

1875 W. REDONDO BEACH BOULEVARD

GARDENA | CALIFORNIA

GAREN RAMYAN | PRINCIPAL

310-965-1757 | gramyan@leelalb.com
BRE ID# 01470057

CRAIG POROPAT | PRINCIPAL

310-965-1777 | cporopat@leelalb.com
BRE ID# 00896729



COMMERCIAL REAL ESTATE SERVICES
LOS ANGELES - LONG BEACH



PROPERTY HIGHLIGHTS



Building Size | 33,556 SF

Lot Size | 1.83 Acres

No. of Stories | Three (3)

Owner/User | ±20,000 SF Available

Year Built | 1975

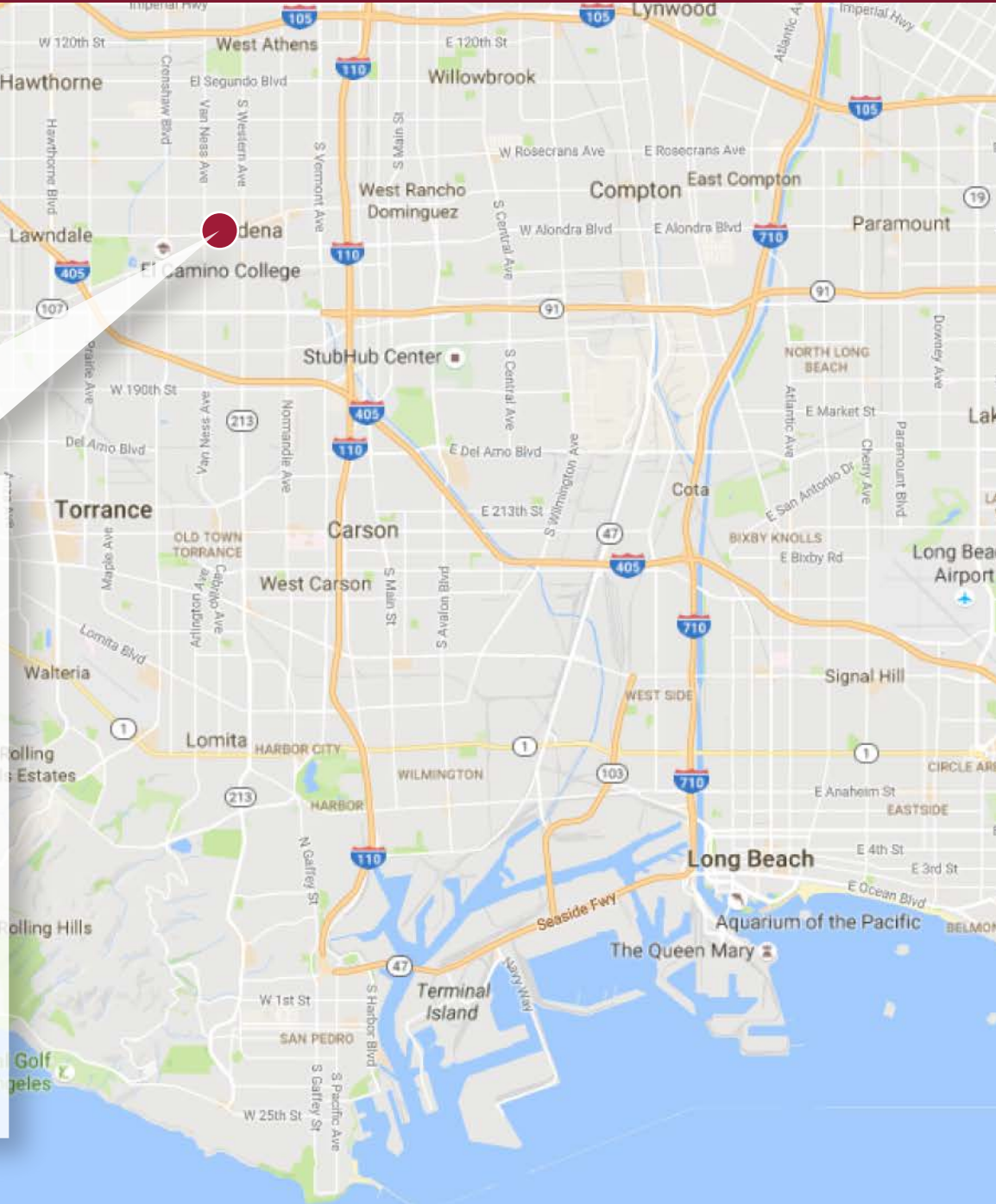
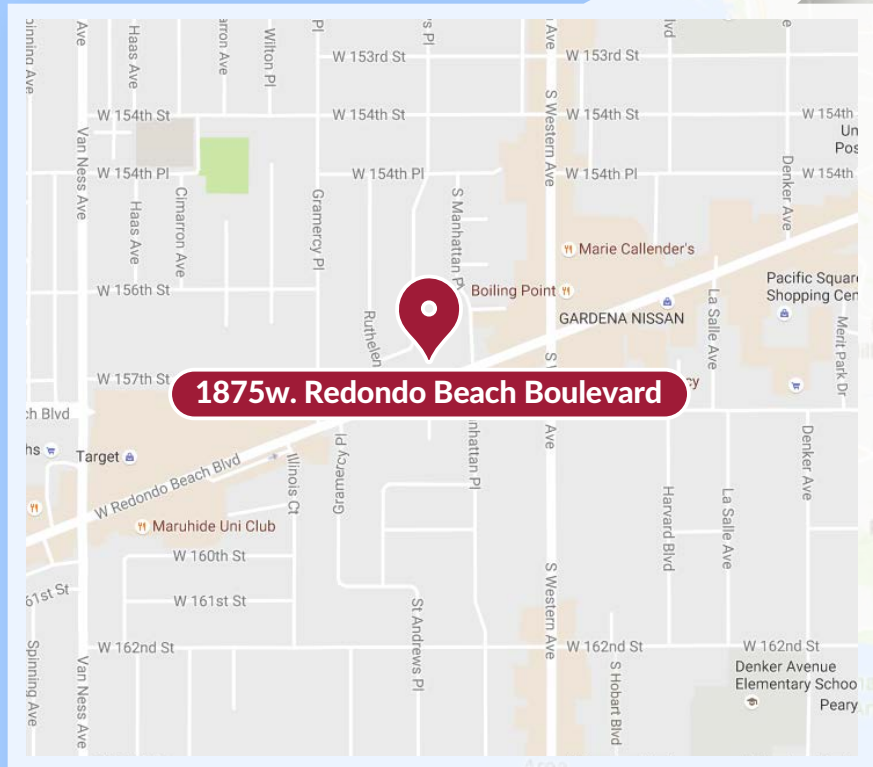
Asking Price | \$7,300,000



