



OFFERING MEMORANDUM

# 225 N. Juanita Ave

225 NORTH JUANITA AVE., REDONDO BEACH, CA 90277

**\$1,849,900**  
PRICE

**4.49%**  
CAP RATE

**\$83,085**  
NOI

**\$741**  
PRICE / SF

EXCLUSIVELY LISTED BY

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Century 21 Coastal Properties · 310-793-3308 · mitchgraves.com

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Redondo Beach, CA 90277

|             |          |          |
|-------------|----------|----------|
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# EXECUTIVE SUMMARY

## 225 N. Juanita Ave

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Redondo Beach, CA 90277

|                                                                                                                                                    |                                                                                                                                               |                                                                                                                                            |                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <div></div> <div><b>\$1,849,900</b></div> <div>ASKING PRICE</div> | <div></div> <div><b>\$741.15</b></div> <div>PRICE/SF</div>   | <div></div> <div><b>4.49%</b></div> <div>CAP RATE</div> | <div></div> <div><b>\$616,633</b></div> <div>PRICE/UNIT</div> |
| <div></div> <div><b>100%</b></div> <div>OCCUPANCY</div>           | <div></div> <div><b>\$111,600</b></div> <div>BASE RENT</div> | <div></div> <div><b>16.58</b></div> <div>GRM</div>      | <div></div> <div><b>2496</b></div> <div>BUILDING SF</div>     |

We are pleased to present this charming vintage triplex situated on a 5,987 sq. ft. lot in the highly sought-after Vincent Park neighborhood of South Redondo Beach. Each of the three well-maintained units features two bedrooms, one bathroom, spacious kitchens, beautiful wood flooring, inside laundry, and private patios. The units have been thoughtfully upgraded, creating an attractive living environment for tenants. The two front units each enjoy private yards, while the detached rear unit offers beautifully landscaped, fenced front and back yards for exceptional privacy. An outstanding opportunity for investors, developers, or owner-users seeking strong cash flow and long-term appreciation. Continue maximizing rental income through future renovations, explore redevelopment potential, or simply hold this exceptional asset as a stable, income-producing addition to your investment portfolio. Ideally located just minutes from the beach, The Strand, Redondo Beach Pier, and Riviera Village, tenants enjoy convenient access to award-winning restaurants, boutique shopping, parks, and endless outdoor recreation. The property is also approximately 7 miles from LAX, 20 miles from Downtown Los Angeles, and located within the award-winning Redondo Beach Unified School District. A rare opportunity to acquire a well-maintained, value-add property in one of the South Bay's most desirable coastal communities.

## INVESTMENT HIGHLIGHTS

225 N. Juanita Ave is a 3-unit multifamily community comprising 2496 total square feet on a 5987 sq. ft. lot in Redondo Beach, CA.

Strong rental income from stable tenants - 16.58 GRM & 4.5 Cap Rate

Room to increase rents in the near future and increase ROI.

Great neighborhood, tight community focused on good values, excellent schools and community involvement. Easy to rent when they do come available.

Nice layouts for each unit - all updated and have in unit laundry, private yards and patios.

Close proximity to the Esplanade, beaches of Redondo and Hermosa, Redondo Beach Pier, walk to Redondo Union High School.



