

# FOR SALE

1604 Aviation Blvd  
Redondo Beach, CA 90278



## OWNER-USER INVESTMENT | REDONDO BEACH

**Patrick Sheekey**

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**Highland Partners Corp.**

880 Apollo Street, Suite 329, El Segundo, CA 90245

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# 1604 AVIATION BOULEVARD, REDONDO BEACH, CA 90278



**Address:** 1604 Aviation Boulevard  
Redondo Beach, CA 90278

**Asking Price:** \$1,950,000

**Building Size:** Approximately 3,200 square feet  
1<sup>st</sup> Floor: Approximately 1,600 square feet  
2<sup>nd</sup> Floor: Approximately 1,600 square feet

**Land Size:** Approximately 4,255 square feet

**Year Built:** 1974

**Current Use:** Office/Retail

**Occupancy:** 100%; 2<sup>nd</sup> floor can be delivered vacant or short-term leaseback, 1<sup>st</sup> floor leased until 6/5/2024 (No Options)

**Parking:** 6-7 spaces on-site

**APN:** 4162-003-033

- Notes:**
- Rare owner-user building
  - High visibility location; great signage
  - Multitude of walkable amenities
  - Very centric location within the South Bay
  - All adjacent submarkets easily accessible
  - Excellent area demographics

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PROPERTY PHOTOS



**Patrick Sheekey**

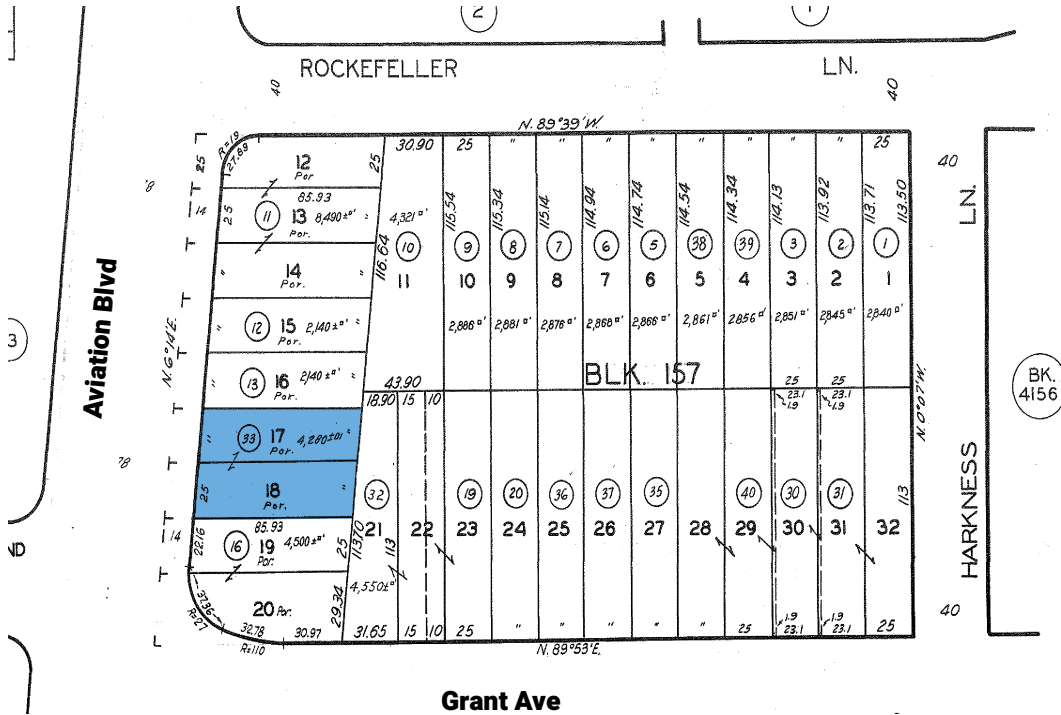
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**LOCATION & PARCEL MAP**

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