

FOR LEASE-OCEANFRONT RESTAURANT

Redondo Beach, CA

**110-151 FISHERMAN'S WHARF
REDONDO BEACH, CA 90277**

**HIGHLAND
PARTNERS**

MIKE GRANNIS

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mike@highlandpartnerscorp.com

Highland Partners Corp. | 310.379.2228 | 880 Apollo Street, Suite 331, El Segundo, CA 90245

The Monstad Pier - Restaurant Space Available

110-151 Fisherman's Wharf, Redondo Beach, CA 90277

**FOR
LEASE**



OFFERING

Available Space	5,700 SF
Lease Rate	Negotiable
Outdoor Patio	4,000 SF (approx)
License	Type 47 Available

PROPERTY HIGHLIGHTS

- Unobstructed Ocean Views
- 5,700 SF Oceanfront Restaurant Space Available
- Ability to add approx 4,000 SF Deck
- Exceptional Signage
- Close proximity to affluent communities of Redondo Beach, Palos Verdes, Hermosa Beach and Manhattan Beach
- Ideally Positioned Near Future Improvements to the Redondo Beach Waterfront
- Ample parking and significant foot traffic
- The Best Restaurant Location in South Bay

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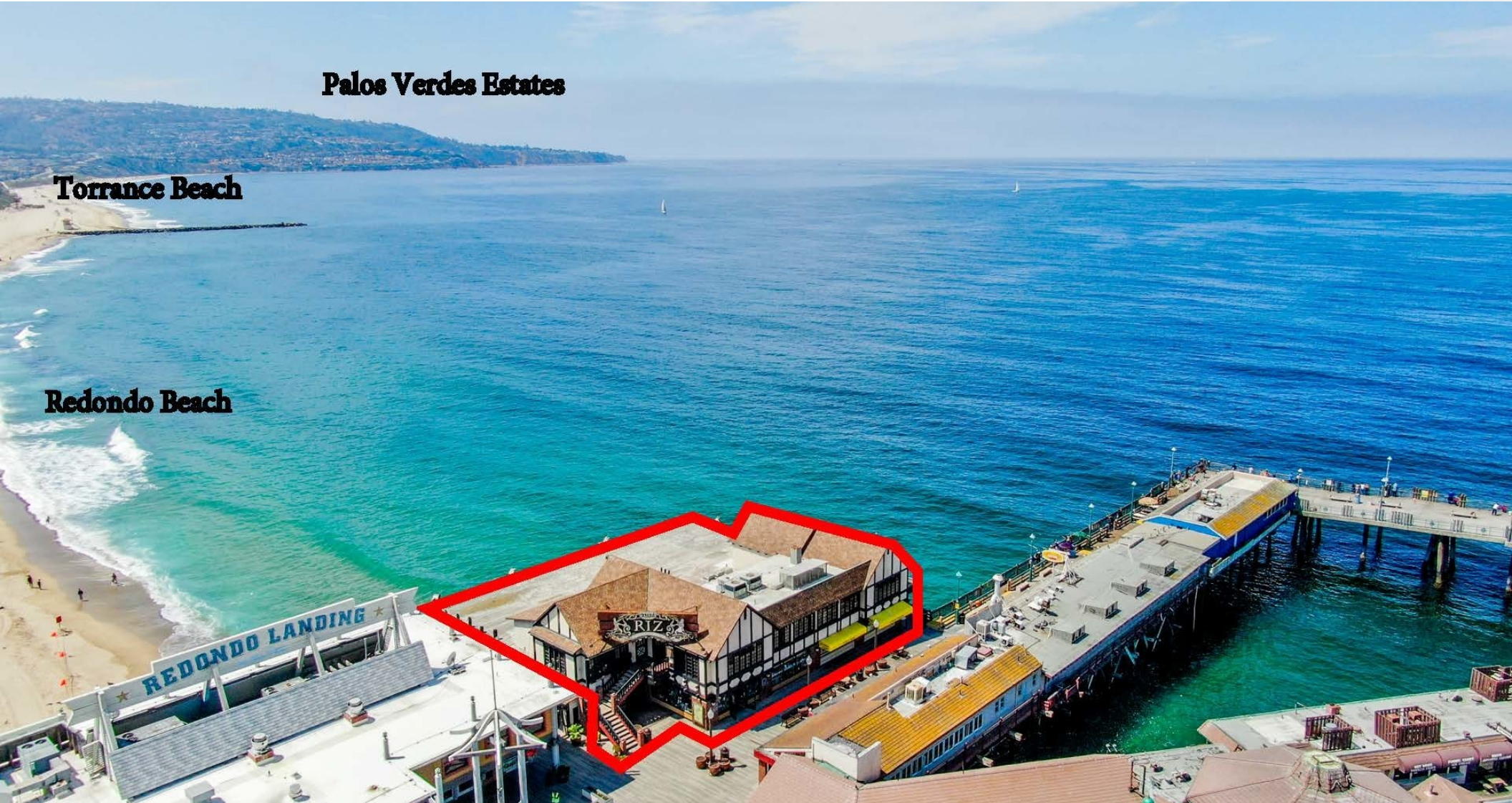
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Palos Verdes Estates

