

IDEAL RETAIL LOCATION

On PCH In Redondo Beach

\$4,950,000



Prime cannabis retail eligible property in Redondo Beach, one of LA's famed beach cities! This 4,500 SF, two-story building is just 1,700 feet from the ocean shoreline and located near several complimentary businesses and tourist attractions. With ample parking including 10 dedicated spots and plenty of street parking, this property offers excellent accessibility for both tourists and locals alike. Renovated in 2008, this highly visible cannabis-eligible retail property is a fantastic opportunity for the right buyer. Act fast as city applications are due soon!

**CITY APPLICATIONS
EXPECTED SOON**

HIGHLIGHTS

- 4,500 SF, two-story building
- About 10 dedicated on-site parking spots
 - Ample Street Parking
- Corner Location
- 32,000 Cars Per Day
- 3-Mile Demographics:
 - Population: 145,199
 - Average House Income: \$180,203
 - Average Home Value: \$977,609
- Located near several complimentary businesses.
- Just 1,700 feet from a popular beach
- Renovated in 2008
- Per recent cannabis ordinances, property qualifies for retail storefront licensing



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