

FORMER BANK BRANCH

301 S. PACIFIC COAST HIGHWAY, REDONDO BEACH, CA

FOR SALE



DO NOT DISTURB TENANT

JOHN CIGLIANO

Lic. 01944544

C: +1 310-308-5489

john@highlandpartnerscorp.com

BRENT CUNNINGHAM

Lic. 01203913

C: +1-310-344-2490

brent@highlandpartnerscorp.com

HIGHLAND PARTNERS CORP.

880 Apollo Street, Suite 329

El Segundo, CA 90245

Broker Lic. 01904030



CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the Owner or Highland Partners Corp, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you --will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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PURCHASE PRICE UNPRICED



PROPERTY OVERVIEW



Address:
301 S. Pacific Coast Highway
Redondo Beach, CA



Zoning:
MU-3



APN:
7505-022-032



- Uses:**
- Animal supplies (P), boarding, grooming, and hospital (C)
 - Banks (P), w/ DT (C)
 - DT (C)
 - F&B (P)
 - Restaurants <2k sf w/o DT (P), restaurants >2k sf or w/ DT (C)
 - Retail sales <30k sf (P), retail sales >30k sf (C)



Land Size:
±24,456 SF (±0.56 Acres)



Building Size:
±3,479 SF



Year Built:
1977



Parking Ratio:
(10.00/1,000)
36 parking spaces

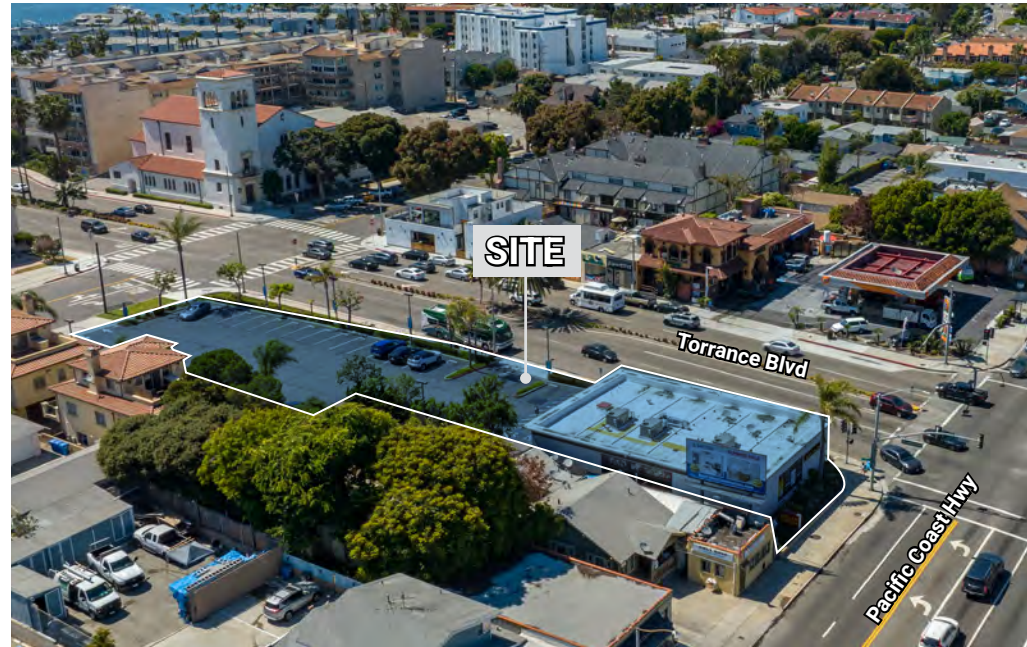
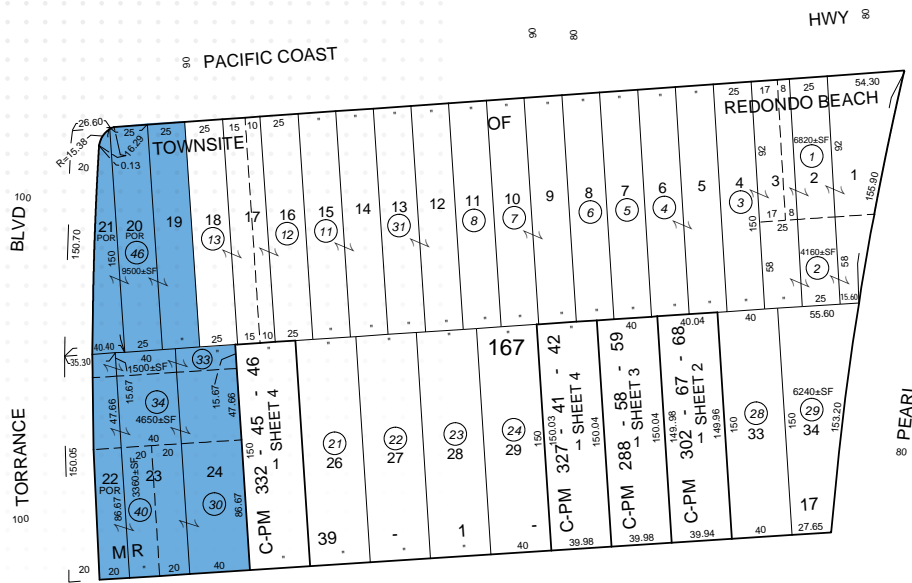


