

# SIGNALIZED CORNER ON MANHATTAN BEACH BLVD AND INGLEWOOD AVE

PRIME REDONDO BEACH RETAIL FOR LEASE

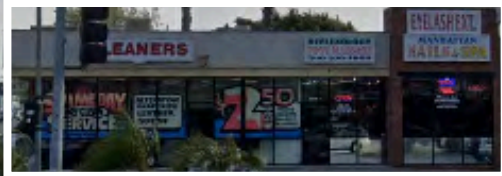


3407 INGLEWOOD AVE  
REDONDO BEACH, CA 90278



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- RETAIL SPACE AVAILABLE ON A VERY BUSY INTERSECTION ON THE PAD NEXT TO CHILE VERDE
- TREMENDOUS VISIBILITY
- 2 ENTRY/EXITS ON MANHATTAN BEACH BLVD AND INGLEWOOD AVE
- LOCATED ON A SIGNALIZED CORNER OF MAIN & MAIN, ONE OF THE BUSIEST CORNERS IN REDONDO BEACH
- SURROUNDED BY SUCCESSFUL TENANTS
- ALL DAY PEDESTRIAN TRAFFIC
- STRONG AREA DEMOGRAPHICS
- 1-MILE AVG HH INCOME: \$77,780
- 1-MILE POPULATION: 36,791