**\$1,849,900**

ASKING PRICE



**\$741.15**

PRICE/SF



**4.49%**

CAP RATE



**\$616,633**

PRICE/UNIT



**100%**

OCCUPANCY



**\$111,600**

BASE RENT



**16.58**

GRM



**2496**

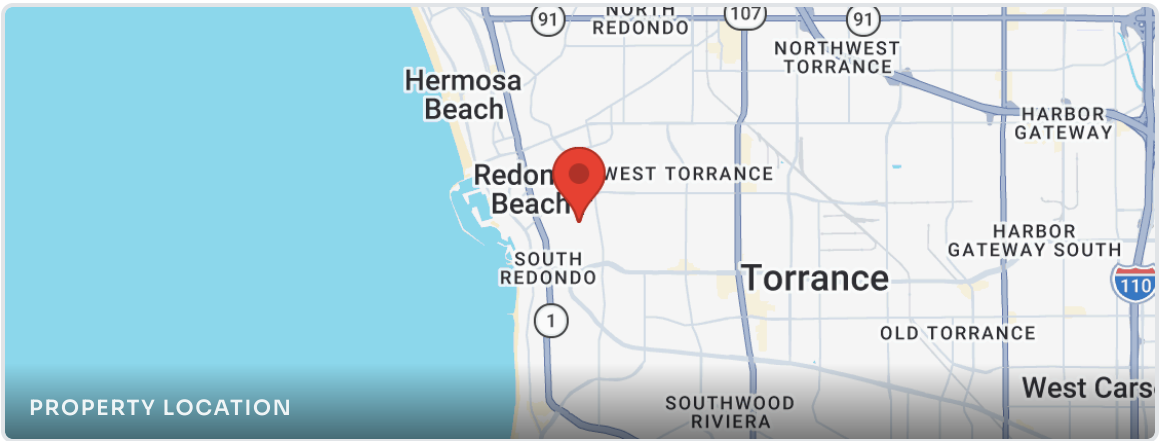
BUILDING SF



**1911 & 1947**

YEAR BUILT

# LOCATION HIGHLIGHTS



| LOCATION       |                        |
|----------------|------------------------|
| Address        | 225 North Juanita Ave. |
| City           | Redondo Beach          |
| State          | California             |
| Zip Code       | 90277                  |
| Country        | Los Angeles            |