PROPERTY OVERVIEW

The subject property consists of approximately 3,479 SF of building and encompasses a land parcel of approximately 24,456 SF. The property offers an above standard parking ratio of 10/1,000 allowing for a multitude of retail/restaurant users. In addition, the property offers great visibility along Pacific Coast Highway as well as Torrance Boulevard. Pacific Coast Highway is the dominant north/south commercial corridor within the beach cities and Torrance Boulevard is a major east/west commercial corridor which leads due west to the waterfront amenities of Redondo Beach. The

property has been operating as a financial institution for multiple years and is currently operated by Wells Fargo, who is scheduled to vacate the premises in September 2023. The property is a free-standing single story building and offers ingress and egress off of both Torrance Boulevard and S. Broadway. The intersection includes other national brands which include CVS Pharmacy, Chase Bank and 7 Eleven. The property offers a multitude of various uses based upon the above-standard parking ratio.

PARCEL MAP





Pacific Ocean

Santa Monica

Manhattan Beach

Hermosa Beach



King Harbor

Redondo Beach Pier

SITE

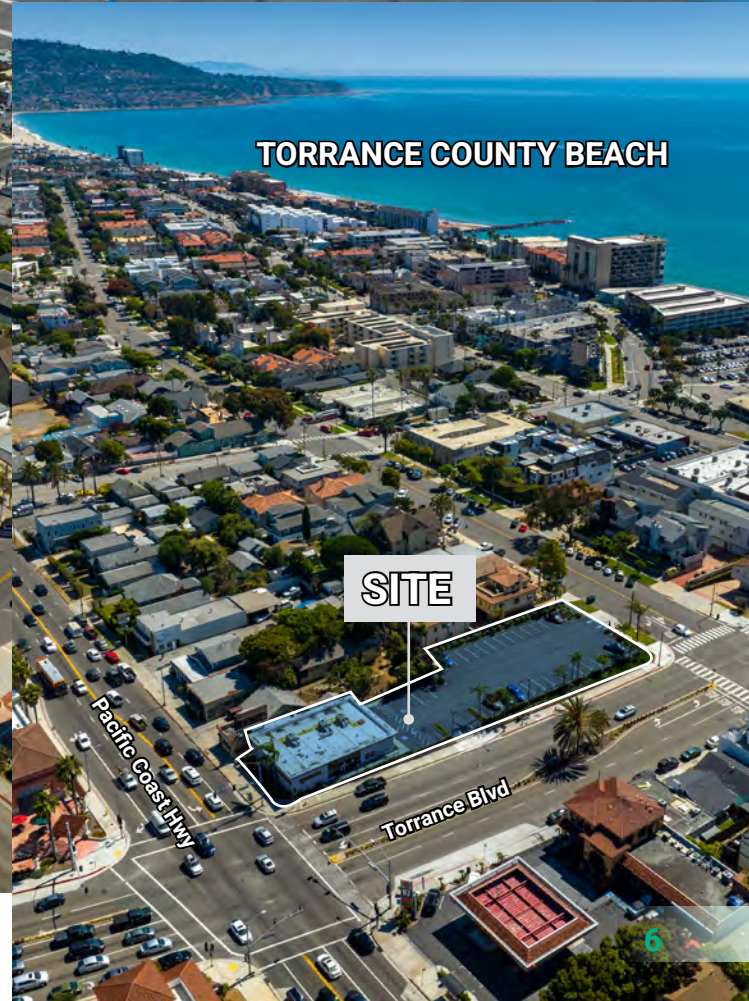
Pacific coast hwy

Torrance Blvd



WELLS FARGO

301 S. PACIFIC COAST HWY, REDONDO BEACH, CA



FORMER BANK BRANCH FOR SALE



AREA DEMOGRAPHICS
(WITHIN 5 MILE RADIUS)