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LOCATION MAP



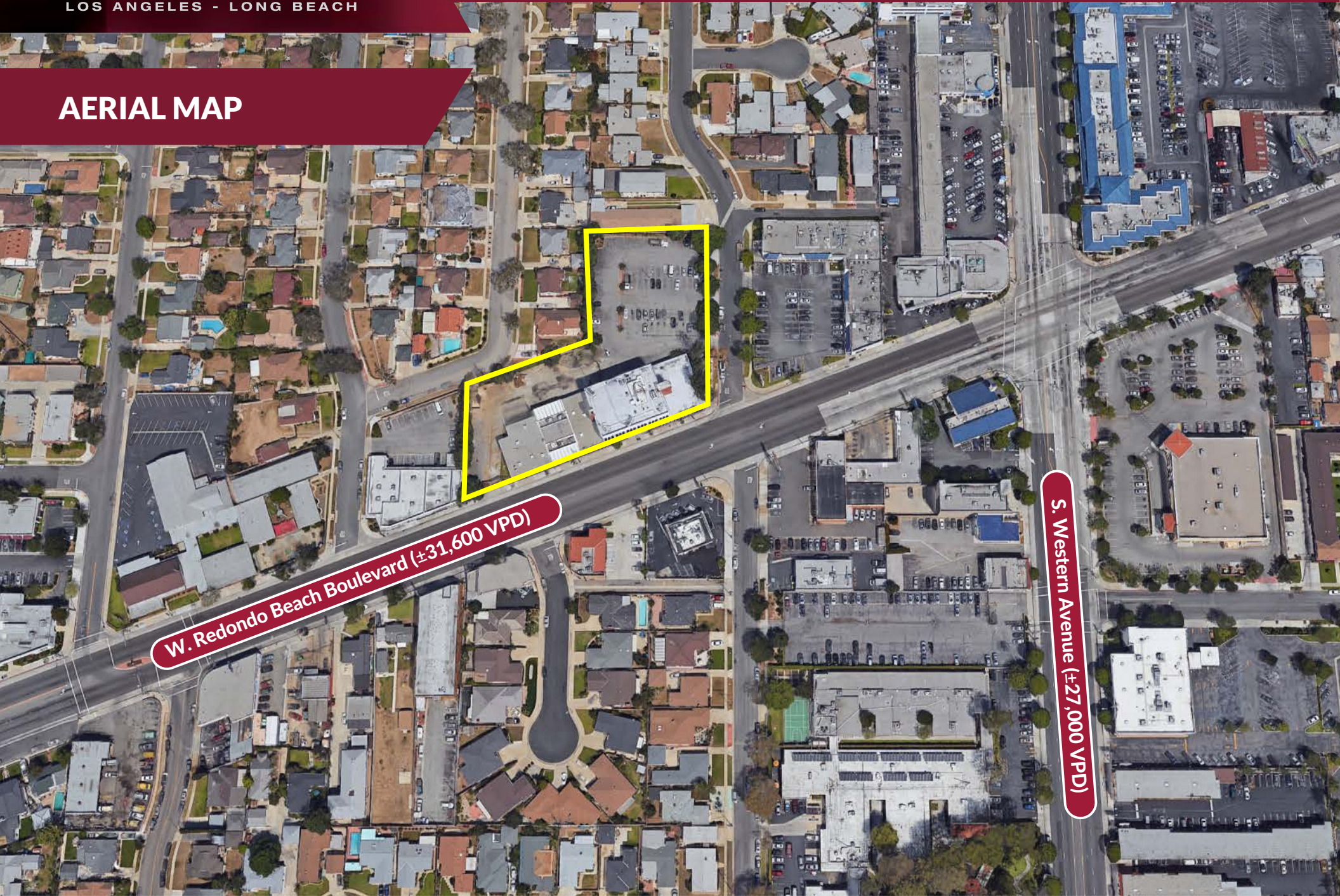