| APN / Parcel # | 7504013049             |
| Coordinates    | 33.844426,-118.380233  |

Ideally located just minutes from the beach, The Strand, Redondo Beach Pier, and Riviera Village, tenants enjoy convenient access to award-winning restaurants, boutique shopping, parks, and endless outdoor recreation.

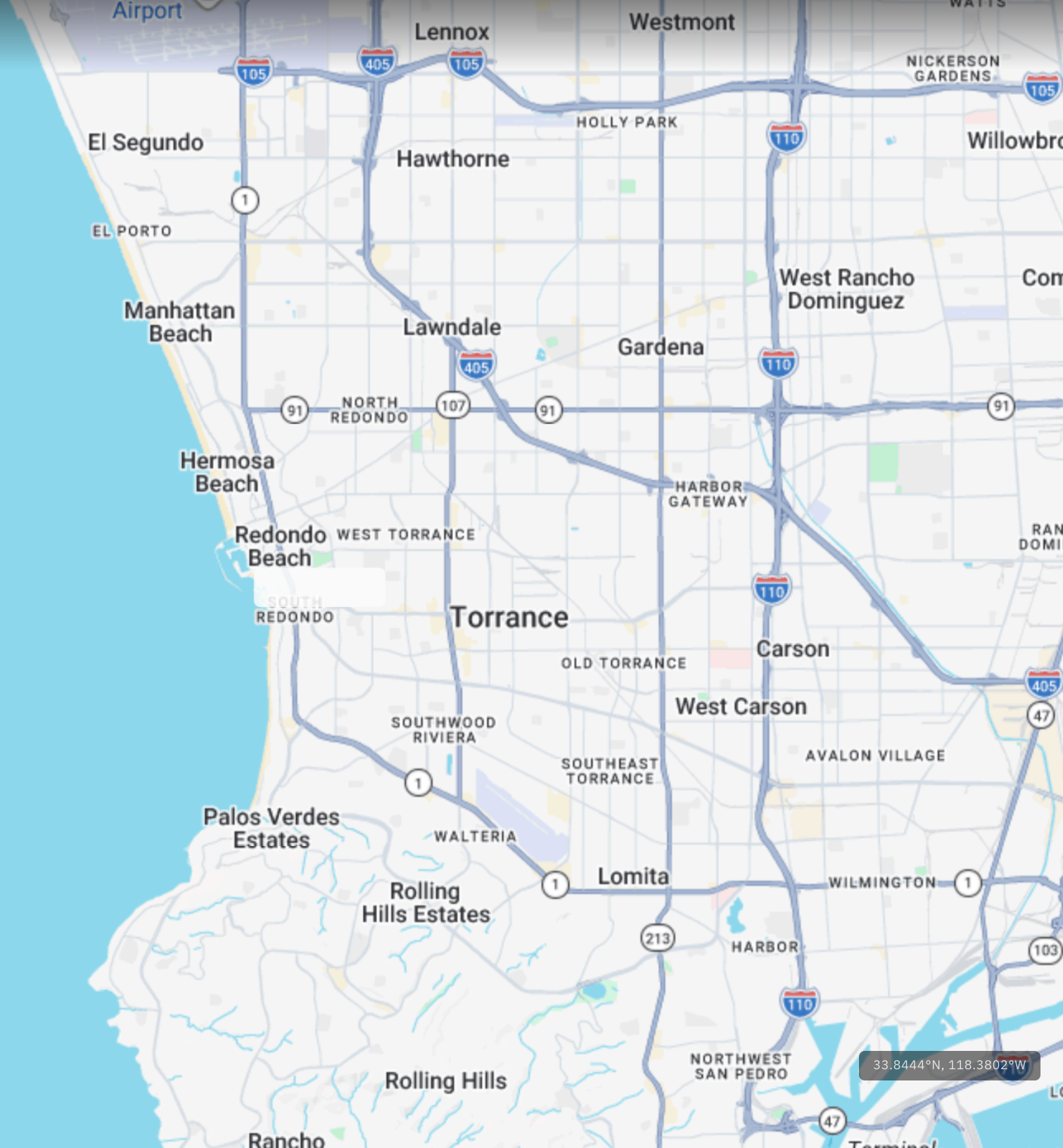
The property is also approximately 7 miles from LAX, 20 miles from Downtown Los Angeles, and located within the award-winning Redondo Beach Unified School District. A rare opportunity to acquire a well-maintained, value-add property in one of the South Bay's most desirable coastal communities.

