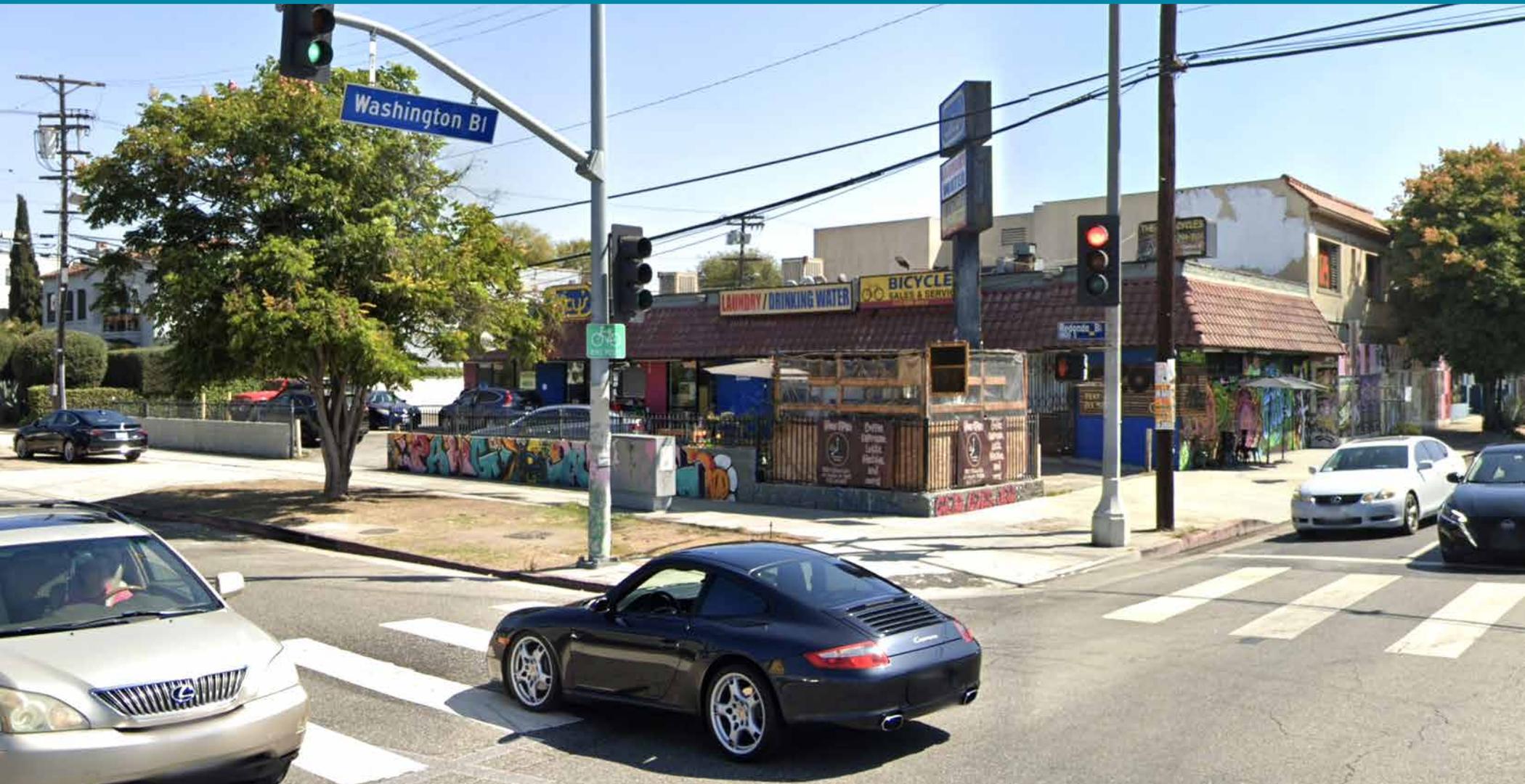


RETAIL INVESTMENT PROPERTY FOR SALE

Heavy Traffic Signalized Corner Location



±3,600 SF Building on ±8,510 SF of Land
1880 S REDONDO BLVD, LOS ANGELES, CA 90019

