



FOR LEASE +/- 2,200 SQFT FOR LEASE IN RIVERA VILLAGE

241-243 AVENIDA DEL NORTE | REDONDO, CA 90277

AARON GUIDO

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CENTERS
BUSINESS
MANAGEMENT

+/- 2,200 SQFT FOR LEASE IN RIVIERA VILLAGE

241-243 AVENIDA DEL NOTE | REDONDO BEACH, CA 90277



FEATURES + AMENITIES

- RARE RIVIERA VILLAGE RETAIL LOCATION AVAILABLE FOR LEASE
- ±1,800 SQFT INTERIOR WITH ±400 SQFT OF REAR EXTERIOR PATIO
- ZONED C3-PD, PERMITTING A WIDE RANGE OF USES INCLUDING RETAIL, RESTAURANT, FINANCIAL INSTITUTIONS, AND OFFICE
- TENANT TO INDEPENDENTLY VERIFY ZONING INFORMATION
- FACES A LARGE PUBLIC PARKING LOT, PLUS CONVENIENT STREET PARKING
- ROOM FOR EMPLOYEE PARKING IN THE REAR (3-5 SPACES)



NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	19,353	137,439	350,880
AVG HH INCOME	\$149,700	\$147,674	\$142,195

EXCLUSIVELY REPRESENTED BY

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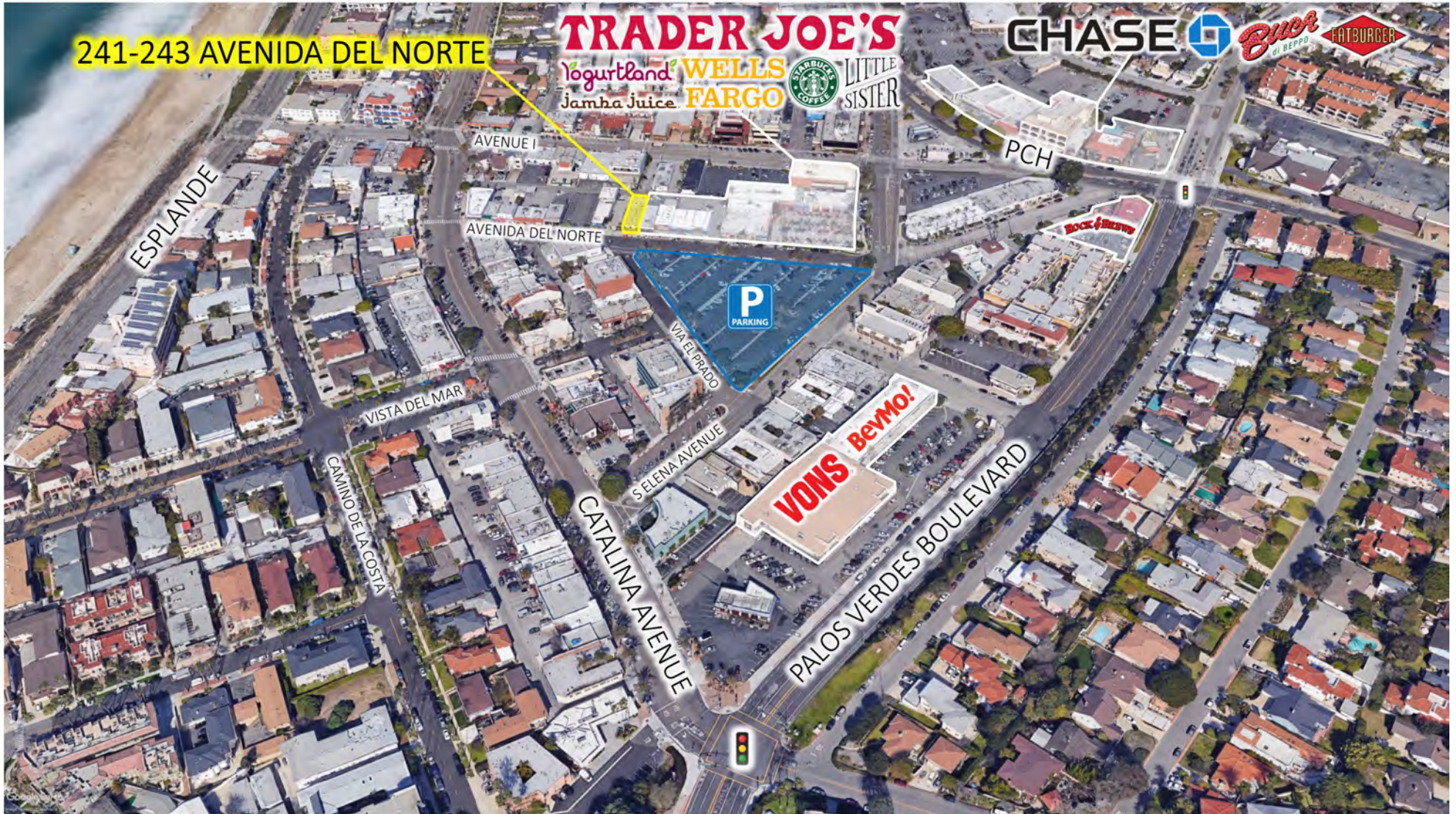
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AERIAL PHOTO