Torrance Beach

Redondo Beach



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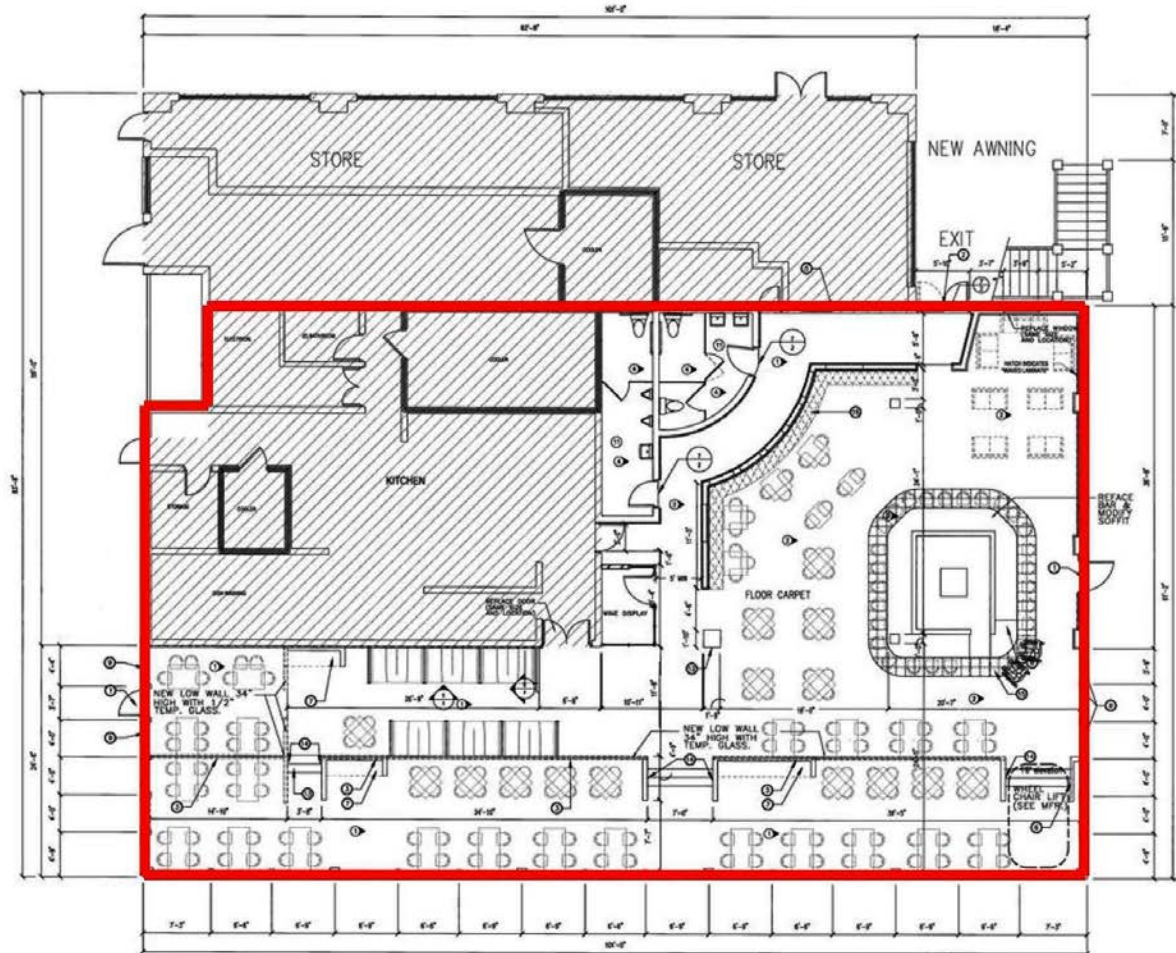
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RESTAURANT SPACE - FLOORPLAN



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POPULATION	1 MILE	2 MILES	3 MILES
Total population	14,280	65,477	149,439
Median age	41.4	40.7	40.1
Median age (Male)	41.6	40.4	40.1
Median age (Female)	40.8	40.7	39.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,006	28,162	61,246
# of persons per HH	2.0	2.3	2.4
Average HH income	\$108,593	\$115,305	\$118,559
Average house value	\$863,753	\$872,478	\$851,485

* Demographic data derived from 2010 US Census

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