183,261

OF EMPLOYEES



146,550

ESTIMATED HOUSEHOLDS



378,457

POPULATION



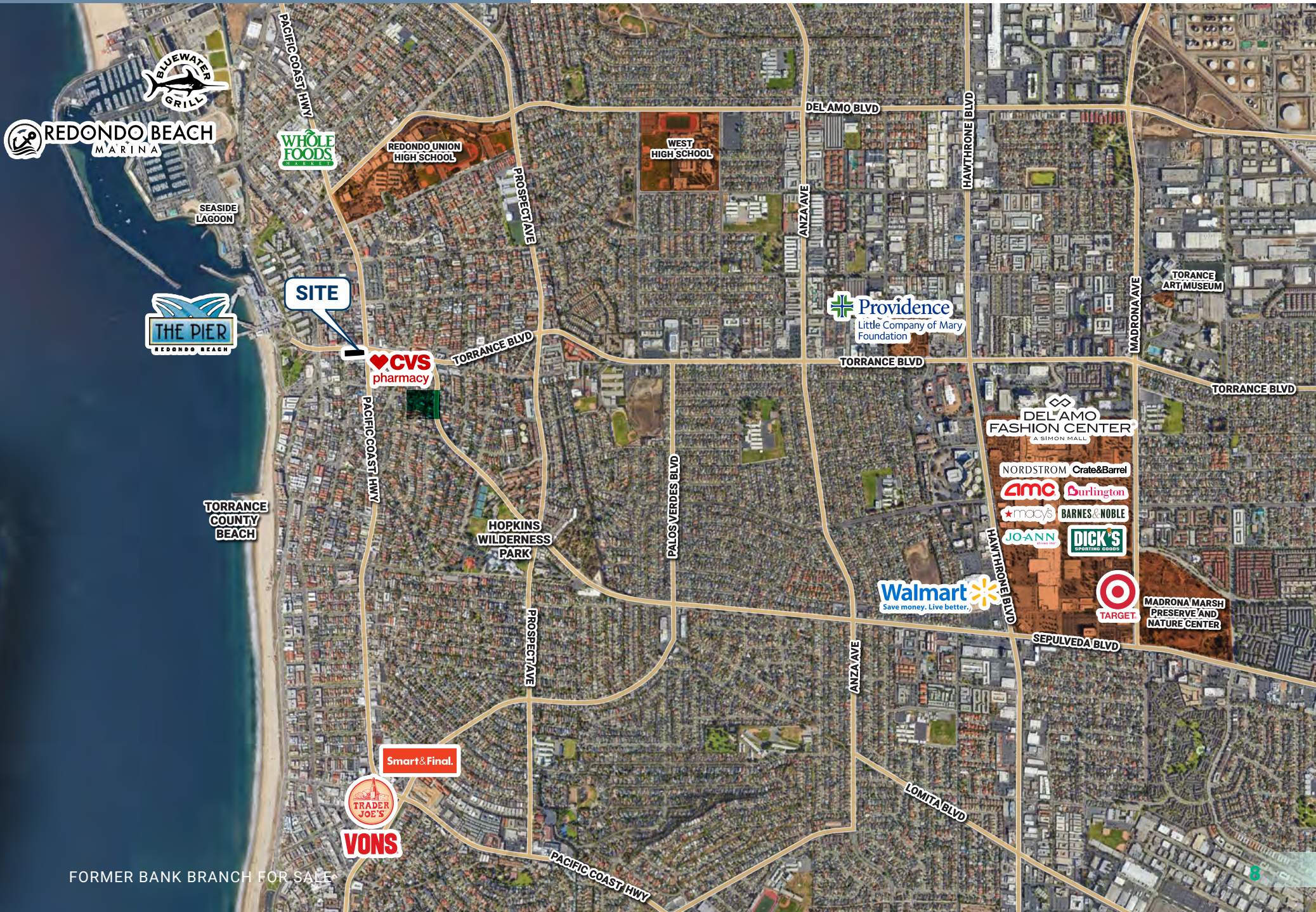
\$187,281

AVERAGE HOUSEHOLD INCOME

RETAIL MAP

WELLS
FARGO

301 S. PACIFIC COAST HWY, REDONDO BEACH, CA



SITE

CVS
pharmacy

Providence
Little Company of Mary
Foundation

DEL AMO
FASHION CENTER
A SIMON MALL

NORDSTROM
Crate&Barrel
AMC
Burlington
macy's
BARNES & NOBLE
JOANN
DICK'S
SPORTING GOODS

Walmart
Save money. Live better.

TARGET

MADRONA MARSH
PRESERVE AND
NATURE CENTER

Smart & Final.

TRADER
JOE'S

VONS

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MARKET OVERVIEW

Los Angeles County remains one of the most active retail/commercial markets within the country and there has been limited development of new commercial product within the past decade due to limited availability of land for development. Redondo Beach, which falls within Los Angeles County, is an urban-infill beach community and services a dense affluent population. It has historically attracted investors/buyers based upon a low vacancy factor within the trade area coupled with the quality of real estate that resides within the area. The subject property will likely attract a multitude of investors and users looking to capitalize on the strength of the trade and quality of the site characteristics attributed to the subject property.

Los Angeles County is the most heavily populated county in the country with approximately 10.4 million people calling it home, including about 1 million living in unincorporated areas of the county. The Los Angeles metropolitan area is formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange. Approximately 3.9 million residents call the City of Los Angeles home.

Los Angeles County is home to one of the most educated labor pools in the U.S. and offers a labor force of more than 4.98 million, of which approximately 40% are college graduates. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles International Airport (LAX) also services the Los Angeles County area. It is the fourth busiest airport in the world, serving nearly 87.5 million passengers in 2018. It is supplemented by its proximity to Ontario International Airport in the City of Ontario (San Bernardino County), Burbank Airport in Burbank (Los Angeles County) and John Wayne Airport in Santa Ana (Orange County). Municipal bus and light rail service is provided by the Los Angeles County Metropolitan Transportation Authority (MTA).