## SPACE

±2,722 SQFT DIVISIBLE

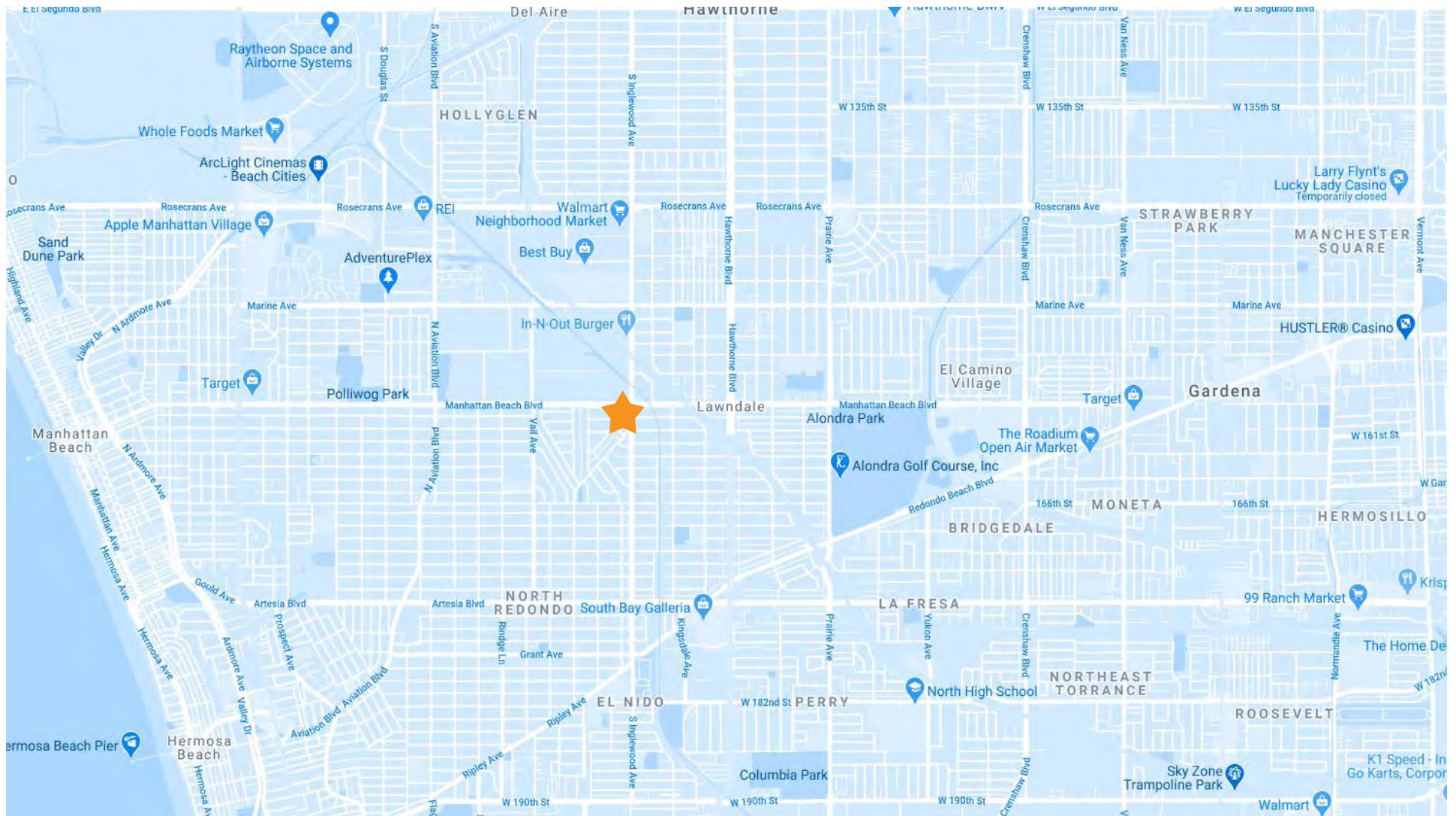
1,500 ENDCAP

1,222 INLINE

## AVERAGE CPD

74,865

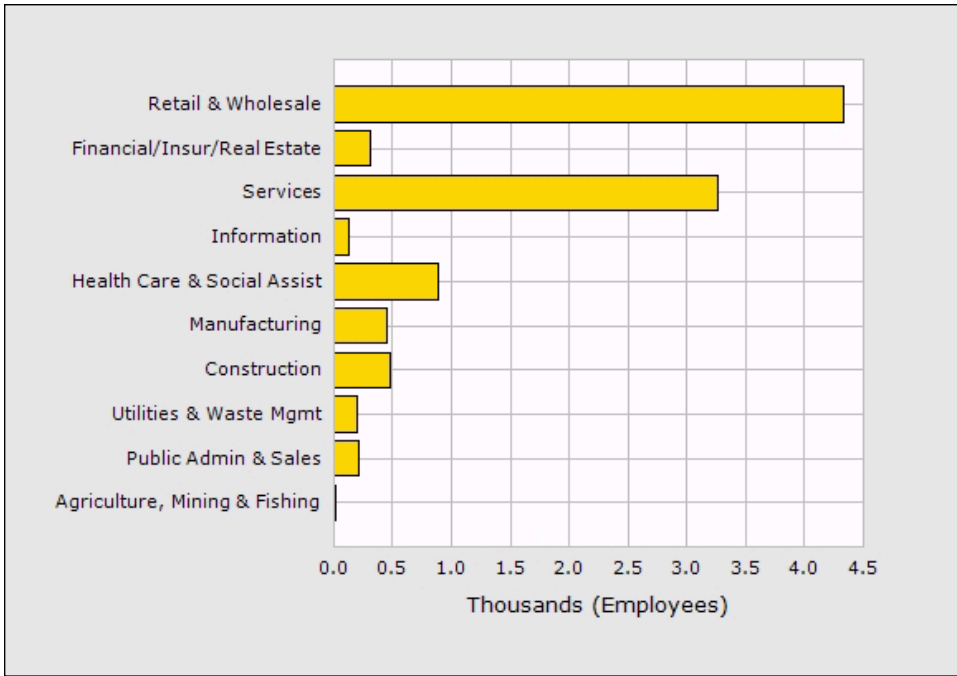
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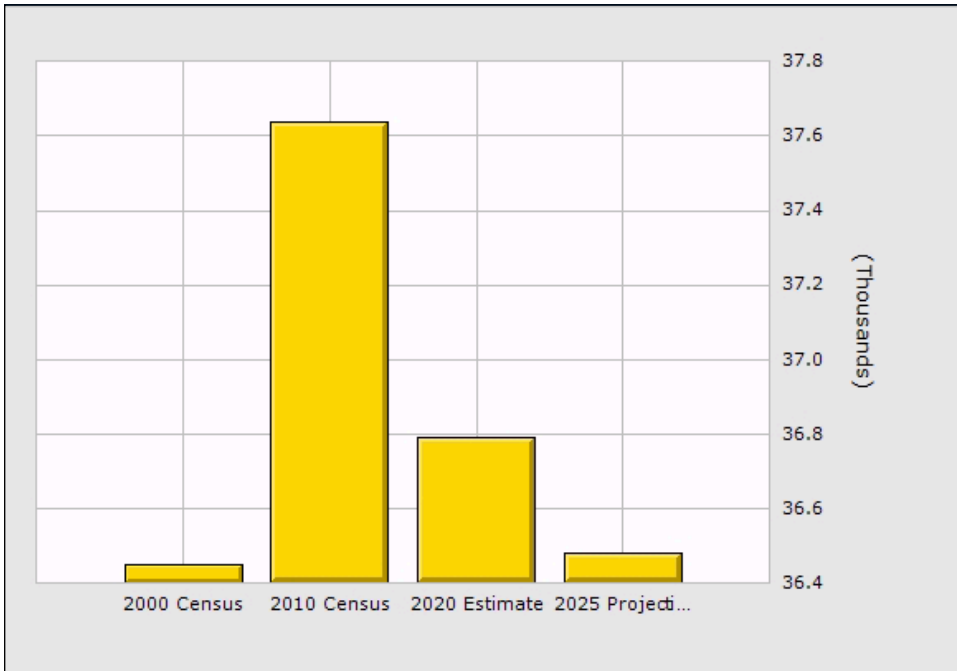
MAP



AERIAL



Population	1 Mile	2 Mile	3 Mile
2020 Total Population:	36,791	140,125	284,572
2025 Population:	36,478	139,464	283,662
Pop Growth 2020-2025:	(0.85%)	(0.47%)	(0.32%)
Average Age:	36.60	37.90	38.30
Households			
2020 Total Households:	11,722	48,733	102,207
HH Growth 2020-2025:	(0.99%)	(0.53%)	(0.36%)
Median Household Inc:	\$77,870	\$82,940	\$84,200
Avg Household Size:	3.10	2.80	2.80
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$732,220	\$782,340	\$814,749
Median Year Built:	1964	1965	1964



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# DEMOGRAPHICS



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