

FOR LEASE

# 2709 ARTESIA BLVD

*±2,800 SF Prime Corner Location in  
the Heart of the South Bay For Lease*

REDONDO BEACH, CA 90278

SUBJECT  
PROPERTY



S INGLEWOOD BLVD

ARTESIA BLVD



CONCEPTUAL IMAGE RENDERING FOR THE PURPOSE OF ILLUSTRATION ONLY

2709 ARTESIA BLVD

SUBJECT  
PROPERTY



**±68,000 VEHICLES**  
Avg Daily Traffic along  
Inglewood Blvd / Artesia Blvd

## *±2,800 SF Retail Development Space Available For Lease in Redondo Beach, CA*

SIZE	±2,800 SF
LAND SIZE	±9,272 SF
ZONING	C2
RENTAL RATE	\$4.00 PSF
LEASE TYPE	NNN
LEASE TERM	Negotiable

### SPACE HIGHLIGHTS

- Prime corner location at the signalized intersection of Artesia Blvd & Inglewood Ave
- Great visibility with strong street presence & exposure to significant daily traffic
- Dedicated on-site parking with potential flexibility for reconfiguration
- Potential drive-thru opportunity, subject to municipal approvals & permitting
- Excellent signage & branding opportunities along both major street frontages
- Flexible zoning suitable for retail, restaurant, medical, service, & other uses
- Surrounded by established residential neighborhoods & complementary retail amenities
- Near major retail corridors and neighborhood-serving businesses
- Favorable property tax profile relative to comparable commercial properties
- Available for immediate occupancy with negotiable lease terms
- Positioned within a dense and affluent South Bay trade area



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## PERMITTED USES & REGULATIONS

USE	PERMISSION
Restaurants 2,000 SF or less floor area with no drive-up service	Permitted
Restaurants more than 2,000 SF floor area or with drive-up service	AUP/CUP *Restaurants with more than 2,000 square feet and no drive-up service and within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall obtain an Administrative Use Permit pursuant to Section 10-2.1622 and are exempt from the requirement of a Conditional Use Permit.
Animal feed and supplies	Permitted
Animal grooming	CUP
Animal hospitals	CUP
Food and beverage sales 30,000 sq. ft. or less floor area	Permitted
Food and beverage more than 30,000 sq. ft. floor area	Permitted
Maintenance and repair services	Permitted
Offices	Permitted
Schools, public or private	CUP

Data Source: [§ 10-2.620 Land use regulations: C-2, C-2A, and C-2B commercial zones, and C-2-PD pedestrian-oriented commercial zone.](#)

\*Tenant to conduct their own investigation regarding their use.

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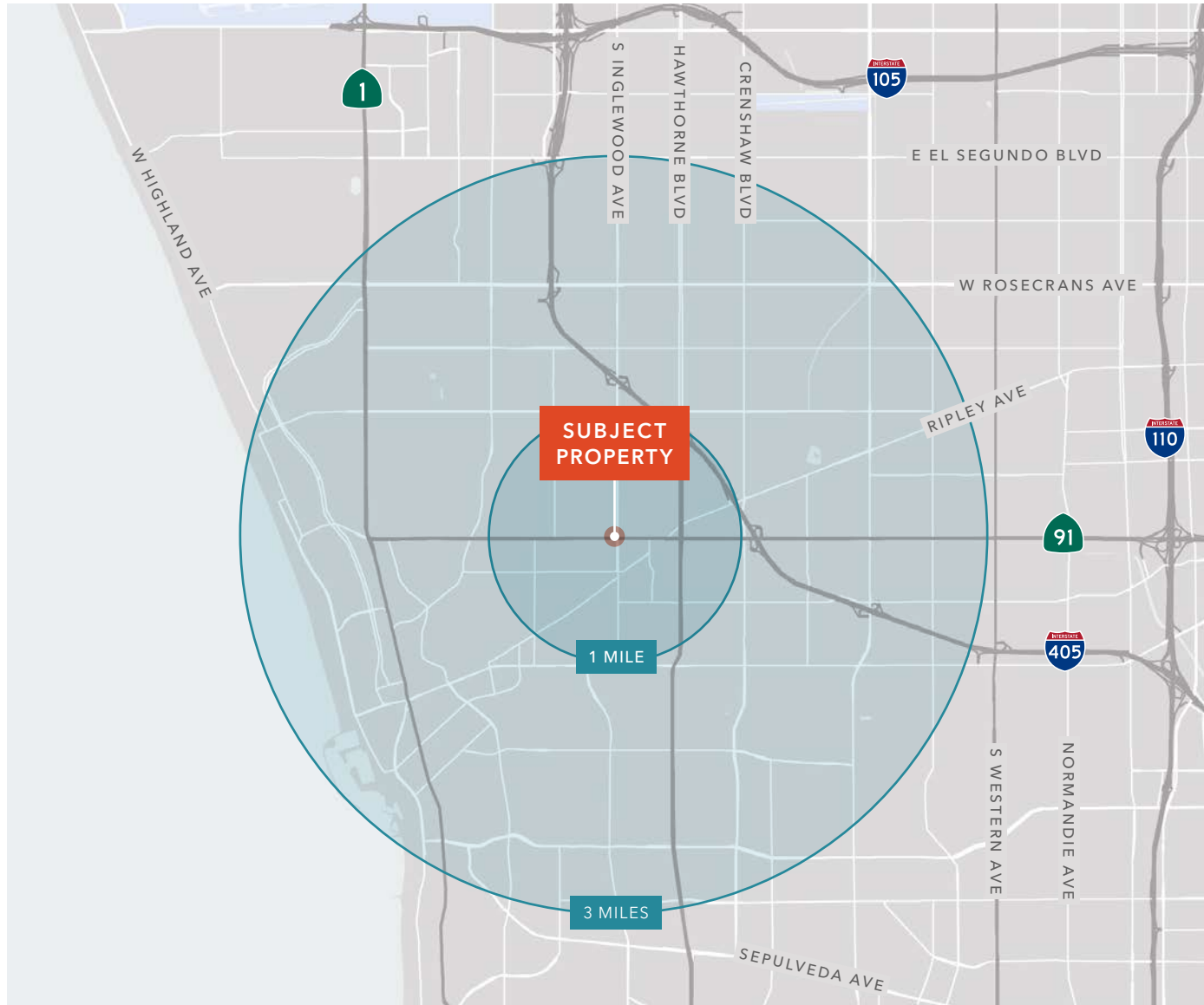
# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles
2025 POPULATION	39,520	268,631
2030 PROJECTION	39,000	266,849
MEDIAN AGE	40.8	41.4