225 N. Juanita Ave is ideally positioned in one of Redondo Beach's most desirable residential neighborhoods, offering residents an outstanding live-work-play environment.

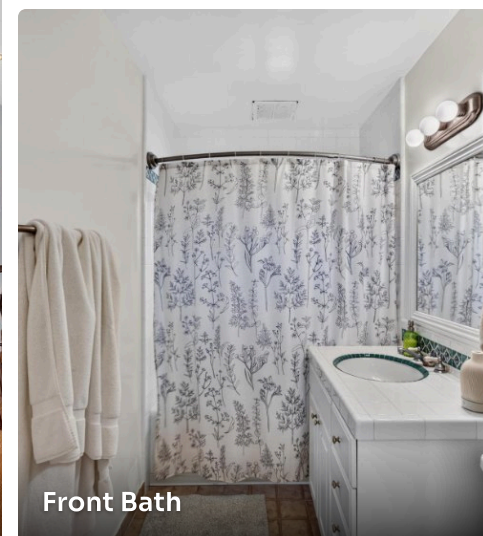
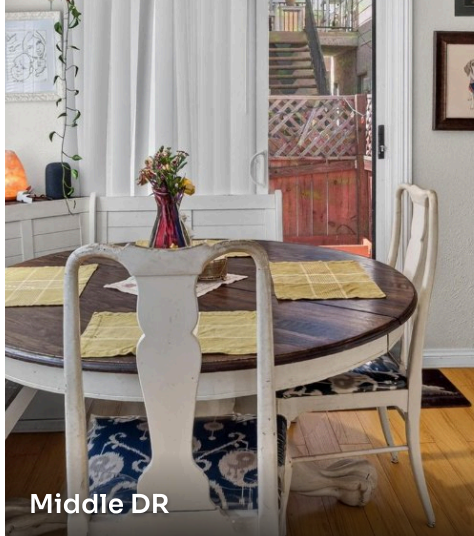
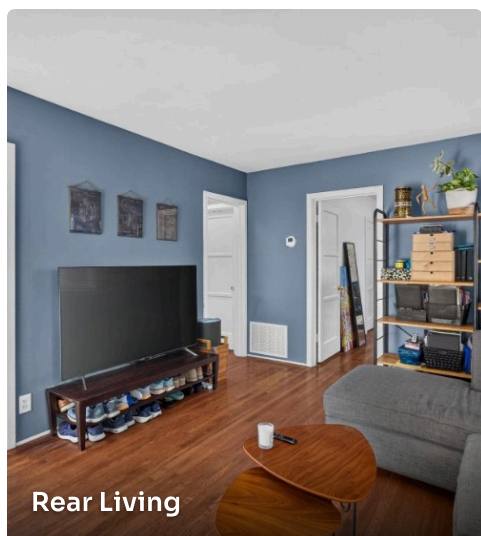
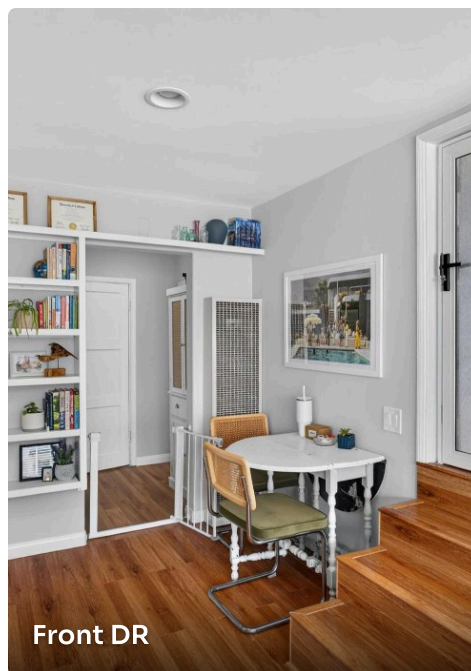
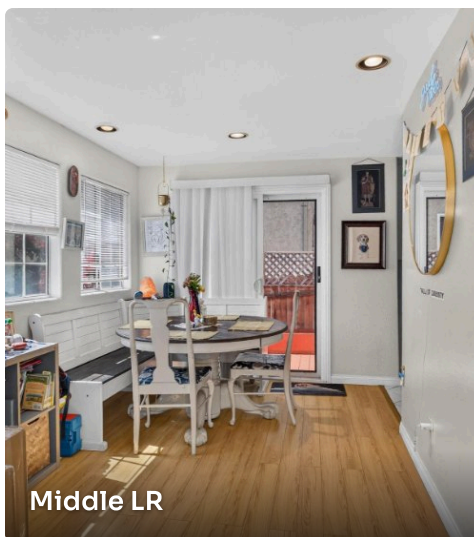
| TRANSIT                         | AIRPORTS                          | HIGHWAYS                    |
|---------------------------------|-----------------------------------|-----------------------------|
| Pacific Coast Highway / Emerald | Los Angeles International Airport | Pacific Coast Highway       |
| Pacific Coast Hwy / Emerald     | Hollywood Burbank Airport         | South Pacific Coast Highway |
| Catalina Ave. / Avenue I        | Long Beach Airport                | Aviation Boulevard          |
|                                 |                                   | Avenue I                    |
| 0.4 mi                          | 6.9 mi                            | 0.4 mi                      |
| 0.4 mi                          | 24.5 mi                           | 0.4 mi                      |
| 1.8 mi                          | 13.3 mi                           | 1.4 mi                      |
|                                 |                                   | 1.8 mi                      |



