

VACANT LIQUOR STORE FOR SALE

OWNER USER OPPORTUNITY WITH FULL LIQUOR LICENSE

510 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277



For inquiries, please contact:

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Commercial Real Estate

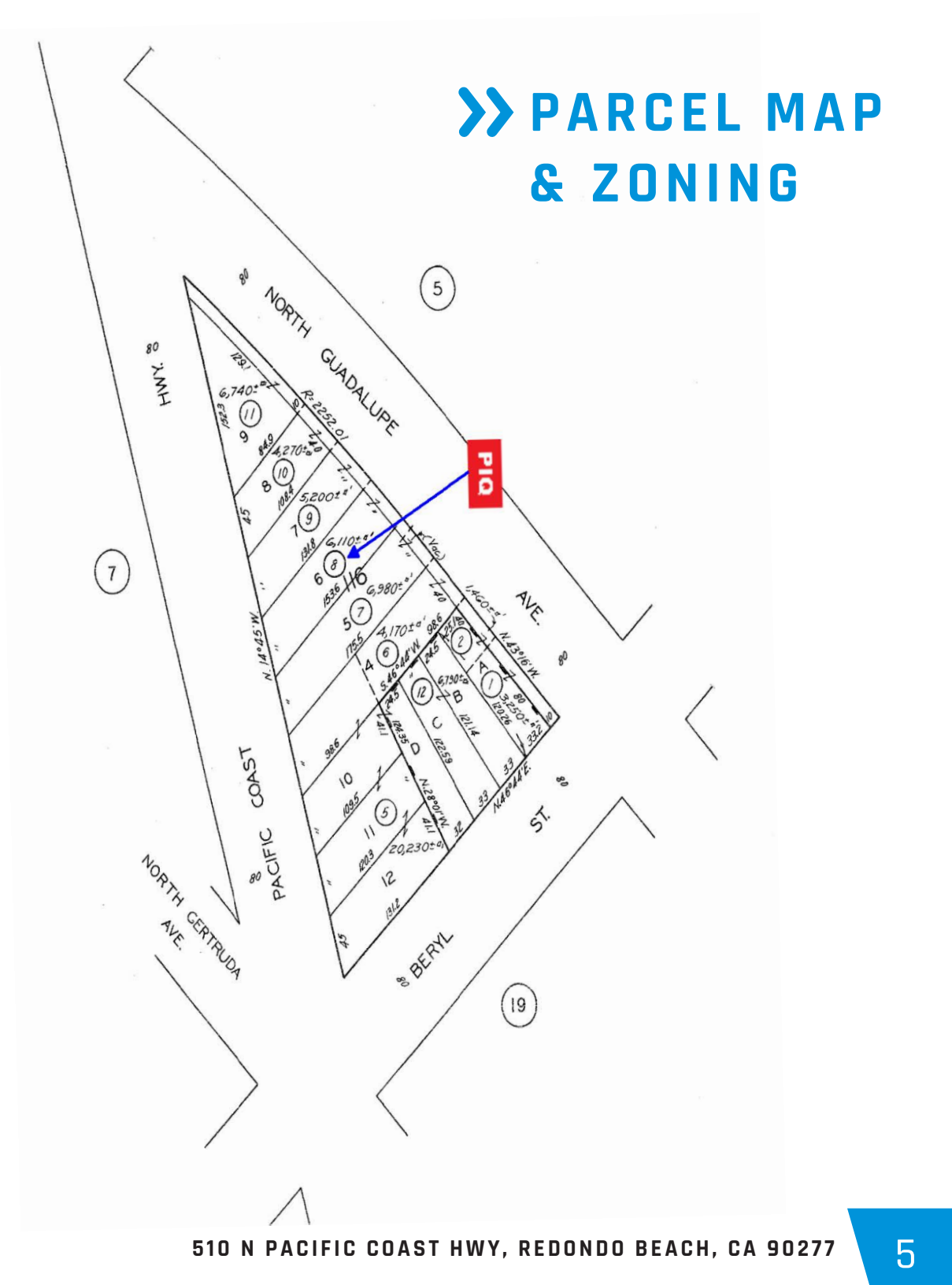
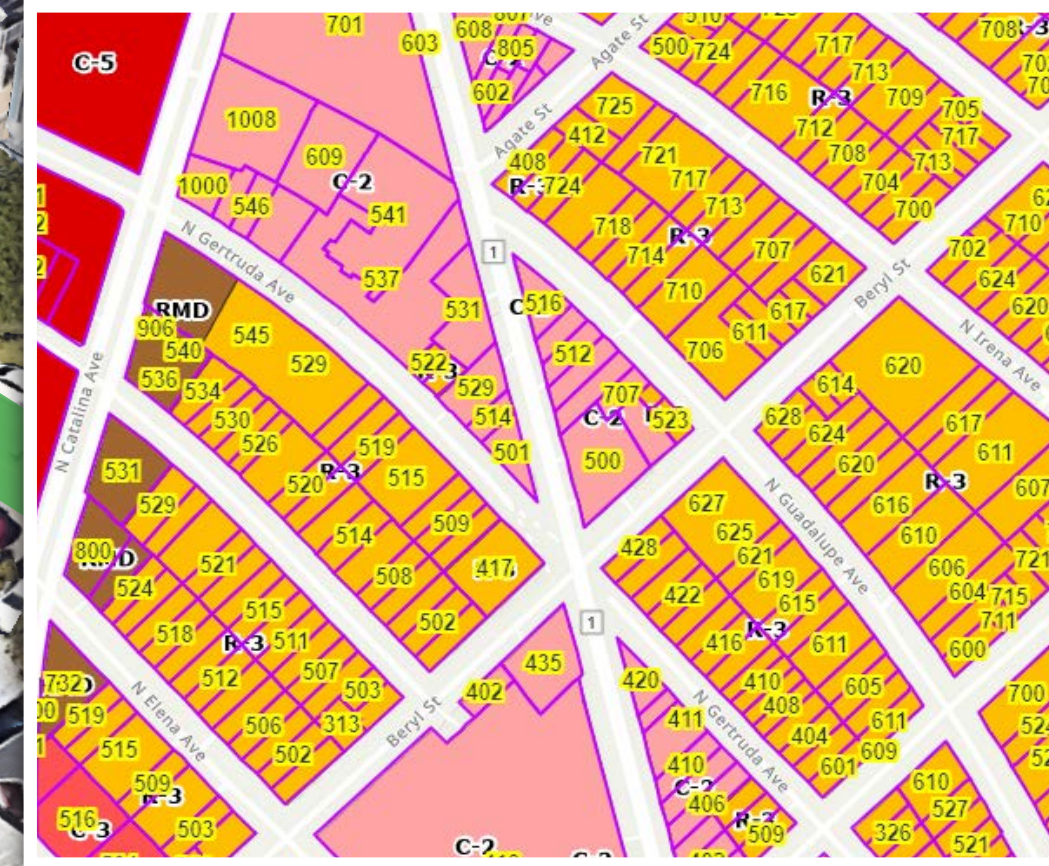
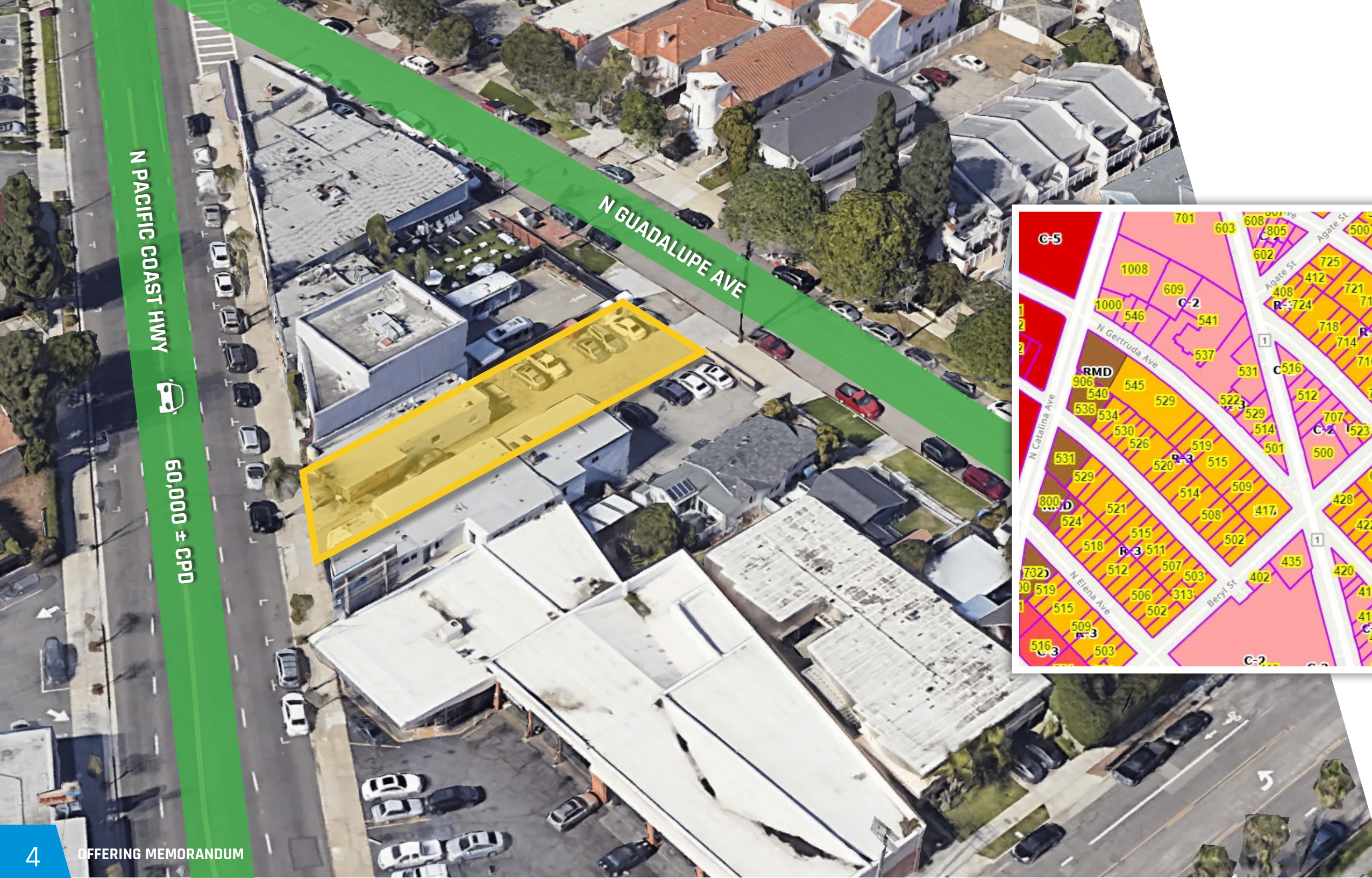


