

1726 AVIATION BOULEVARD
Redondo Beach, CA 90278

BUSINESS OPPORTUNITY:
SEW CREATIVE CAFE

PLEASE DO NOT DISTURB TENANT

FOR
SALE



JOHN MOUDAKIS
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1726 Aviation Boulevard, Redondo Beach, CA 90278

SIZE: Approximately 1,000 square feet

ASKING PRICE: \$139,000

CURRENT RENT: \$3,000 per month inclusive of NNN

LEASE: New lease will be needed

PARKING: Plenty of parking in center lot

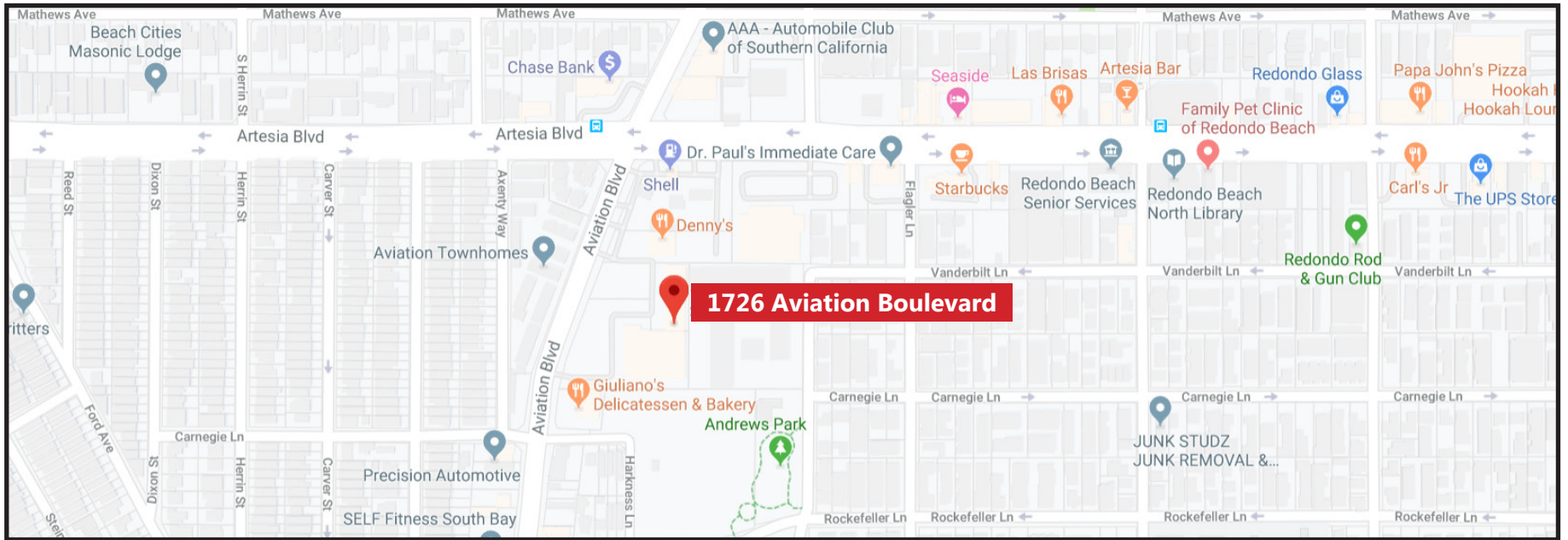
AVAILABLE: Immediately

- Presently being operated as a long term sewing school in a large shopping center but can be used for other retail
- School and retail for sewing, knitting and crochet for kids and adults
- Business opportunity with great upside potential
- Neighbors in the center include Denny's Restaurant, Hertz Car Rental, Jet Cleaners, LAX Airport Shuttle, Western Union, Rite Aid, Giuliano's Delicatessen and Bakery & more



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PROPERTY
PHOTOS



www.parcommercial.com

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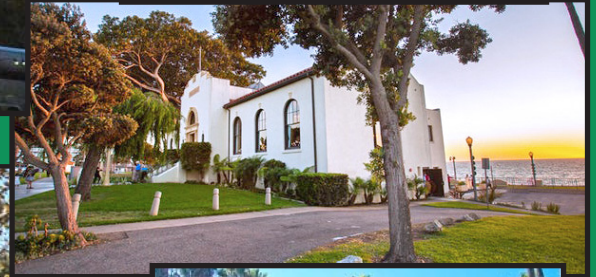
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Redondo Beach is a full-service city with its own police, fire and public works departments, two public libraries, a performing arts center, fifteen parks, thirteen parkettes, a large recreational and commercial harbor including King Harbor, a 1,500-slip private craft port; the Redondo Beach Pier and Seaside Lagoon; and a bathing and surfing beach.

Located in the choice coastal edge of Los Angeles County, just twenty miles from downtown Los Angeles and seven miles south of Los Angeles International Airport, Redondo Beach has been a preferred resort destination for more than a century and one of the most desirable areas to live in the country. The City's population has been slowly, but steadily growing in the past few years. As of January 2010, the Census reports a total population of 66,748.

Significant concentrations of employment and retail activity include the northern industrial complex anchored by the Northrop Grumman Corporation campus; the Harbor/Pier area; the Galleria at South Bay – a regional mall anchoring the east end of the City; and an eclectic mix of specialty shops, restaurants and services known as the Riviera Village area in the south end of the City.



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