LEE &
ASSOCIATES

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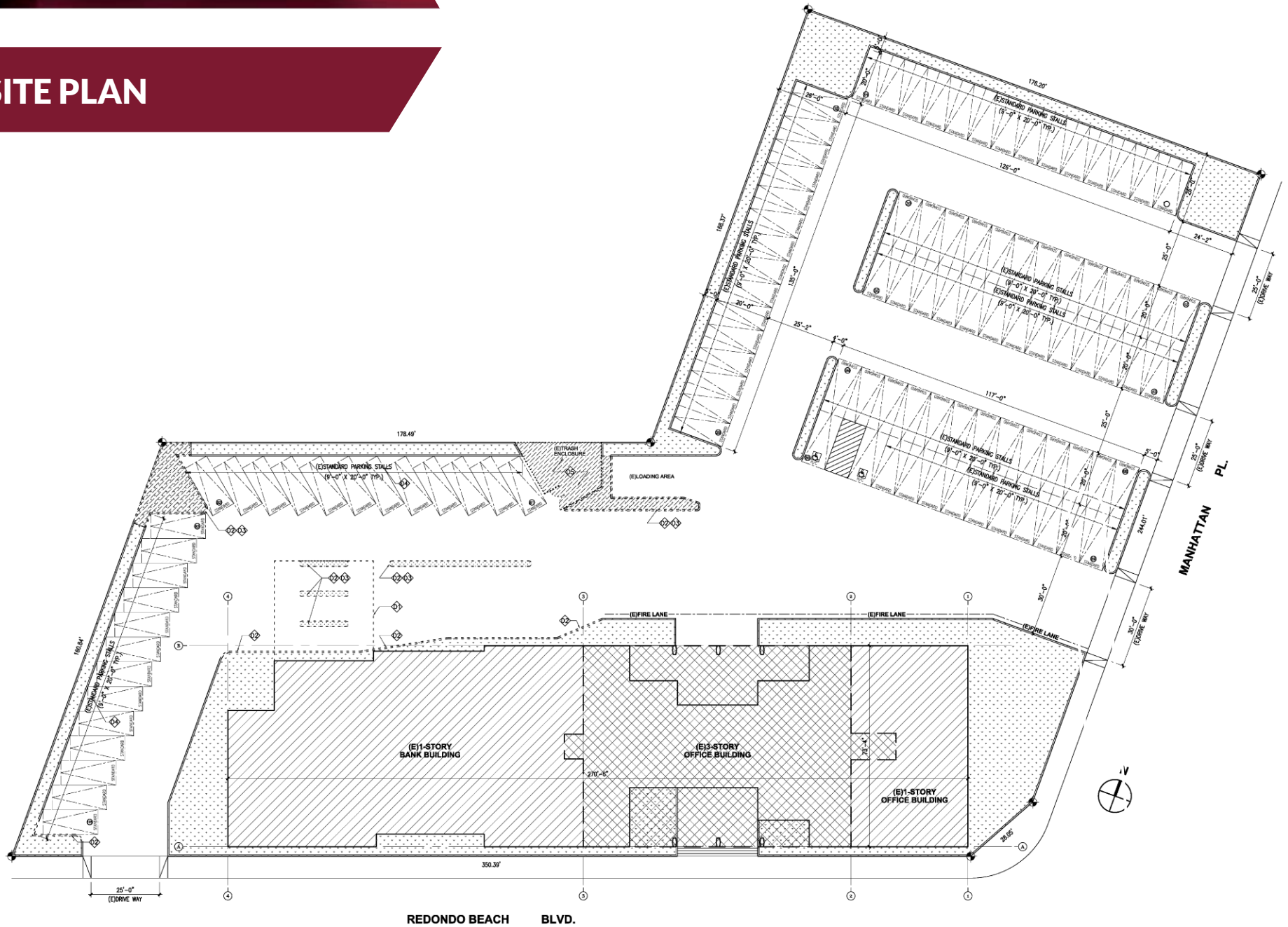