>> PROPERTY HIGHLIGHTS

510 N PACIFIC COAST HWY, REDONDO BEACH, CA

SITE DESCRIPTION	
LOCATION	510 N Pacific Coast Hwy Redondo Beach, CA
COUNTY	Los Angeles
BUILDING SIZE	approx. 1,200 sf
PARCEL SIZE	approx. 6,410 sf
PARKING SPACES	8
SALES PRICE	\$1,800,000
APN	7503-006-008
ZONING	C-2
COMBINED TRAFFIC COUNTS	70,000

- >> Maximum exposure and visibility to PCH
- >> Prime legacy Beach City real estate
- >> Owner user opportunity
- >> Value add with upside potential
- >> Rare onsite parking with access to Guadalupe Ave
- >> Pylon signage
- >> Located at one of South Bay’s major commercial corridors
- >> Active ABC license



PARCEL MAP & ZONING

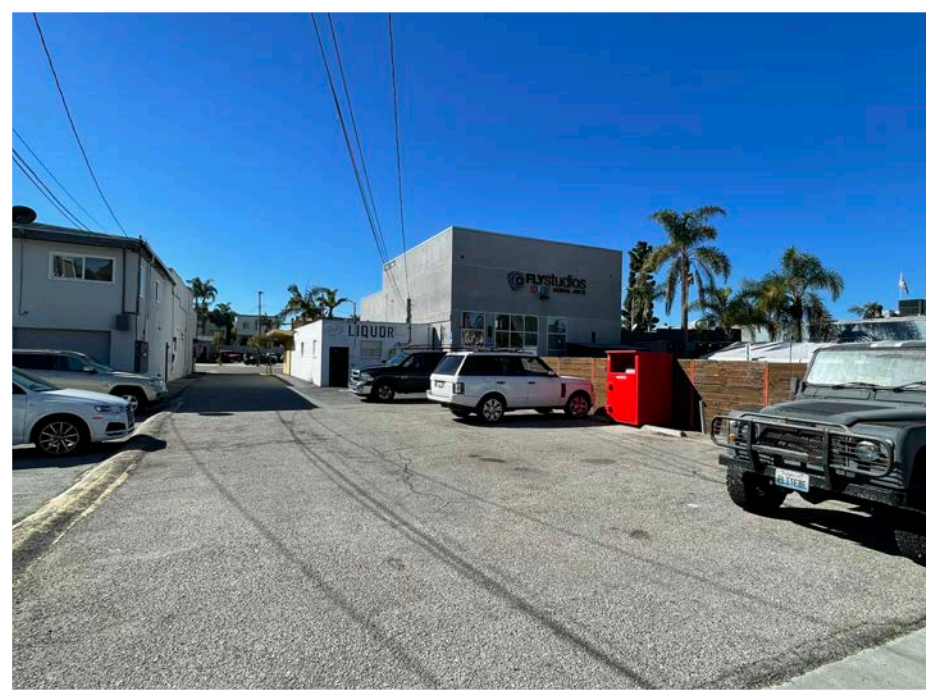
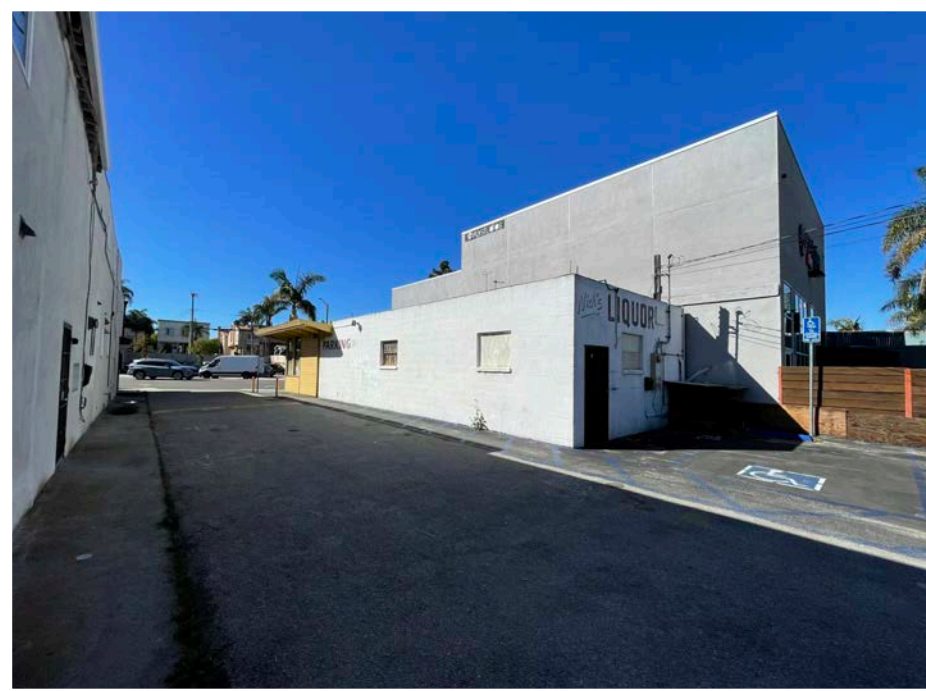
HERMOSA BEACH
MANHATTAN BEACH
LAX

