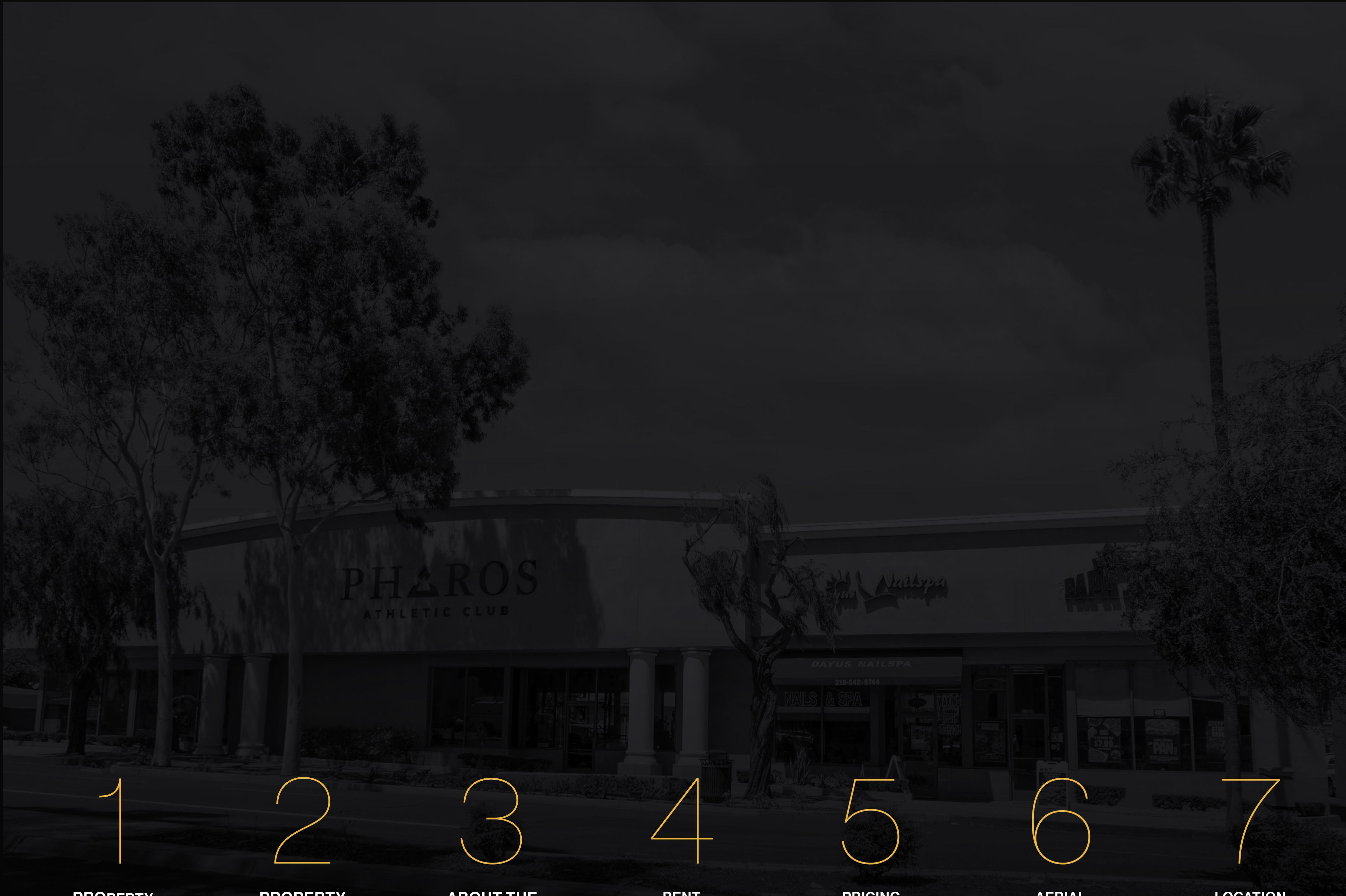
2101–2105
ARTESIA BLVD
REDONDO BEACH, CA 90278