225 N. JUANITA AVE

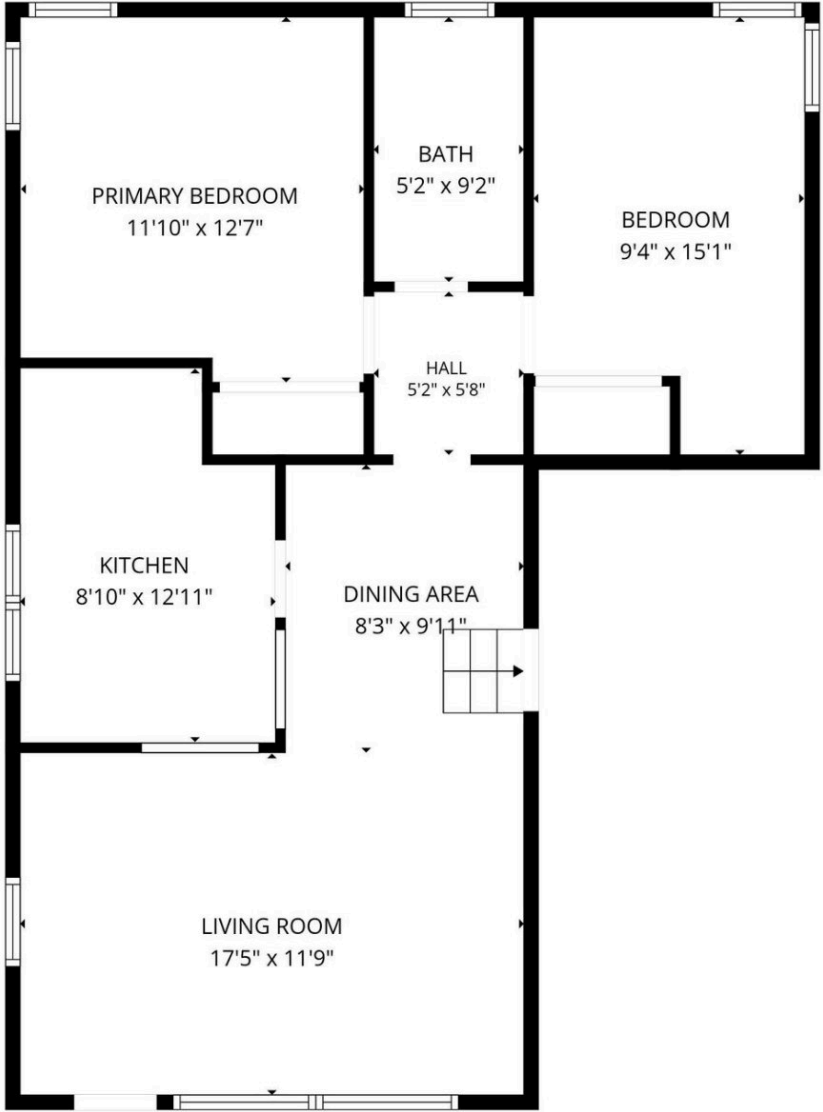


## ■ INTERIOR PHOTOS





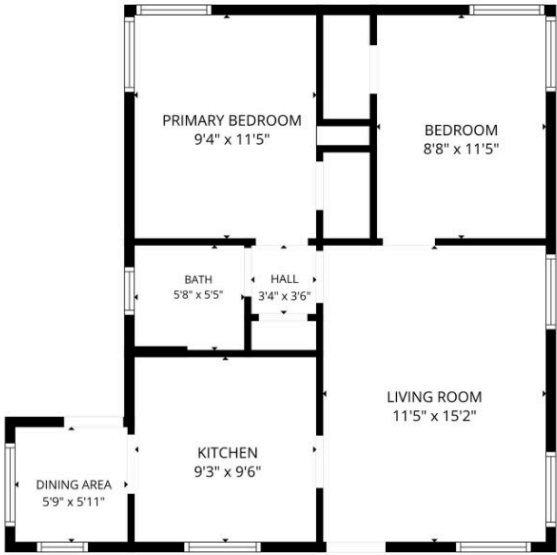
FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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## ■ EXTERIOR PHOTOS





