

## 1760 AVIATION BOULEVARD, REDONDO BEACH, CALIFORNIA 90278

Restaurant Building Available for **Lease** or Land Parcel Available for **Ground Lease**



1760 AVIATION BLVD  
10-22-2019

### SITE PLAN STUDY

SCHEME A  
03-1137-001

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### PROPERTY HIGHLIGHTS

#### 3 AVAILABLE LEASING OPTIONS:

- 1)  $\pm$  3,485 square foot existing restaurant facility can be leased in its current condition.
- 2) Redevelopment possible into a two-tenant building with drive-thru of approximately 3,225 square feet (spaces consist of  $\pm$  1,925 square feet and  $\pm$  1,300 square feet).
- 3)  $\pm$  29,877 gross leasable square foot land parcel for single tenant Ground Lease.

- Rare potential for drive-thru on going to work side of Aviation Blvd.
- Vehicle ingress/egress on both Artesia Blvd. and Aviation Blvd.
- Very large pylon sign on Artesia Blvd. and monument sign on Aviation Blvd.
- Area retail/restaurants include Rite-Aid, Giuliano's Delicatessen, CVS, Grocery Outlet, Starbucks, Chick-fil-A, Carl's Jr, Taco Bell, and Dollar Tree.

### AVERAGE DAILY TRAFFIC COUNTS

Aviation Bl:  $\pm$  21,650 cars per day\*

Artesia Bl:  $\pm$  29,922 cars per day\*

[\* Source: Regis/Sites USA]

### POPULATION (2019 estimates)

1 MILE	2 MILES	3 MILES
41,123	115,657	214,533

### MEDIAN HOUSEHOLD INCOME (2019 estimates)

1 MILE	2 MILES	3 MILES
\$122,850	\$118,331	\$105,565

For more information, please contact:

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ARTESIA BLVD PYLON SIGN

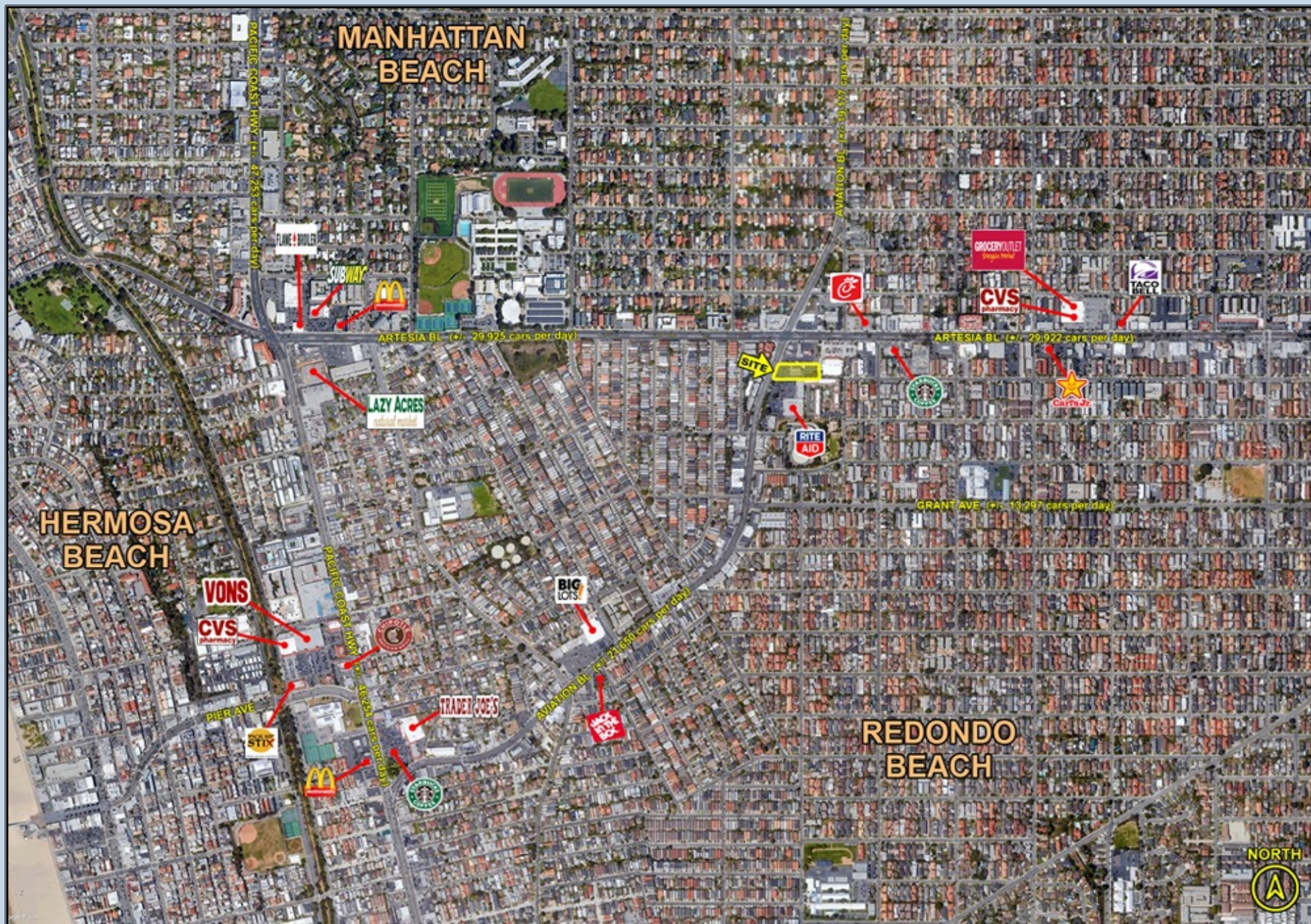














## FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8721/-118.3819

RF1

### 1760 Aviation Bl

### Redondo Beach, CA 90278

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2019 Estimated Population	41,123	115,657	214,533
	2024 Projected Population	41,013	115,432	214,253
	2010 Census Population	40,483	113,980	209,987
	2000 Census Population	37,907	108,684	201,932
	Projected Annual Growth 2019 to 2024	-	-	-
	Historical Annual Growth 2000 to 2019	0.4%	0.3%	0.3%
HOUSEHOLDS	2019 Estimated Households	16,999	47,441	85,713
	2024 Projected Households	17,429	48,652	87,973
	2010 Census Households	16,286	45,439	81,516
	2000 Census Households	15,873	44,855	81,159
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.4%	0.3%	0.3%
AGE	2019 Est. Population Under 10 Years	12.5%	11.9%	11.7%
	2019 Est. Population 10 to 19 Years	9.6%	10.0%	10.5%
	2019 Est. Population 20 to 29 Years	11.6%	12.6%	12.7%
	2019 Est. Population 30 to 44 Years	25.1%	24.2%	23.7%
	2019 Est. Population 45 to 59 Years	21.5%	21.0%	20.9%
	2019 Est. Population 60 to 74 Years	14.4%	14.6%	14.5%
	2019 Est. Population 75 Years or Over	5.4%	5.7%	6.0%
	2019 Est. Median Age	38.6	38.5	38.4
MARITAL STATUS & GENDER	2019 Est. Male Population	49.6%	50.0%	49.8%
	2019 Est. Female Population	50.4%	50.0%	50.2%
	2019 Est. Never Married	29.8%	32.6%	33.4%
	2019 Est. Now Married	53.0%	49.6%	48.1%
	2019 Est. Separated or Divorced	13.4%	13.7%	14.1%
	2019 Est. Widowed	3.8%	4.1%	4.4%
INCOME	2019 Est. HH Income \$200,000 or More	22.4%	22.5%	18.6%
	2019 Est. HH Income \$150,000 to \$199,999	16.8%	13.9%	12.1%
	2019 Est. HH Income \$100,000 to \$149,999	18.5%	17.6%	17.8%
	2019 Est. HH Income \$75,000 to \$99,999	11.7%	12.5%	13.2%
	2019 Est. HH Income \$50,000 to \$74,999	10.8%	12.6%	14.1%
	2019 Est. HH Income \$35,000 to \$49,999	7.6%	7.5%	8.4%
	2019 Est. HH Income \$25,000 to \$34,999	4.4%	4.5%	5.1%
	2019 Est. HH Income \$15,000 to \$24,999	4.2%	4.5%	5.2%
	2019 Est. HH Income Under \$15,000	3.7%	4.5%	5.5%
	2019 Est. Average Household Income	\$170,853	\$168,915	\$149,533
	2019 Est. Median Household Income	\$122,850	\$118,331	\$105,565
	2019 Est. Per Capita Income	\$70,647	\$69,322	\$59,798
	2019 Est. Total Businesses	1,896	6,725	11,772
	2019 Est. Total Employees	9,589	44,738	92,949

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