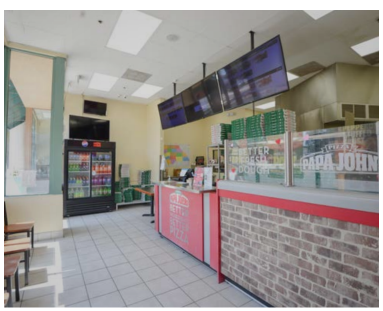
–

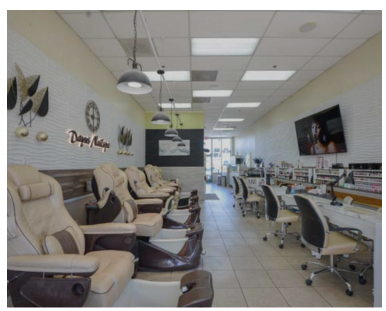
FOR SALE
PREMIER RETAIL INVESTMENT OPPORTUNITY
IN PRIME COASTAL CALIFORNIA

ROSE O'SULLIVAN
Executive Vice President
805.338.9232
rosullivan@naicapital.com
Cal DRE Lic. #01904175

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE


PHAROS
ATHLETIC CLUB
NAILS & SPA





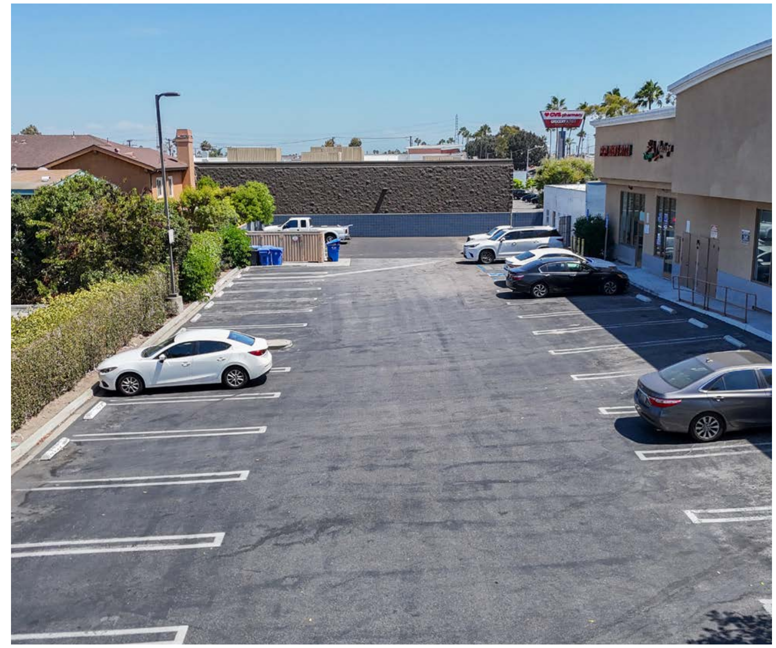
PROPERTY OVERVIEW

NAI Capital Commercial is pleased to present 2101 – 2105 Artesia Blvd, a premier retail investment opportunity on one of Redondo Beach's busiest commercial corridors. Originally constructed in the year 2000, the single story wood frame structure is fully leased to three strong commercial tenants on staggered leases. Savvy investors will enjoy a stable income stream in a highly desirable area of Los Angeles' coveted South Bay market. The approximately 7,056 SF structure rests on a 0.45 AC (19,497 SF) lot zoned GC, with 27 parking spaces - a phenomal 3.83/1000 parking ratio.

2101 – 2105 Artesia Blvd is fully leased to a desirable, ecommerce-resistant tenant mix. The highly successful Papa John's franchise occupies 21% of the center, and is currently operating on a 5 year lease with three, 5-year options. Pharos Gym occupies approximately 66% of the property and is leased through 2028 with two, 5-year options. Dayus Nail Spa has operated in this location for over 5 years and recently renewed their lease through 2031, and occupy 13% of the rentable building area. The property is currently leased at an average weighted rent of $2.98/SF NNN, well below the market average along North Redondo's strategic Artesia Blvd/ 91 Freeway.

The property is optimally located on the north east corner of Artesia Blvd and Blossom Lane, with traffic counts of ± 33,465 vehicles per day. It has strong signage and excellent visibility, with approximately 159 feet of frontage on Artesia Blvd. The property enjoys a Walk Score of 90 – Walker's Paradise.