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

**1880 S REDONDO BLVD
LOS ANGELES, CA 90019**

Property Details

Building Size:	±3,600 SF
Land Size:	±8,510 SF
Stories:	1
Year Built:	1984
Construction:	Masonry
Parking:	±12 Surface Spaces
Zone:	LA C2-1VL-CPIO
APN:	5067-018-029
Frontage:	72' on Washington Blvd 121' on Redondo Blvd
Traffic Count:	23,959 Vehicles Per Day (2025)
TOC:	Tier 1
Opportunity Zone:	Yes

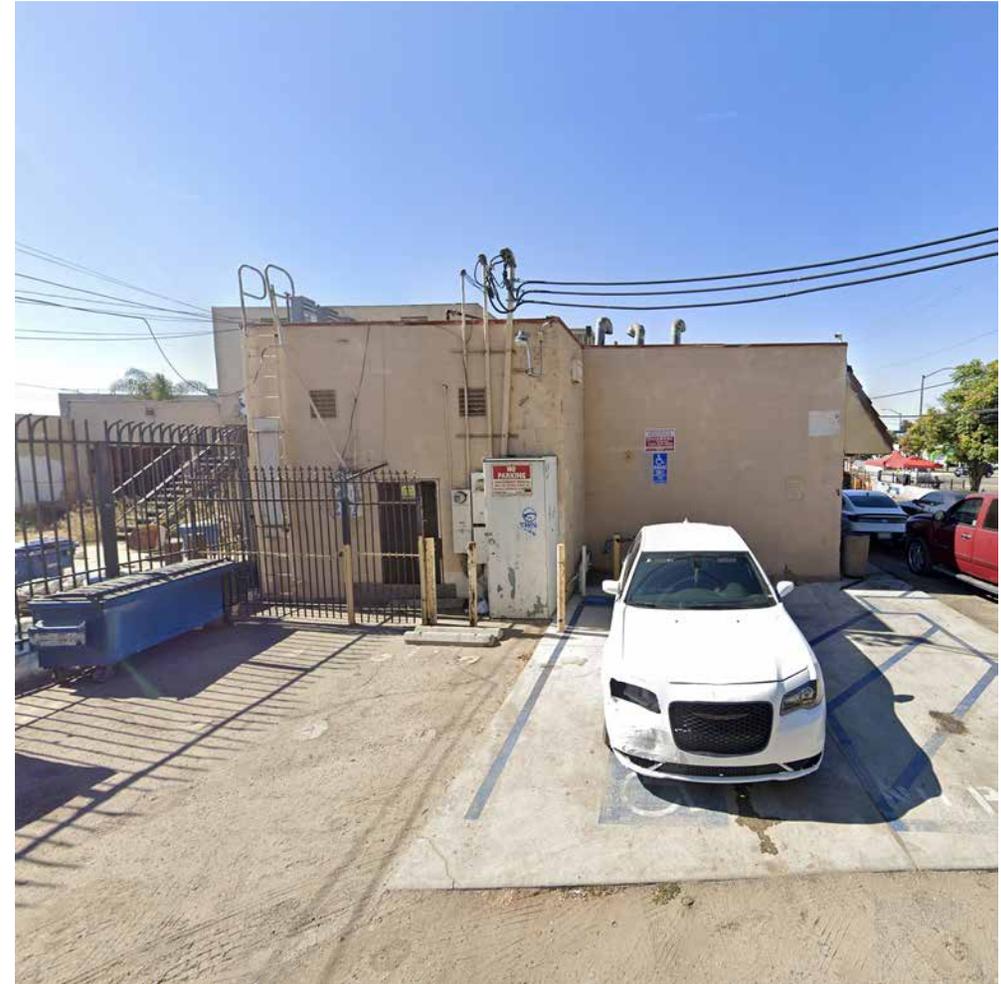
Asking Price: \$1,650,000

(\$458.33 Per SF Building | \$193.89 Per SF Land)

Property Highlights

- Strip Retail Center with two tenants
- Heavy traffic signalized corner location
- Abundant onsite shared parking
- Bike Shop occupies 1,100 SF (month-to-month)
- Laundromat occupies 2,500 SF (just signed a ten year lease with 3% annual increases)
- Combined \$7,000 gross monthly income
- Designated Qualified Opportunity Zone location (tax benefits)
- Situated 5 blocks west of La Brea Avenue
- Easy Santa Monica (I-10) Freeway access (just 4 blocks to the south)
- Close to the Miracle Mile and Mid-Wilshire

