

SECOND-GEN RESTAURANT WITH PATIO

1617 S Pacific Coast Hwy | Leasing Brochure

Redondo Beach, CA 90277

Subject Property



LOCATED WITHIN THE HEART OF RIVIERA VILLAGE
±10 M Annual Visitors

MATTHEWS™

SECOND-GEN RESTAURANT | WALKING DISTANCE TO RIVIERIA VILLAGE

±1,620 SF + 850 SF PATIO
Space Available

- Endcap position with a wrap-around patio offering high visibility and outdoor dining on one of Southern California's most trafficked coastal corridors
- Dense restaurant and bar district immediately surrounding the site along S Catalina Ave and Ave I — strong foot traffic



\$5.00/SF + NNN
Asking Rent

- Adjacent to Riviera Place shopping center (S Elena Ave), with a shared parking lot next door
- Scenic backdrop and affluent residential catchment area from nearby Palos Verdes Estates
- Co-tenancy includes local favorites such as Proudly Serving and The Good Stuff, driving strong neighborhood traffic and local appeal.



FIND YOUR NEXT LOCATION IN REDONDO BEACH



Riviera Village | ±0.2 Mi Away
Local district with over 300 shops,
restaurants, and services

±1M Annual Visitors



Redondo Beach
±0.2 Mi Away
±10M Annual Visitors

Subject Property

±37,250 VPD

Palos Verdes Blvd ±43,000 VPD

±\$936M
REDONDO BEACH ANNUAL RETAIL SALES

±2,900
TOTAL EMPLOYER ESTABLISHMENTS

±280
RETAIL TRADE ESTABLISHMENTS

LOCATED ON A SIGNALIZED INTERSECTION



Ave I ±37,250 VPD

S Elena Ave ±10,000 VPD



Redondo Beach
±2.5 Miles Away

Anza Elementary School
±640 Students

Bishop Montgomery High
±900 Students

URBAN PLATES

Del Amo Fashion Center

NORDSTROM **JCPenney**

URBAN NORTH
OUTFITTERS **ITALIA** **amc**

Bath & Body Works

VICTORIA'S SECRET **PF CHANG'S**
Abercrombie & Fitch **CHIPOTLE** BARNES & NOBLE

1

107

Alta Vista Elementary School
±531 Students

ACE Hardware

Goodwill

OLYMPUS BOARD SHOP **ORGANIC SUGAR**
SANDBOX FITNESS CLUB

chrome
COFFEE STUDIO

Subject Property



Ralphs

NOTHING bundt CAKES

bada, coffee

Walmart Supercenter

TARGET



Hickory Elementary
±845 Students

TRADER JOE'S **Starbucks**

berrybowl
Acai Bowls • Smoothies • Juice Bar



CVS pharmacy **corner bakery cafe**

ROUND TABLE PIZZA ROYALTY

HANDEL'S
HOMEMADE ICE CREAM SINCE 1945

South High School
±2,971 Students

Torrance Memorial Medical Center
±588 Beds

COSTCO WHOLESALE

VONS **BevMo!** **OFF SET**

Pacific Coast Hwy ± 37,250 VPD

Richardson Middle
±650 Students

Sling PILOT ACADEMY

Torrance Beach
±1 Miles Away

Riviera Elementary
±612 Students

SPROUTS FARMERS MARKET

ROSS DRESS FOR LESS **PAPA JOHN'S PIZZA**

Michaels **Walgreens**

Palos Verdes Golf Club
Golf Course

sam's club

Google Earth

REDONDO BEACH, CA

Redondo Beach is one of the premier coastal communities in Los Angeles County, recognized for its affluent demographics, limited land availability, and highly desirable beachside lifestyle. The city benefits from direct Pacific Ocean frontage, a walkable waterfront district, and convenient access to major employment centers throughout the South Bay and West Los Angeles. Strong household incomes, highly rated schools, and a well-educated resident base continue to support long-term housing demand and premium real estate values across the market.

The broader South Bay region maintains a diverse and resilient economy driven by technology, aerospace, healthcare, tourism, and professional services. Redondo Beach's coastal amenities, marina, recreational offerings, and proximity to Manhattan Beach, El Segundo, and Torrance enhance its appeal among professionals and families seeking a high-quality living environment. Limited new development opportunities and continued demand for coastal housing contribute to stable occupancy trends, strong consumer spending, and long-term appreciation potential.



\$150,245 HH INCOME
WITHIN 1-MILE OF SUBJECT PROPERTY

±67,000 DAYTIME POPULATION
WITHIN 3-MILES OF SUBJECT PROPERTY

±10M ANNUAL VISITORS
WITHIN 3-MILES OF SUBJECT PROPERTY

68,679 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.4B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



1617 S PACIFIC COAST HWY

Redondo Beach, CA 90277

Leasing Brochure

EXCLUSIVELY LISTED BY



HUNTER LAMBERT

ASSOCIATE

hunter.lambert@matthews.com

DIR (310) 601-7705

LIC No. 02192921 (CA)



MICHAEL PAKRAVAN

SVP & NATIONAL DIRECTOR

michael.pakravan@matthews.com

DIR (310) 919-5737

LIC No. 01706065 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker License No. 01320460 (CA) | Firm License No. 02168060 (CA)

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