



**SPACES AVAILABLE
FOR LEASE**

**NWC PCH
& CARNELIAN ST
REDONDO BEACH, CA**

 **epstein & associates**



 www.epstein.com

 [@epsteinandassociates](https://www.instagram.com/epsteinandassociates)

 [epstein-associates](https://www.linkedin.com/company/epstein-associates)

Vic Montalbo | LIC# 00927723

E: vmontalbo@epstein.com | P: 310.451.8171 ext. 230

Jack Farlo | LIC# 02067149

E: jfarlo@epstein.com | P: 310.451.8171 ext. 220

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and drawings shown are approximate, subject to change, and should be independently verified, as they are not to be relied upon as a precise representation from this office.

PROPERTY DETAILS

AVAILABLE SPACES

2,652 SF
Available

1,675 SF
Available

1,107 SF
Available

1,077 SF
Available

1,588 SF
Available

PACIFIC COAST HIGHWAY

BERYL STREET

 epsteen & associates

Vic Montalbo | LIC# 00927723

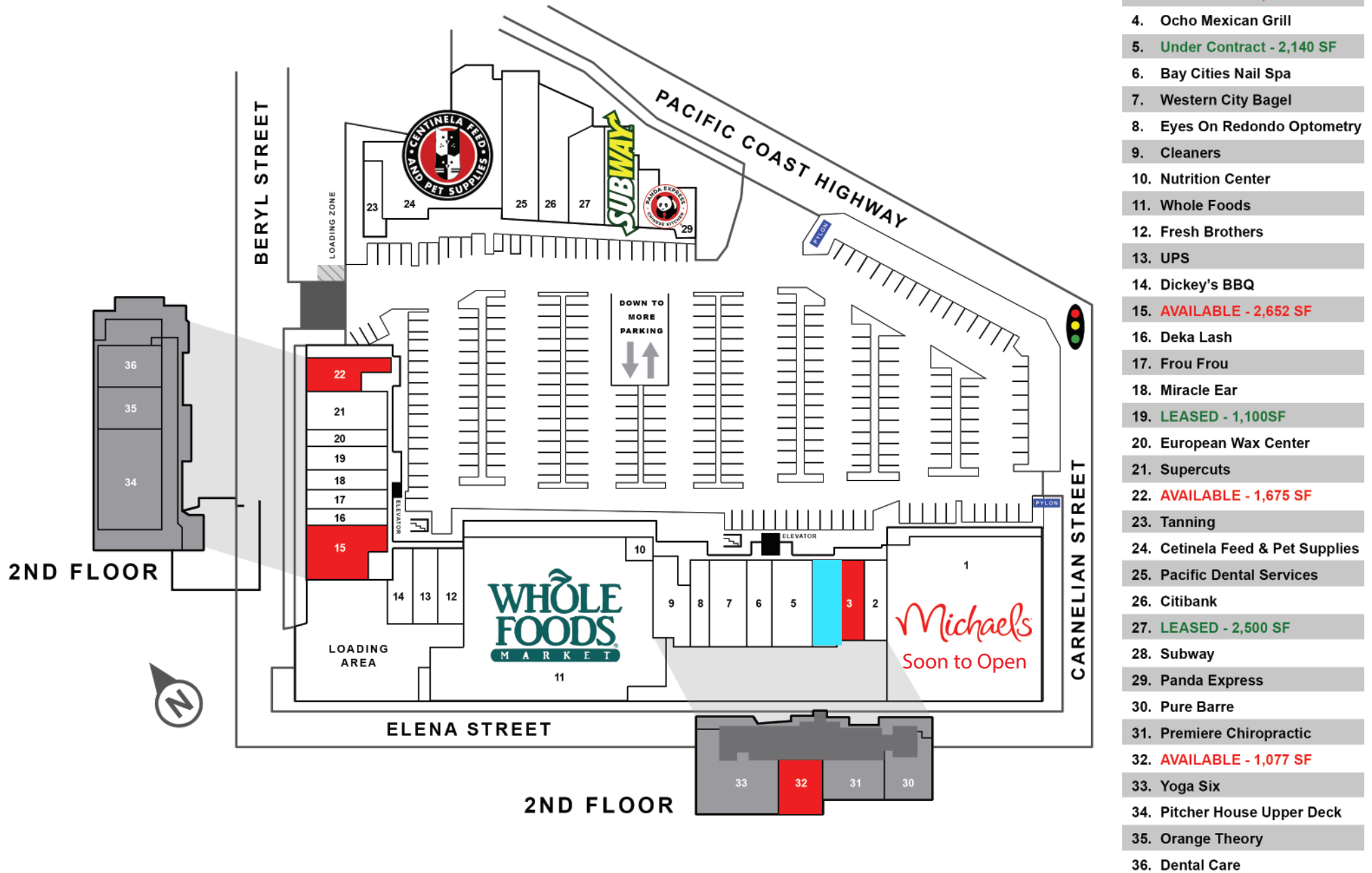
E: vmontalbo@epsteen.com | P: 310.451.8171 ext. 230

Jack Farlo | LIC# 02067149

E: jfarlo@epsteen.com | P: 310.451.8171 ext. 220

FOUNDING
MEMBER | **CHAINLINKS**
RETAIL ADVISORS

SITE PLAN



Vic Montalbo | LIC# 00927723

Jack Farlo | LIC# 02067149

E: vmontalbo@epsteen.com | P: 310.451.8171 ext. 230

E: jfarlo@epsteen.com | P: 310.451.8171 ext. 220

 epstein & associates

FOUNDING MEMBER | **CHAINLINKS**
RETAIL ADVISORS

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and drawings shown are approximate, subject to change, and should be independently verified, as they are not to be relied upon as a precise representation from this office.