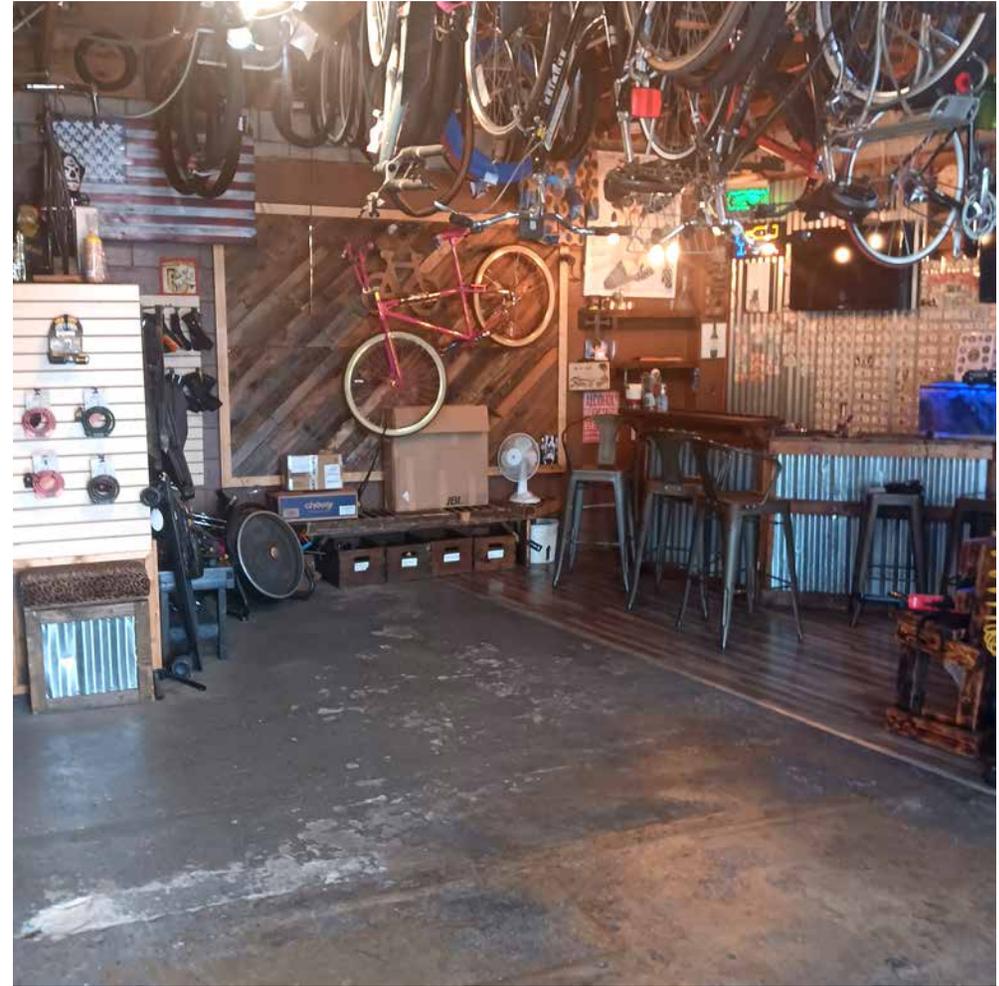