AERIAL MAP



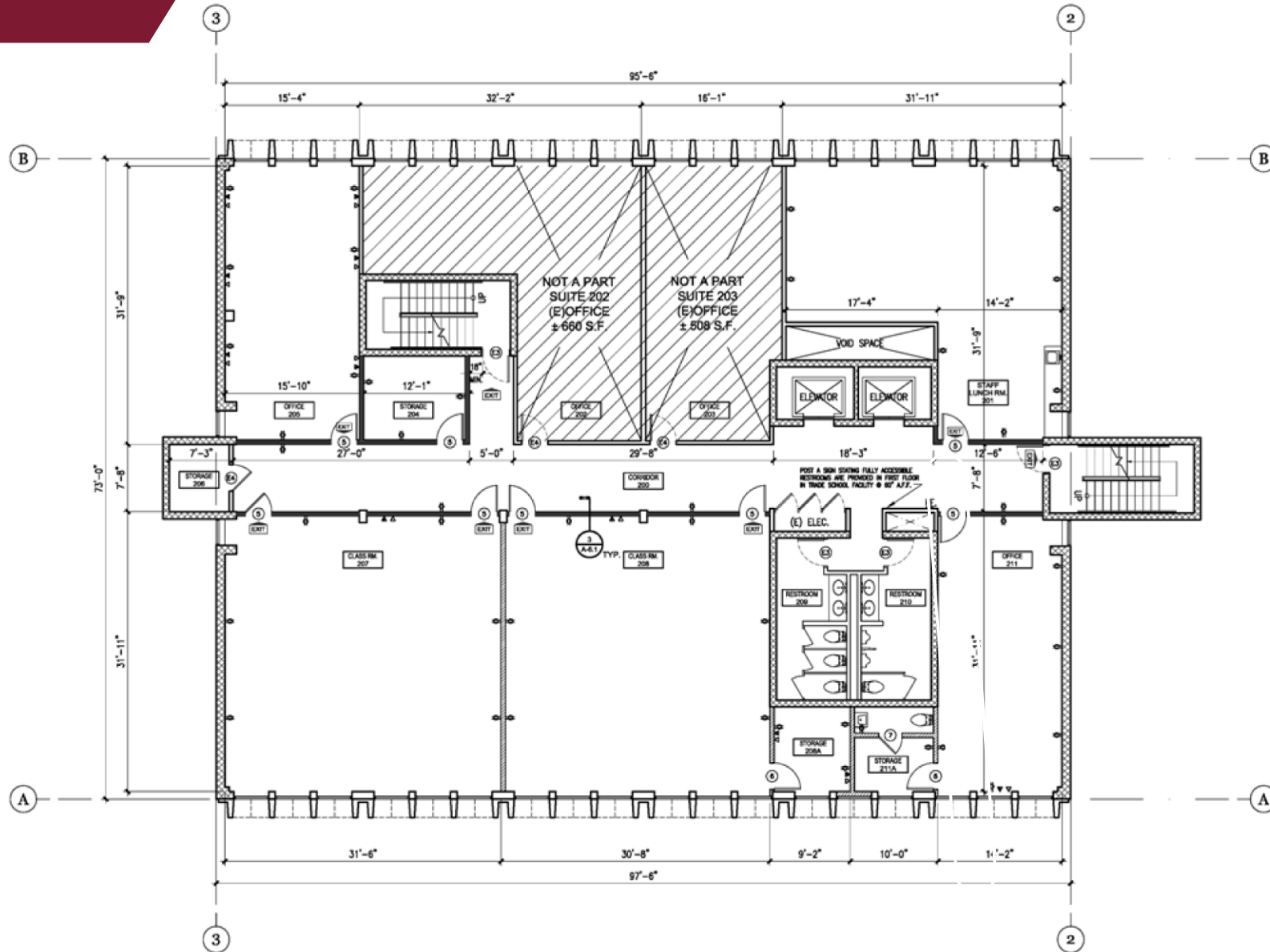
W. Redondo Beach Boulevard (±31,600 VPD)