DEMOGRAPHICS (2020 ESTIMATES)

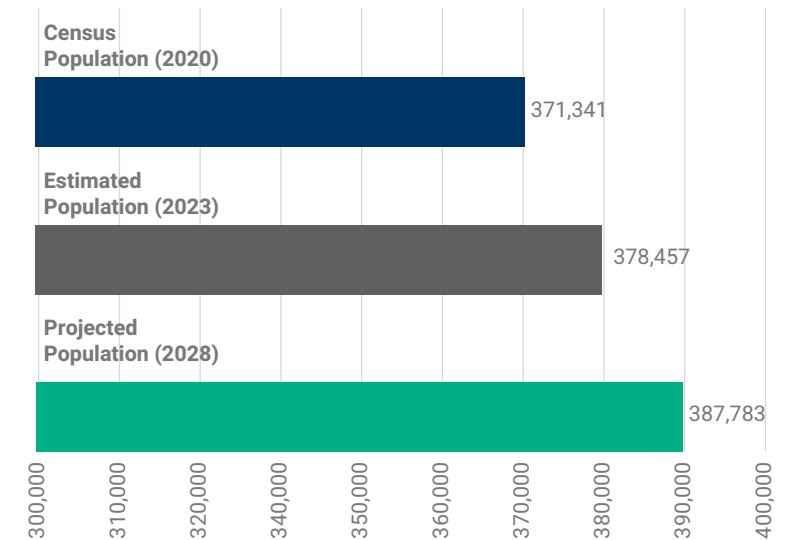
	1 Mile		3 Miles		5 Miles	
POPULATION						
Estimated Population (2023)	25,855		167,597		378,457	
Projected Population (2028)	24,925		162,789		371,341	
Census Population (2020)	26,343		171,633		387,783	
Census Population (2010)	24,342		166,380		380,354	
Projected Annual Growth (2023-2028)	-30	-0.7%	-4,808	-0.6%	-7,116	-0.4%
Historical Annual Growth (2020-2023)	-488	-	-4,036	-0.8%	-9,326	-0.8%
Historical Annual Growth (2010-2020)	2,002	0.8%	5,547	0.30%	7,429	0.2%
Estimated Population Density (2023)	8,234	psm	5,928	psm	4,821	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

HOUSEHOLDS						
Estimated Households (2023)	11,690		69,502		146,550	
Projected Households (2028)	11,423		68,452		145,852	
Census Households (2020)	11,786		70,396		148,295	
Census Households (2010)	11,427		69,944		146,552	
Projected Annual Growth (2023-2028)	-267	-0.5%	-0,050	-0.3%	-699	-
Historical Annual Change (2010-2023)	262	0.2%	-441	-	-1	-

AVERAGE HOUSEHOLD INCOME						
Estimated Average Household Income (2023)	\$182,660		\$193,230		\$187,281	
Projected Average Household Income (2028)	\$200,682		\$210,459		\$201,785	
Census Average Household Income (2010)	\$104,169		\$106,532		\$108,005	
Census Average Household Income (2000)	\$84,705		\$86,498		\$85,959	
Projected Annual Change (2023-2028)	\$18,022	2.0%	\$17,229	1.8%	\$14,504	1.5%
Historical Annual Change (2020-2023)	\$97,955	5.0%	\$106,732	5.4%	\$101,322	5.1%

MEDIAN HOUSEHOLD INCOME						
Estimated Median Household Income (2023)	\$123,052		\$129,437		\$129,048	
Projected Median Household Income (2028)	\$126,147		\$132,985		\$132,360	
Census Median Household Income (2010)	\$80,550		\$83,168		\$81,557	
Census Median Household Income (2000)	\$68,505		\$69,290		\$68,690	
Projected Annual Change (2023-2028)	\$3,094	0.5%	\$3,547	0.5%	\$3,312	0.5%
Historical Annual Change (2020-2023)	\$54,517	3.5%	\$60,147	3.8%	\$60,358	3.8%

POPULATION (WITHIN 5 MILE RADIUS)



INCOME (WITHIN 5 MILE RADIUS)

\$187,281
ESTIMATED AVERAGE HH INCOME

\$129,048
ESTIMATED MEDIAN HH INCOME

EMPLOYMENT (WITHIN 5 MILE RADIUS)

183,261
EMPLOYEES

24,036
BUSINESSES

Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography



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