REDONDO BEACH

★
THE PROPERTY

KING HARBOR

REDONDO BEACH PIER



510 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277

» AERIAL

REDONDO BEACH

THE PROPERTY

N CATALINA AVE

N PACIFIC COAST HWY

N GERTRUDA AVE

60,000 ± CPD

BERYL ST

10,000 ± CPD



510 N PACIFIC COAST HWY, REDONDO BEACH, CA 90277

>> MARKET
OVERVIEW



\$142K+ MEDIAN HHI
WITHIN 1 MILE



51.8K+ RESIDENTS
WITHIN 1 MILE

236K+ RESIDENTS
WITHIN 3 MILES

529K+ RESIDENTS
WITHIN 5 MILES

POPULATION (2022 ESTIMATES)			
	1 mile radius	3 mile radius	5 mile radius
Total Population Estimate	51,800	236,000	529,000
Median Household Income	\$142,000	\$126,000	\$110,000
2028 Household Income Estimate	\$166,000	\$153,000	\$132,000
Median Age	41	41	40
2028 Median Age Estimate	41	42	41
Number of Employees	41,700	189,000	424,000



» REDONDO BEACH & LOS ANGELES COUNTY

LOS ANGELES is part of an expansive metropolitan area that is second largest in the country, with over 18mln people spread over a land area the size of Maine. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$544 billion, placing it among the top 20 economies in the world.

REDONDO BEACH is one of three Beach Cities in the South Bay region of Los Angeles bordered by Manhattan Beach, Hermosa Beach, Torrance, Hawthorne, and Lawndale. A main attraction to the city is the Redondo Beach Pier which is the largest endless pier on the California coast.

AREA HIGHLIGHTS

- The subject property is located in Redondo Beach, just minutes from the ocean and within walking distance to high end shopping, dining, hotels, entertainment, outdoor recreation and attractions.
- Just a 5-minute drive to Fisherman's Wharf and Marina, King's Harbor and Yacht Club, and the Redondo Beach Pier.
- Nearby affluent communities include Hermosa Beach, Manhattan Beach, and Palos Verdes among other beach communities.
- Near to LAX, Redondo Beach is 7 miles south of LAX and just twenty miles from Downtown Los Angeles.
- Nearby hotels include the Portofino Hotel and Marina, Crowne Plaza Redondo Beach, Terranea Resort, Torrance Marriot South Bay, Redondo Beach Hotel, Ramada Limited Redondo Beach, Shade Hotel, Moonlite Inn Redondo Beach, Redondo Inn & Suites, and Palos Verdes Inn among others.
- Minutes from King's Harbor which spans 36 acres of land, and is home to a 1500slip private craft port, a 49-unit luxury apartment building, office buildings and boater facilities. King's Harbor Marina is the largest privately owned marina from Marina Del Rey to Newport Beach.



» DISCLAIMER & CONFIDENTIALITY STATEMENT

This Offering Memorandum is confidential and is intended solely to assist prospective purchasers in their evaluation of the Offering and their consideration of whether to purchase the Offering. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Offering.

This Memorandum was prepared on the basis of information available to the Seller and WCB Commercial Real Estate Inc., the Seller's exclusive agents in connection with the sale of the Offering. Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agents guarantees its accuracy or completeness. The information provided is not a substitute for a party's active conduct of its own due diligence to determine the accuracy of these and other matters of significance to such party. Prospective purchasers should make their own independent assessments, investigations, and projections regarding the Offering. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

The Seller reserves the right, in its sole discretion, to reject any offer to purchase the Offering or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Seller is responsible for any commission due its agent in connection with a sale of the Offering. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a Sale of the Offering. No other party, including the Seller's exclusive agents, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agents, and may be used only by parties approved by the Seller and its exclusive agents.



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