RENT ROLL

| Unit                 | Unit Type              | SF    | Monthly    | Annual Rent  | Incr % |
|----------------------|------------------------|-------|------------|--------------|--------|
| Unit C -Front Unit   | Two bedroom - One bath | 825   | \$3,000.00 | \$36,000.00  | 3.0%   |
| Unit B - Middle Unit | Two Bedroom - One Bath | 983   | \$3,000.00 | \$36,000.00  | 3.0%   |
| Unit A - Rear Unit   | Two Bedroom - One Bath | 688   | \$3,300.00 | \$39,600.00  | 3.0%   |
| Total                |                        | 2,496 | \$9,300.00 | \$111,600.00 |        |

UNIT SF

2,496

OCCUPANCY

100.0%

AVG RENT/UNIT (MO)

\$3,100.00

UNITS

3

Notes

All tenants are month to month, rents are strong but there is potential for increase.

Suite Unit C -Front Unit — Sq. Ft. Estimated

Suite Unit B - Middle Unit — Sq. Ft. Estimated

Suite Unit A - Rear Unit — Sq. Ft. Estimated

■ VALUATION SUMMARY

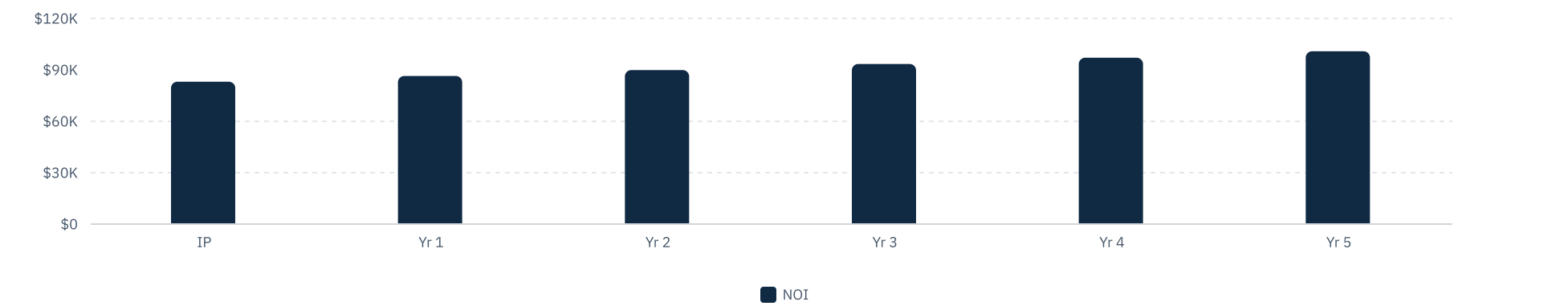
| KEY METRICS                                              |                                                  |
|----------------------------------------------------------|--------------------------------------------------|
| <div><div>\$1,849,900</div><div>ASKING PRICE</div></div> | <div><div>4.49%</div><div>CAP RATE</div></div>   |
| <div><div>\$83,085</div><div>NOI</div></div>             | <div><div>100.0%</div><div>OCCUPANCY</div></div> |
| Price/Unit                                               | \$616,633                                        |
| Price/SF                                                 | \$741.15                                         |
| GRM                                                      | 16.58                                            |

| INCOME/UNIT            | EGI/UNIT    | EXPENSES/UNIT | NOI/UNIT    |
|------------------------|-------------|---------------|-------------|
| \$37,200.00            | \$37,200.00 | \$9,505.00    | \$27,695.00 |
| INCOME                 |             |               |             |
| Base Rental Income     |             |               | \$111,600   |
| Effective Gross Income |             |               | \$111,600   |
| EXPENSES               |             |               |             |
| Property Tax           |             |               | \$23,123    |
| Insurance              |             |               | \$2,500     |
| GENERAL EXPENSES       |             |               |             |
| Water                  |             |               | \$1,212     |
| Gardener               |             |               | \$1,680     |
| Total General Expenses |             |               | \$2,892     |
| Total Expenses         |             |               | \$28,515    |