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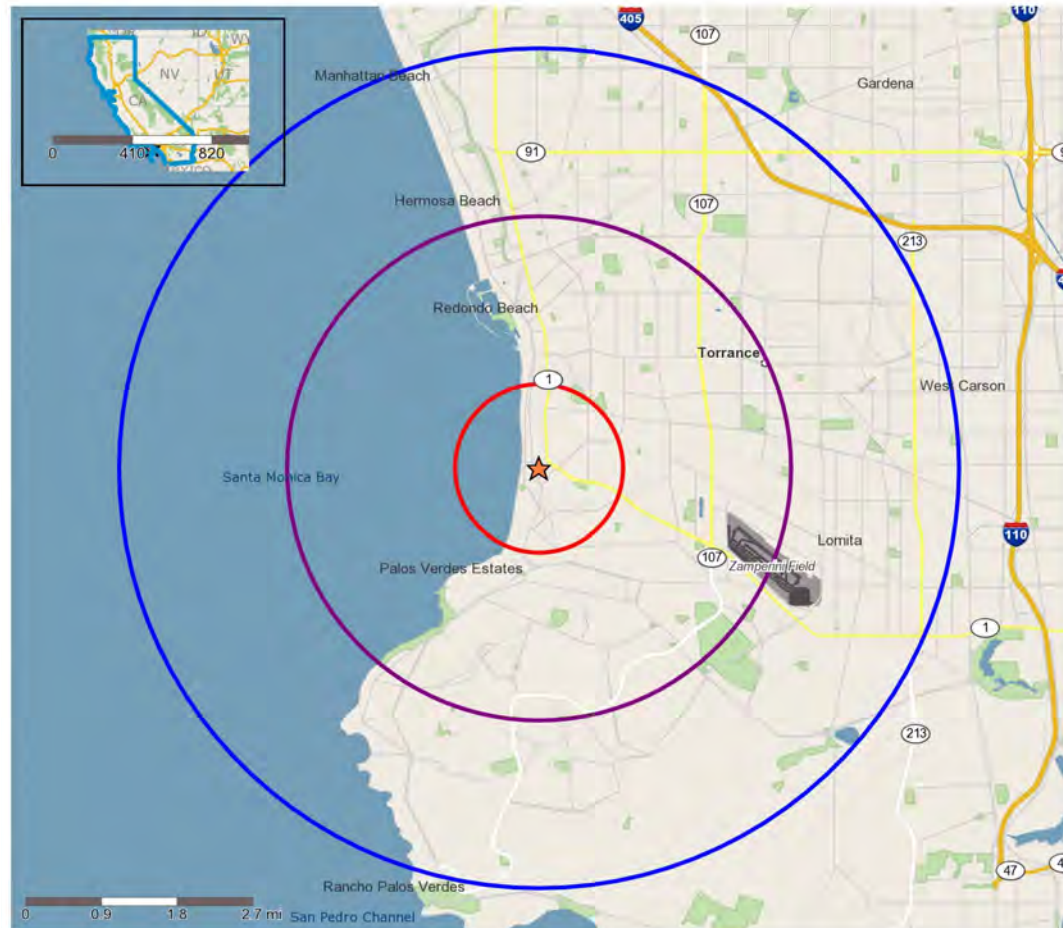
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DEMOGRAPHICS

241-243 AVENIDA DEL NOTE | REDONDO BEACH, CA 90277

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	19,353	137,439	350,880
Female Population	51.13%	50.95%	50.75%
Male Population	48.87%	49.05%	49.25%
Population Density	6,160	4,860	4,467
Population Median Age	45.3	44.9	42.8
Employed Civilian Population 16+	11,107	72,741	181,842
% White Collar	80.8%	81.3%	76.3%
% Blue Collar	19.2%	18.7%	23.7%
Total Q2 2018 Employees	5,877	66,261	168,967
Total Q2 2018 Establishments*	1,167	8,013	19,012
Population Growth 2000-2010	4.09%	5.29%	4.54%
Population Growth 2018A-2023	1.62%	1.73%	1.62%
Income: 2018A			
Average Household Income	\$149,700	\$147,674	\$142,195
Median Household Income	\$100,941	\$99,900	\$95,030
Per Capita Income	\$70,053	\$62,253	\$56,299
Avg Income Growth 2000-2010	39.26%	40.53%	38.75%
Avg Income Growth 2018A-2023	13.50%	13.48%	13.38%
Households: 2018A			
Households	9,050	57,802	138,658
Average Household Size	2.11	2.36	2.52
Hhld Growth 2000-2010	0.77%	2.29%	2.37%
Hhld Growth 2018A-2023	1.34%	1.85%	1.92%
Housing Units: 2018A			
Occupied Units	9,050	57,802	138,658
% Occupied Units	97.35%	97.94%	98.13%
% Vacant Housing Units	2.65%	2.06%	1.87%
Owner Occ Housing Growth 2000-2010	1.06%	2.68%	3.90%
Owner Occ Housing Growth 2000-2023	5.12%	6.07%	7.84%
Owner Occ Housing Growth 2018A-2023	1.23%	1.44%	1.65%
Occ Housing Growth 2000-2010	0.77%	2.29%	2.37%
Occ Housing Growth 2010-2023	6.89%	6.44%	6.45%
Occ Housing Growth 2018A-2023	1.34%	1.85%	1.92%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	0.38%	0.33%	0.41%
% Asian Population	10.28%	27.61%	24.58%
% Black Population	1.50%	2.15%	2.97%
% Hawaiian or Pacific Islander Population	0.13%	0.21%	0.39%
% Multirace Population	5.30%	5.63%	6.01%
% Other Race Population	2.26%	2.78%	7.22%
% White Population	80.15%	61.29%	58.42%
% Hispanic Population	10.63%	11.13%	19.46%
% Non Hispanic Population	89.37%	88.87%	80.54%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5