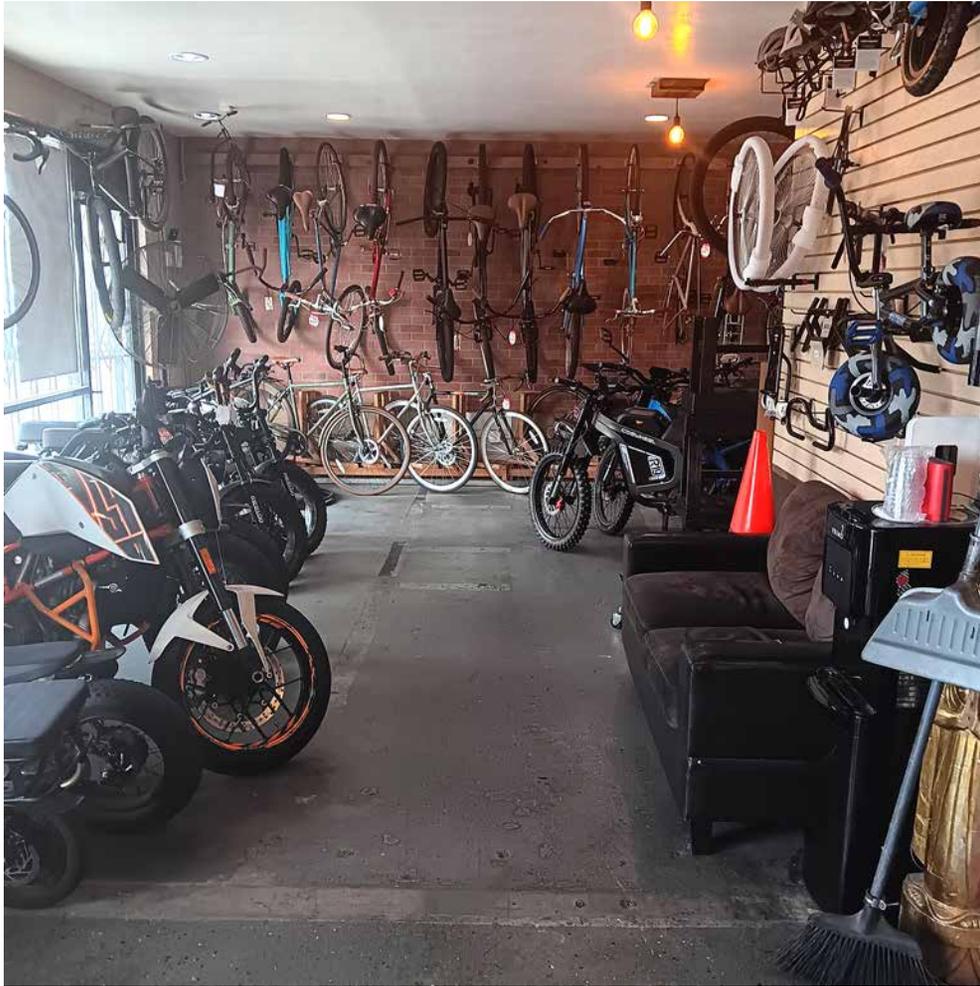
PROPERTY PHOTOS



