

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 RIVIERA 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

± 1 M Annual Visitors

OFF
SET



Redondo Beach

± 0.2 Mi Away
 ± 10 M Annual Visitors

Subject Property

$\pm 37,250$ VPD

Palos Verdes Blvd $\pm 43,000$ VPD

$\pm \$936$ M

REDONDO BEACH ANNUAL RETAIL SALES

$\pm 2,900$

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 OUTFITTERS **NORTH**
Bath & Body Works **amc**
VICTORIA'S SECRET **PF CHANG'S**
Abercrombie & Fitch **CHIPOTLE** **BARNES & NOBLE**

1

107

Alta Vista Elementary School
±531 Students

ACE Hardware
Goodwill
OLYMPUS **ORGANIC SUGAR**
SANDBOX **FITNESS CLUB**

chrome
COFFEE STUDIO

Subject Property

THE Original
Pancake House

Ralphs
NOTHING bundt CAKES
bada, coffee

Walmart
Supercenter

TARGET

the Y
YMCA

Hickory Elementary
±845 Students

TRADER JOE'S
Starbucks
berrybowl
Acai Bowls • Smoothies • Juice Bar

fc

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

VONS
BevMo! **OFF SET**

Torrance Beach
±1 Miles Away

Riviera Elementary
±612 Students

Palos Verdes Golf Club
Golf Course

Richardson Middle
±650 Students

Pacific Coast Hwy ±37,250 VPD

SPROUTS FARMERS MARKET
ROSS **PAPA JOHN'S**
DRESS FOR LESS
Michaels **Walgreens**

COSTCO
WHOLESALE

Sling
PILOT ACADEMY

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



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