# CASH FLOW PROJECTION

|                          | In-Place   | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     |
|--------------------------|------------|------------|------------|------------|------------|------------|
| Base Rental Revenue      | \$111,600  | \$114,948  | \$118,396  | \$121,948  | \$125,607  | \$129,375  |
| Effective Gross Income   | \$111,600  | \$114,948  | \$118,396  | \$121,948  | \$125,607  | \$129,375  |
| Property Tax             | (\$23,123) | (\$23,123) | (\$23,123) | (\$23,123) | (\$23,123) | (\$23,123) |
| Insurance                | (\$2,500)  | (\$2,500)  | (\$2,500)  | (\$2,500)  | (\$2,500)  | (\$2,500)  |
| General Expenses         | (\$2,892)  | (\$2,892)  | (\$2,892)  | (\$2,892)  | (\$2,892)  | (\$2,892)  |
| Total Operating Expenses | (\$28,515) | (\$28,515) | (\$28,515) | (\$28,515) | (\$28,515) | (\$28,515) |
| Net Operating Income     | \$83,085   | \$86,433   | \$89,881   | \$93,433   | \$97,092   | \$100,860  |
| Cap Rate                 | 4.49%      | 4.67%      | 4.86%      | 5.05%      | 5.25%      | 5.45%      |

NET OPERATING INCOME





# MARKET OVERVIEW



|                      |                              |
|----------------------|------------------------------|
| POPULATION<br>71,576 | AREA<br>6.2 sq mi            |
| ELEVATION<br>203 ft  | COUNTY<br>Los Angeles County |
| STATE<br>California  |                              |

## Market Overview: Redondo Beach, CA

Redondo Beach (Redondo, Spanish for 'round') is a coastal city in Los Angeles County, California, United States, located in the South Bay region of the Greater Los Angeles area. It is one of three adjacent beach cities along the southern portion of Santa Monica Bay. The population was 71,576 at the 2020 census, up from 66,748 in 2010.

Redondo Beach was originally part of the 1784 Rancho San Pedro Spanish land grant that later became the South Redondo area. The primary attractions include Municipal Pier and the sandy beach, popular with tourists and a variety of sports enthusiasts. The Southern terminus of the Metro Rail K Line (formerly the Western Terminus of the Metro Rail C Line) is in North Redondo Beach.