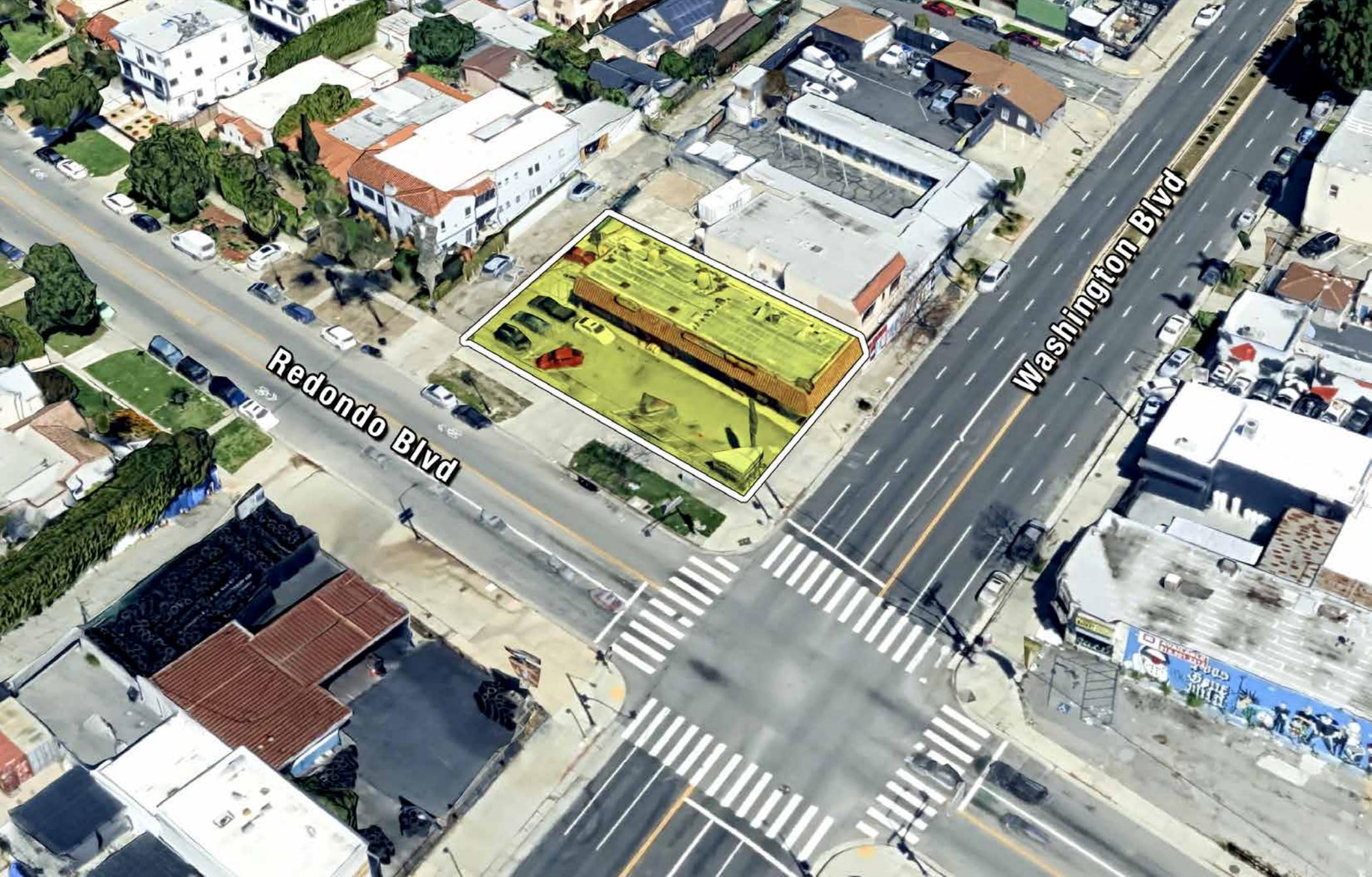
PROPERTY PHOTOS



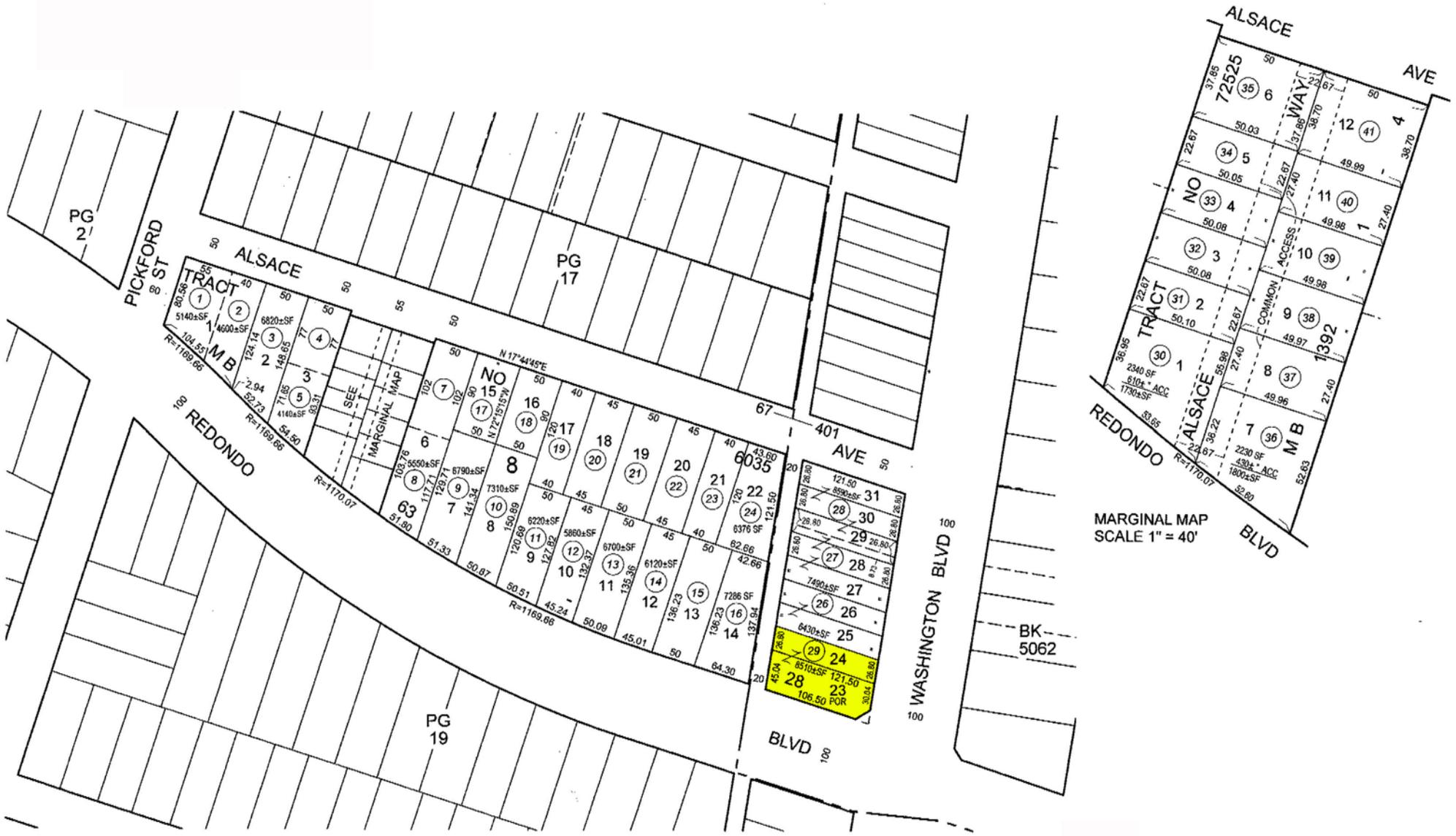
PROPERTY PHOTOS



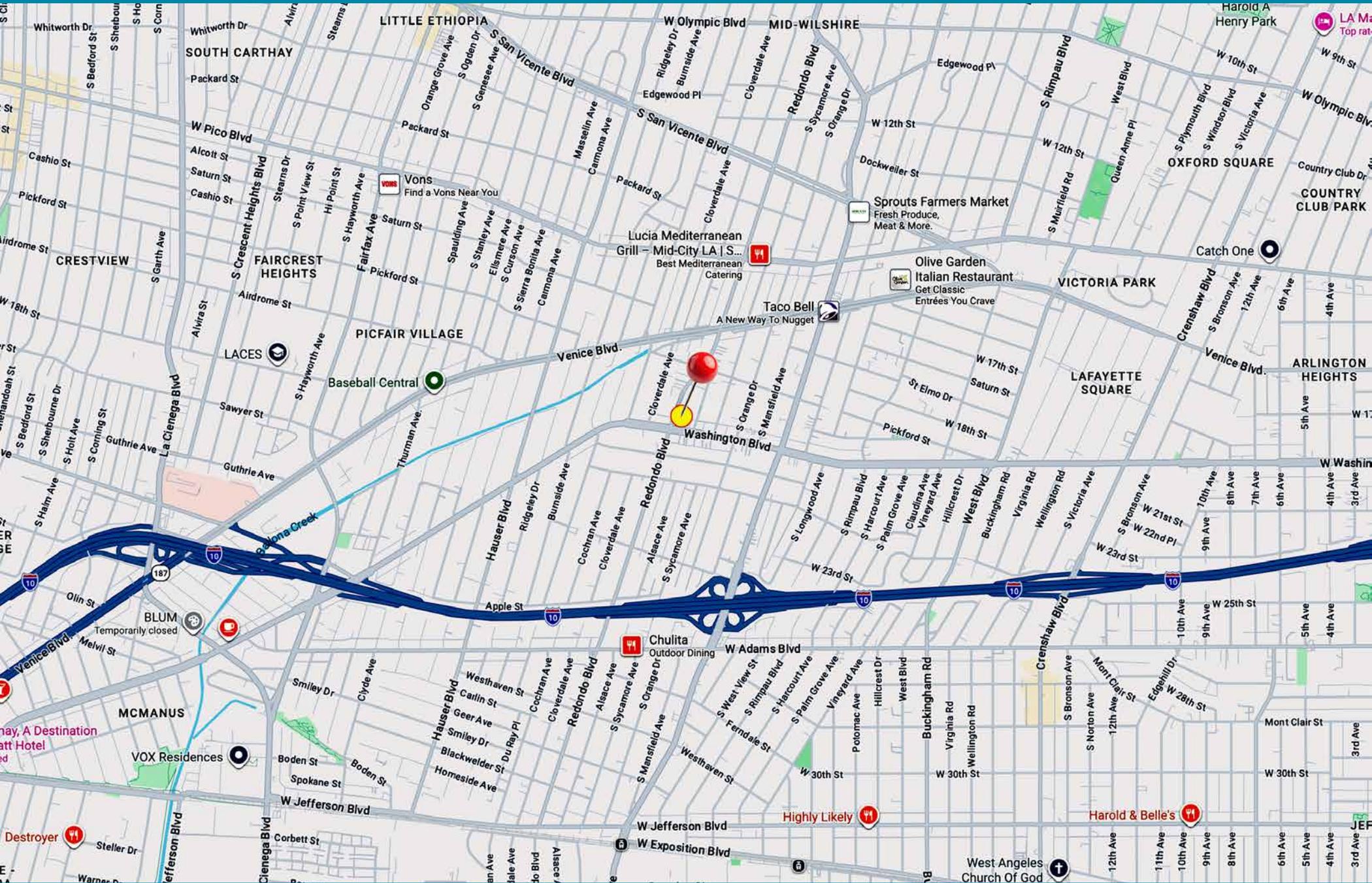
