 3,821$ SF

USE Retail / Restaurant / Fitness

RENT Available upon Request



INTERIOR - RETAIL





AVAILABLE LIVE-WORK

SIZE(S) ± 1,088 SF to ± 1,305 SF Ground Floor
plus Apartment

USE Live-Work / Office / Retail

RENT Available upon Request



INTERIOR - LIVE-WORK





DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2025 Population - Current Year Estimate	20,716	67,090	140,162
2030 Population - Five Year Projection	20,461	65,895	137,080
2020 Population - Census	21,498	69,661	145,497
2010 Population - Census	21,084	68,897	141,252
2020-2025 Annual Population Growth Rate	-0.70%	-0.71%	-0.71%
2025-2030 Annual Population Growth Rate	-0.25%	-0.36%	-0.44%



HOUSEHOLDS

2025 Households - Current Year Estimate	9,487	29,129	58,410
2030 Households - Five Year Projection	9,528	29,191	58,282
2020 Households - Census	9,571	29,470	59,019
2010 Households - Census	9,479	29,444	58,610
2020-2025 Compound Annual Household Growth Rate	-0.17%	-0.22%	-0.20%
2025-2030 Annual Household Growth Rate	0.09%	0.04%	-0.04%
2025 Average Household Size	2.17	2.29	2.35



HOUSING INCOME

2025 Average Household Income	\$203,007	\$194,485	\$195,844
2030 Average Household Income	\$223,637	\$214,500	\$215,592
2025 Median Household Income	\$140,966	\$138,239	\$140,599
2030 Median Household Income	\$162,010	\$159,266	\$161,181
2025 Per Capita Income	\$92,935	\$84,607	\$81,692
2030 Per Capita Income	\$104,093	\$95,203	\$91,731



EDUCATION

2025 Population 25 and Over	15,804	50,181	103,815
HS and Associates Degrees	4,220	14,888	31,409
Bachelor's Degree or Higher	11,313	34,296	69,904



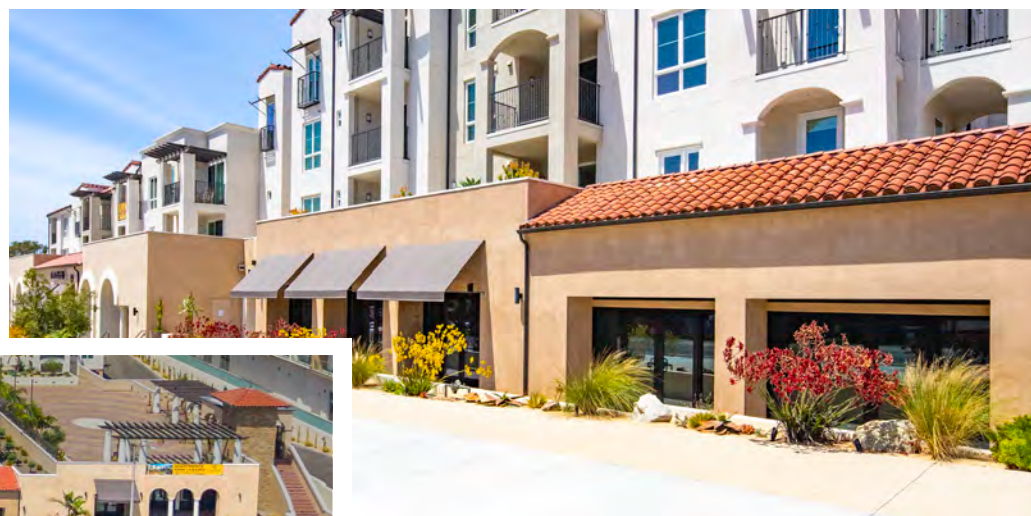
HOUSING UNITS

2025 Housing Units	10,009	30,783	61,332
2025 Vacant Housing Units	522	1,654	2,922
2025 Occupied Housing Units	9,487	29,129	58,410
2025 Owner Occupied Housing Units	5,054	15,565	31,262
2025 Renter Occupied Housing Units	4,433	13,564	27,148



PLACE OF WORK

2025 Businesses	1,102	3,880	8,375
2025 Employees	5,979	27,927	68,562







PALOS VERDES GOLF CLUB

TORRANCE BEACH

TRADER JOES
STARBUCKS
MONTAUK
HI-FI ESPRESSO

BURNOUT BEACH

RIVIERA VILLAGE

HILTON CURIO

PACIFIC COAST HWY

PALOS VERDES BLVD



HERMOSA BEACH

REDONDO BEACH PIER

REDONDO BEACH

BUNDA
BUCA DI BEPPO
SWEET WHEAT BAKERY

PALOS VERDES BLVD

PACIFIC COAST HWY

HILTON CURIO

DEL AMO FASHION CENTER



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