S. Western Avenue (±27,000 VPD)

SITE PLAN



SITE PLAN



RENT ROLL

Suite #	Tenant Name	Square Footage	Rent	Lease Expiration
100	Vacant	783 SF		
101	Vacant	1,041 SF		
102 & 103	G & C	2,478 SF	\$6,365.00	10/31/16
104	Ownership	10,523 SF		Mo/Mo
201	Vacant	797 SF		
202	Verizon	508 SF	\$2,924.65	3/31/17
203	Bryan H. Saiki, DDS	660 SF	\$1,030.59	12/31/16
204	Vacant	111 SF		
205	Vacant	512 SF		
207	Vacant	1,028 SF		
208	Vacant	1,066 SF		
211	Vacant	570 SF		
300	Vacant	690 SF		
301	Davidson, Russ & Diamond	1,091 SF	\$1,376.25	9/30/13
302	AT&T	480 SF	\$2,729.29	2/28/19
303	Russ Property Management	1,015 SF	\$1,909.25	9/30/13
304	Vacant	1,038 SF		
307	Vacant	467 SF		
308	Vacant	863 SF		



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DEMOGRAPHICS

2016 Summary

	1 Mile	3 Miles	5 Miles
Population	36,322	239,355	758,558
Households	12,856	78,087	236,624
Families	8,806	56,164	172,727
Average Household Size	2.78	3.04	3.17
Owner Occupied Housing Units	5,977	33,728	111,286
Renter Occupied Housing Units	6,880	44,359	125,338
Median Age	39.5	35.3	34.4
Median Household Income	\$52,524	\$50,028	\$53,176
Average Household Income	\$69,276	\$64,848	\$75,272

2021 Summary

	1 Mile	3 Miles	5 Miles
Population	37,251	246,293	782,121
Households	13,124	79,934	242,683
Families	9,004	57,584	177,432
Average Household Size	2.80	3.06	3.19
Owner Occupied Housing Units	6,058	34,432	113,803
Renter Occupied Housing Units	7,066	45,502	128,879
Median Age	40.3	36.4	35.6
Median Household Income	\$55,996	\$52,402	\$57,193
Average Household Income	\$75,605	\$70,463	\$81,647