AERIAL PHOTO



PLAT MAP

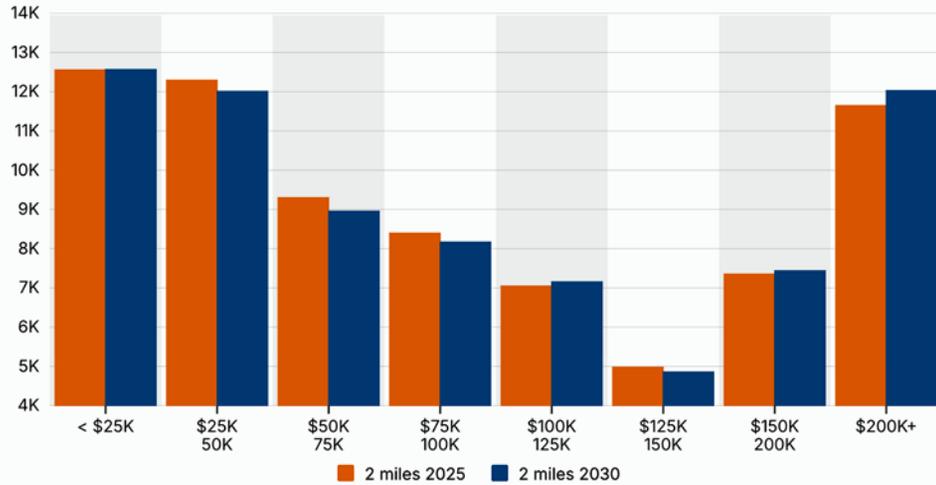


AREA MAP

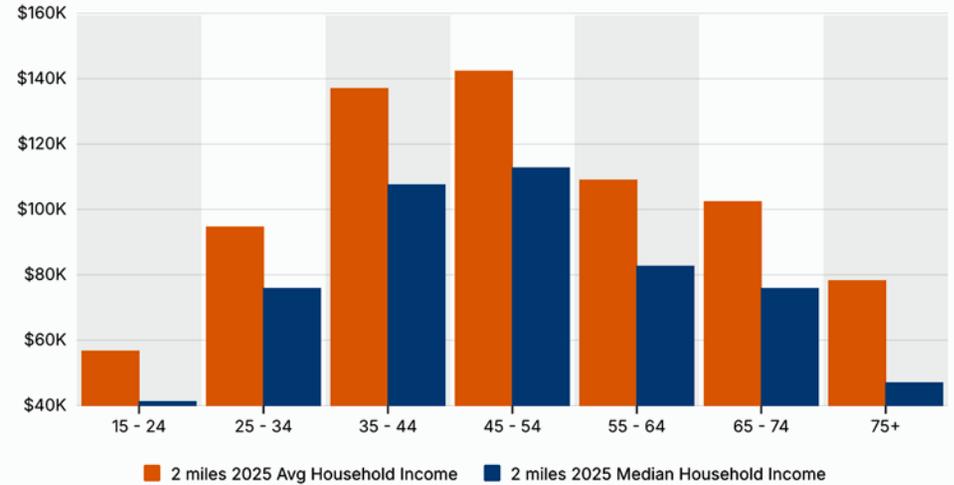


NEIGHBORHOOD DEMOGRAPHICS