PHAROS
ATHLETIC CLUB

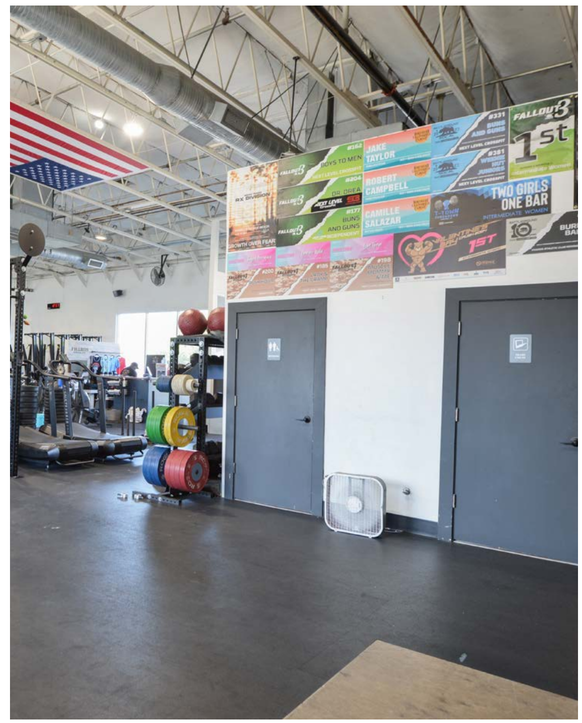



PAPA JOHN'S PIZZA


PHAROS
ATHLETIC CLUB
Dayus Nailspa
PIZZA
DAYUS NAILSPA
310-542-9744
NAILS & SPA
OPEN
PEPPERONI
STUFFED
CRUST


REDONDO BEACH


Dayus Nailspa


TWO GIRLS ONE BAR

ABOUT THE TENANTS

PIZZA PAPA JOHN'S

PAPA JOHN'S PIZZA

is the fourth largest pizza delivery restaurant chain in the United States. It has over 5,500 locations in 49 countries. Papa John's Pizza is publicly traded, and is known for its slogan, "Better Ingredients. Better Pizza. Papa John's." It operates 246 company owned stores, and 4,456 franchised restaurants.

papajohns.com

PHAROS ATHLETIC CLUB

PHAROS ATHLETIC CLUB

is a family owned gym currently operating in four locations throughout Southern California: Redondo Beach, Echo Park, Idyllwild and Palm Springs. A members-only facility that is known for spacious environs, high-end equipment and curated spaces, the company's philosophy is founded on the desire to coach members from all levels at the highest standard, focusing on strength, conditioning and mechanics. Designed to give a personal training feel in an energetic group environment, Pharos fosters community while creating a new standard of excellence in fitness and recovery practice.

pharosredondo.com

DAYUS NAIL SALON

is a local boutique nail spa serving the Redondo Beach Area. In addition to traditional nail services, the salon offers luxurious treatments such as waxing, nail repair, and even hand and toe nail fill-ins.

RENT ROLL

Tenant Name	Suite	SF	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Monthly Rent/SF	Total Rent/Month	Total Rent/Year	Pro Forma Rent/Year	Changes On	Rent Increase	Lease Type	Renewal Options & Option Year Rental Information
Pharos Gym	2101	4,514	66.3%	8/1/23	7/31/28	$2.74	$12,375	$148,500	$152,952	Aug-2027	$12,746	NNN	Increases are 3% or CPI. 2, 5-year options
Dayus Nail Salon	2103	895	13.1%	2/1/26	1/31/31	$3.75	$3,360	$40,320	$41,520	Jan-2027	$3,460	NNN	Increases are 4% or CPI
Papa John's Pizza	2105	1,400	20.6%	6/1/24	5/31/29	$3.25	$4,552	$54,624	$56,256	Jan-2027	$4,688	NNN	Increases are 3% or CPI. 3, 5-year options.
Total		**6,809**	**100%**			**$2.98**	**$20,287**	**$243,444**	**$250,728**				

Total Square Footage reflects rentable square footage per the lease agreements – actual square footage is 7,056 per the appraisers' office.

PRICING

Price	$3,600,000
Down Payment	$1,080,000
Down Payment %	30%
Number of Suites	3
Price Per SF	$510.20
Total Building SF	7,056 SF
Lot Size	0.45 AC
Year Built/Renovated	2000
Occupancy	100%

RETURNS

	Current	Pro Forma
CAP Rate	6.56%	6.76%
Cash-on-Cash	3.89%	4.54%
Debt Coverage Ratio	1.22	1.25

FINANCING

	1st Loan
Loan Amount	$2,520,000
Loan Type	New
Interest Rate	6.65%
Amortization	30 Years
Year Due	2031

Loan information subject to change.

