

Lease Available for Cannabis Business

1010 S Pacific Coast Hwy, Redondo Beach, CA

**\$25,000/month
+ NNN**



Cannabis applications coming soon (expected by September 2023)

Embrace the charm of Redondo Beach, a coastal city renowned for its sandy beaches, lively waterfront, and recreational activities. This exceptional 4,400 SF property is available for lease to cannabis retail applicants. Situated on the vibrant Pacific Coast Highway, this recently renovated building enjoys strong visibility along PCH and will gain attention from high traffic counts in a strong demographic. Benefit from the convenience of the nearby beach, just around 1,700 feet away, and easy access to the bus station, catering to both locals and tourists. With ample parking and surrounded by restaurants and retail shops, this strategic location promises constant foot traffic for a thriving retail cannabis store.

**Cannabis
Compliant Property**

HIGHLIGHTS

- Lease contingent on tenant winning in preliminary round
- Office/retail mixed use and multi-tenanted, reducing run-up costs for cannabis occupancy.
- Non-refundable deposit required for property application.
- 40 feet of Pacific Coast Highway frontage
 - Excellent visibility and tourism.
 - Two-story, 4,400 SF building
 - Recently renovated in 2020
 - Ample parking: 6 spaces, including 1 handicap space
- Surrounded by numerous restaurants and retail shops, attracting more customers.
 - Traffic: 32,000 cars per day.
 - Proximity to Beach: 1,700 feet away
- Demographics (3-mile radius):
 - Population: 145,210
 - Average Household Income: \$180,203
 - Average Home Value: \$977,609



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