1 MILE RETAIL AERIAL



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and drawings shown are approximate, subject to change, and should be independently verified, as they are not to be relied upon as a precise representation from this office.

DEMOGRAPHICS

Population:

MILE 1:	MILE 2:	MILE 3:
26,354	92,196	175,905

Daytime Population:

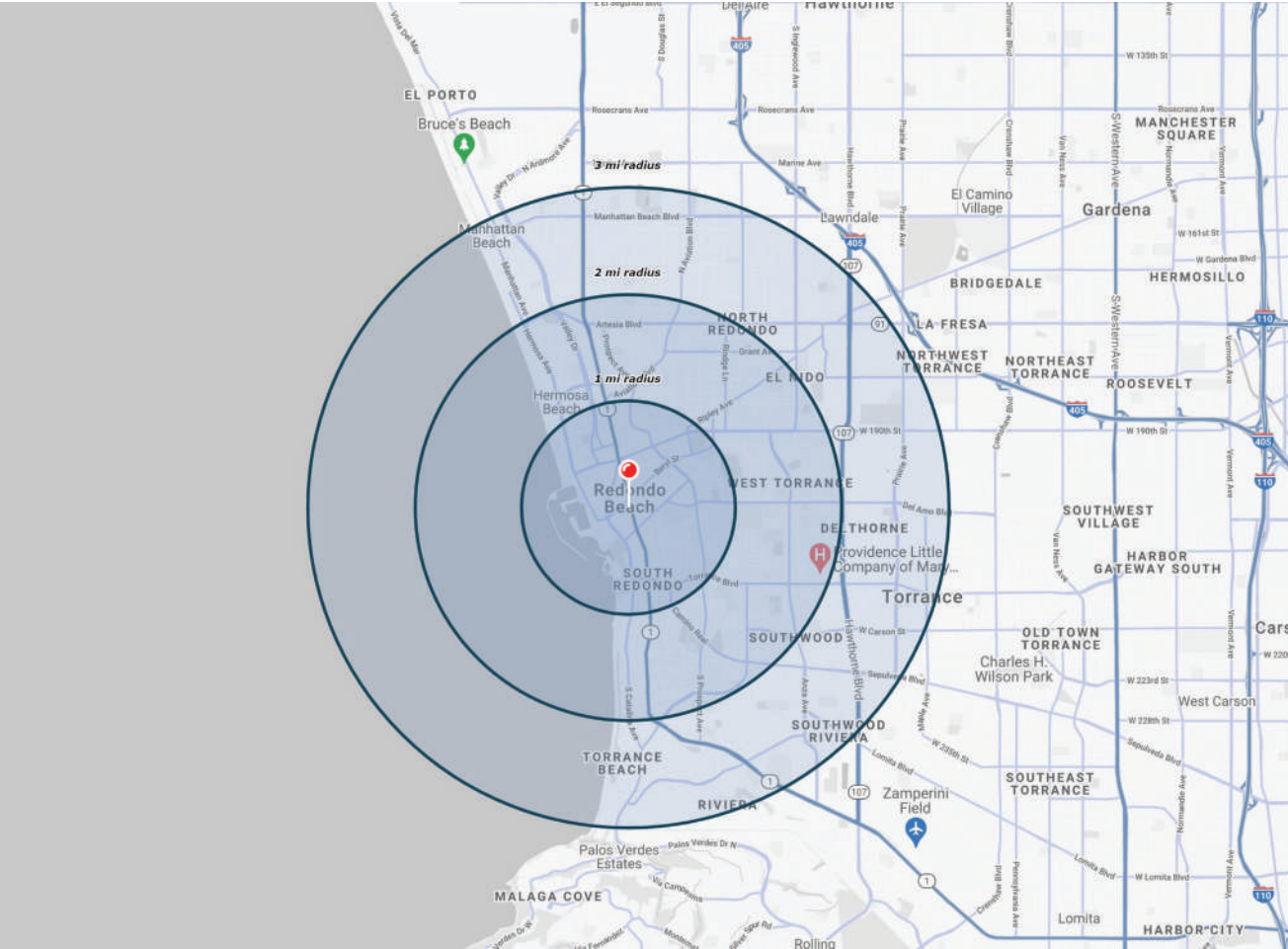
MILE 1:	MILE 2:	MILE 3:
10,421	33,069	79,031

Median HH Income:

MILE 1:	MILE 2:	MILE 3:
\$109,751	\$108,408	\$106,407

Ethnicity:

MILE 1:	MILE 2:	MILE 3:
Asian: 13.1%	Asian: 18.9%	Asian: 20.6%
Black: 2.9%	Black: 2.9%	Black: 3.3%
Hispanic: 16.0%	Hispanic: 15.9%	Hispanic: 17.9%
White: 74.8%	White: 68.6%	White: 65.2%



Education: Percentage of College Graduates

MILE 1:	MILE 2:	MILE 3:
72.8%	85.4%	83%

Vic Montalbo | LIC# 00927723

E: vmontalbo@epsteen.com | P: 310.451.8171 ext. 230

Jack Farlo | LIC# 02067149

E: jfarlo@epsteen.com | P: 310.451.8171 ext. 220

epsteen & associates

FOUNDING MEMBER CHAINLINKS RETAIL ADVISORS