INCOME

Income		Current		Pro Forma
Scheduled Base Rental Income		$243,444		$250,728
Total Reimbursement Income	29.1%	$70,829	36.6%	$70,829
Potential Gross Revenue		$314,273		$321,557
General Vacancy	3.0%	($7,303)	3.0%	($7,522)
Effective Gross Revenue		$306,970		$314,035
Less: Operating Expenses	23.1%	($70,830)	27.4%	($70,830)
Net Operating Income		$236,140		$243,205
Cash Flow		$236,140		$243,205
Debt Service		($194,130)		($194,130)
Net Cash Flow After Debt Service	3.89%	$42,010	5.28%	$49,075
Principal Reduction		$27,375		$29,251
Total Return	**6.42%**	**$69,384**	**6.01%**	**$78,326**

OPERATING EXPENSES

EXPENSES	Current	Pro Forma
CAM	$21,197	$21,197
Insurance	$6,433	$6,433
Real Estate Taxes	$43,200	$43,200
Fire Prevention	$4,044	$4,044
Trash Removal	$4,448	$4,448
Repairs & Maintenance	$1,570	$1,570
Landscaping	$2,300	$2,300
Electric	$77	$77
Water & Sewer	$325	$325
Management Fee	$8,433	$8,433
Total Expenses	**$70,830**	**$70,830**
Expenses/SF	**$10.40**	**$10.40**

AERIAL MAP

WALK SCORE 90
BIKE SCORE 70
SITE
ARTESIA BLVD
91
29,856 ATC
N
Google Earth
Image Landsat / Copernicus

RETAIL MAP


MANHATTAN BEACH
REDONDO BEACH
CHASE
Chick-fil-A
SITE
PAPA JOHNS
CVS
GROCERY OUTLET
Bargain Market
The Coffee Bean & Tea Leaf
Wienerschnitzel
SOUTH BAY GALLERIA
SHOPPING MALL
macy's
KOHL'S
AMC THEATRES
405
91
Shell
Green Burrito at Carl's Jr.
The UPS Store
Chevron
TACO BELL
CHASE
Dollar Tree Stores, Inc.
Mobil
107
Ralphs
TJX
LIVING SPACES
Total Wine & MORE
NORDSTROM RACK
Jersey Mike's SUBS
N
Google Earth
TORRANCE
1
HAWTHORNE BEACH

LOCATION MAP

LOCATION OVERVIEW

Redondo Beach is an affluent, coastal community in the greater Los Angeles area. Considered part of the coveted South Bay/Beach Cities area, Redondo Beach enjoys the presence of many high income households and prestigious corporate offices, supporting strong spending power potential for local retailers. The approximately 6.21 square mile city has approximately 71,576 residents.

Redondo Beach's tourist attractions include the quaint Redondo Beach Pier and lengthy coastline. Its primary connections to the greater Los Angeles area include the Metro Rail K Line. In 2024, Redondo Beach became the first city to achieve "Functional Zero" homelessness in LA County, with more people exiting homelessness than entering it, and median time in homelessness less than 90 days.

Average retail market rents are slightly higher than the metro average. The area is in the process of a massive redevelopment of the West Harbor in San Pedro's Ports O'Call Village, which will deliver a dining and entertainment venue with one mile of direct waterfront access facing the shipping terminals.

The Artesia Blvd corridor features a mix of local ding, service-based businesses, and neighborhood amenities. Its proximity to major shopping/entertainment hubs like South Bay Galleria and the Pier add to the location's appeal. The City plans to transform Artesia Blvd into a more walkable, restaurant-oriented main street with outdoor dining and retail growth.

2101–2105
ARTESIA BLVD
REDONDO BEACH, CA 90278

FOR SALE

PREMIER RETAIL INVESTMENT OPPORTUNITY IN PRIME COASTAL CALIFORNIA

ROSE O'SULLIVAN
Executive Vice President
805.338.9232
rosullivan@naicapital.com
Cal DRE Lic. #01904175

NAI CAPITAL
15821 Ventura Boulevard, Ste 320
Encino, CA 91436
818.905.2400
naicapital.com

NAI Capital
Commercial Real Estate Services, Worldwide.