## HOUSEHOLDS & INCOME

	1 Mile	3 Miles
2025 HOUSEHOLDS	14,390	99,209
2030 PROJECTED HOUSEHOLDS	14,169	98,386
AVG HH INCOME	\$144,589	\$146,473
MEDIAN HH INCOME	\$110,697	\$112,690

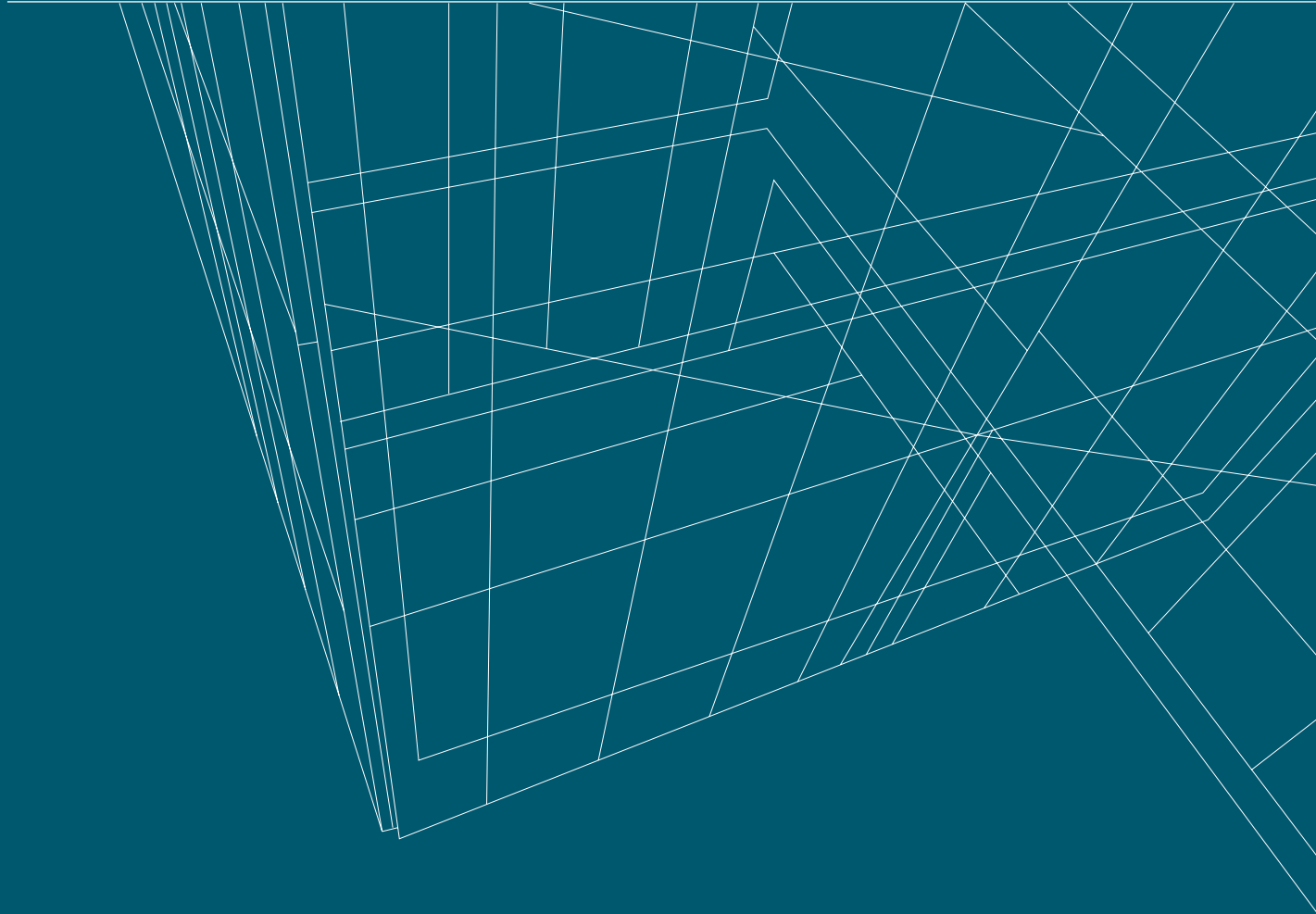


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