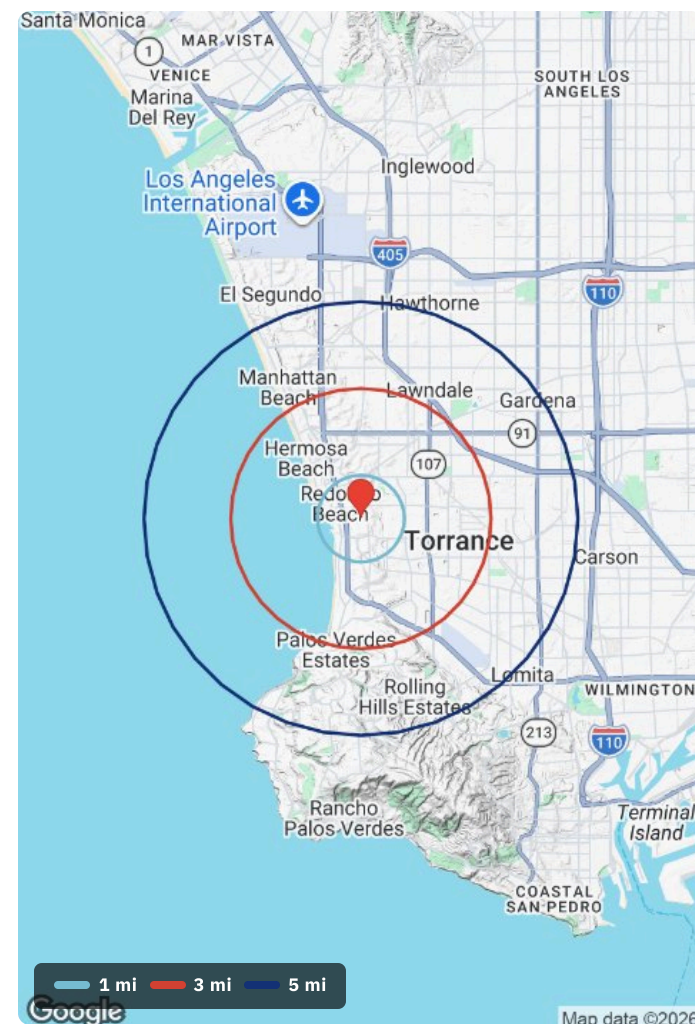
### DEMOGRAPHIC SNAPSHOT

| 1-MILE RADIUS    |           | 3-MILE RADIUS    |           | 5-MILE RADIUS    |           |
|------------------|-----------|------------------|-----------|------------------|-----------|
| Population       | 30,475    | Population       | 190,256   | Population       | 419,057   |
| Median HH Income | \$146,913 | Median HH Income | \$143,289 | Median HH Income | \$129,175 |
| Households       | 13,134    | Households       | 78,481    | Households       | 163,839   |

Source: ESRI / ArcGIS Business Analyst

## DEMOGRAPHICS (DETAIL)

| POPULATION                   | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------|-----------|-----------|-----------|
| 2000 Population              | 28,538    | 181,520   | 405,434   |
| 2010 Population              | 29,467    | 190,846   | 421,387   |
| 2026 Population              | 30,475    | 190,256   | 419,057   |
| 2031 Population              | 29,947    | 188,217   | 414,623   |
| 2026-2031 Growth Rate        | -0.35 %   | -0.22 %   | -0.21 %   |
| 2026 Daytime Population      | 29,830    | 194,560   | 458,019   |
| HOUSEHOLDS                   | 1 MILE    | 3 MILE    | 5 MILE    |
| 2000 Total Households        | 13,283    | 76,994    | 158,260   |
| 2010 Total Households        | 13,227    | 78,286    | 160,180   |
| 2026 Total Households        | 13,134    | 78,481    | 163,839   |
| 2031 Total Households        | 13,120    | 78,950    | 165,150   |
| 2026 Avg. Household Size     | 2.2       | 2.39      | 2.53      |
| 2026 Owner Occupied Housing  | 6,449     | 40,242    | 85,782    |
| 2031 Owner Occupied Housing  | 6,492     | 40,643    | 86,818    |
| 2026 Renter Occupied Housing | 6,685     | 38,239    | 78,057    |
| 2031 Renter Occupied Housing | 6,628     | 38,307    | 78,332    |
| 2026 Vacant Housing          | 871       | 4,678     | 9,047     |
| 2026 Total Housing           | 14,005    | 83,159    | 172,886   |
| 2026 HOUSEHOLD INCOME        | 1 MILE    | 3 MILE    | 5 MILE    |
| less than \$15,000           | 769       | 3,471     | 7,871     |
| \$15,000-\$24,999            | 419       | 2,065     | 4,910     |
| \$25,000-\$34,999            | 260       | 2,044     | 5,367     |
| \$35,000-\$49,999            | 504       | 4,009     | 10,461    |
| \$50,000-\$74,999            | 1,283     | 7,552     | 17,630    |
| \$75,000-\$99,999            | 1,344     | 7,825     | 16,829    |
| \$100,000-\$149,999          | 2,090     | 13,704    | 28,963    |
| \$150,000-\$199,999          | 1,745     | 9,920     | 20,083    |
| \$200,000 or greater         | 4,720     | 27,892    | 51,724    |
| Median HH Income             | \$146,913 | \$143,289 | \$129,175 |
| Average HH Income            | \$199,458 | \$201,728 | \$187,075 |



**\$146,913**  
MEDIAN HH INCOME (1-MI)

**\$199,458**  
AVG HH INCOME (1-MI)

**49.1%**  
OWNER OCCUPIED (1-MI)

**50.9%**  
RENTER OCCUPIED (1-MI)

**6.2%**  
VACANCY RATE (1-MI)

**-0.35 %**  
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION



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