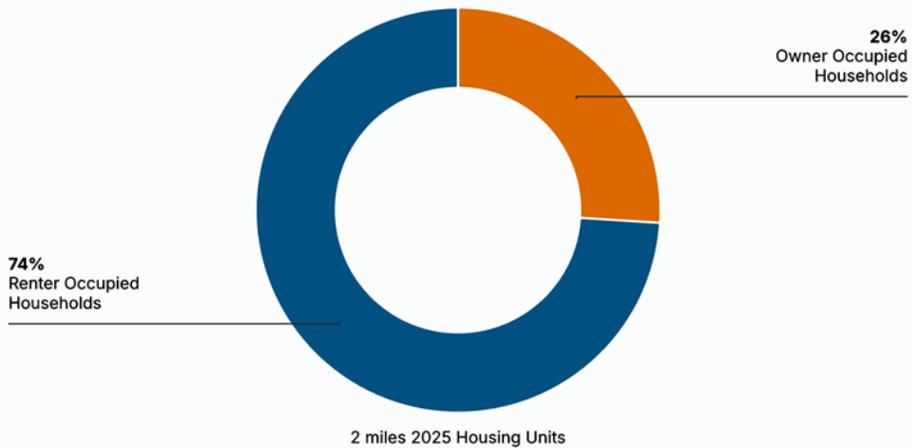
Households By Income



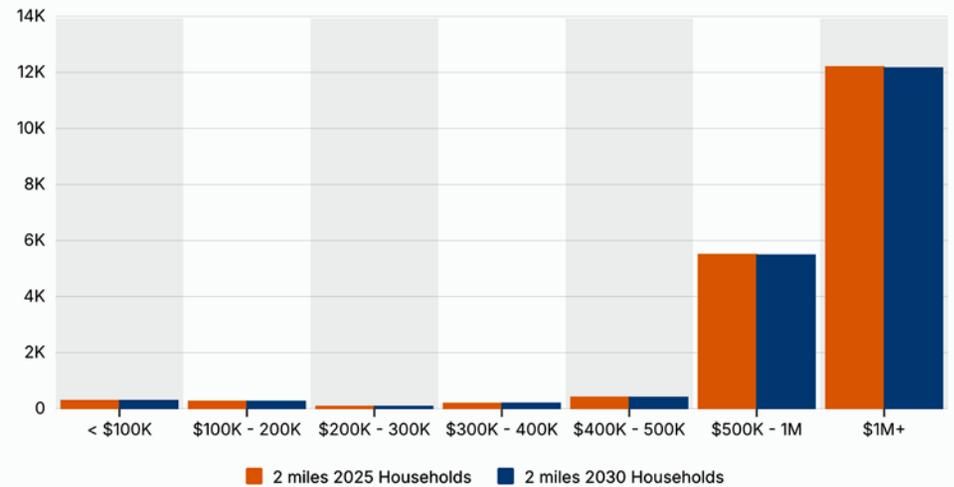
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

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RETAIL INVESTMENT PROPERTY FOR SALE

±3,600 SF Building on ±8,510 SF of Land

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