

**1511 S PACIFIC COAST HIGHWAY
REDONDO BEACH, CA 90277**

**Retail/Restaurant Space
FOR LEASE**

PAR
COMMERCIAL BROKERAGE
FOR LEASE
· JOHN MOUDAKIS ·
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SIZE: Approximately 3,000 square feet

RENT: \$12,500 per month plus NNN

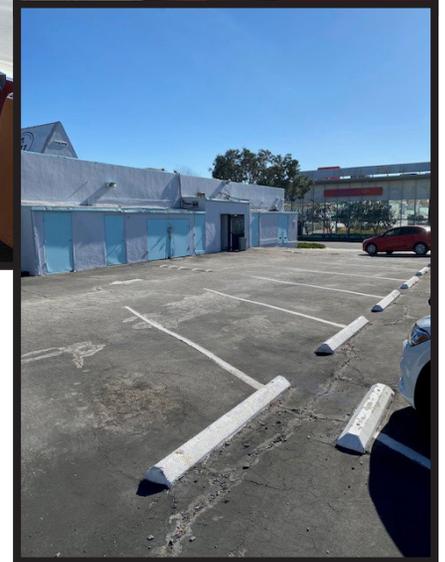
NEW LEASE: The landlord will give a new 7 year lease at the same price which is approximately \$4.05 a square foot plus NNN

TERM: The first term expires end of December 2022

PARKING: Assigned parking for approximately 38 cars included

AVAILABLE: Immediately

- **NO KEY MONEY**
- **Diner style restaurant located just blocks from the beach**
- **135 person indoor seating capacity**
- **6 patio tables, platform for outside dining & takeout**
- **Beer wine license can be purchased out of bankruptcy for \$12,000**
- **Ideal for diner and or ghost kitchen as there is a large operational kitchen that is fully equipped**
- **Freestanding restaurant building with private parking lot**



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Kitchen Photos



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

Area Map



[www.parccommercial.com](http://www.parcommercial.com)

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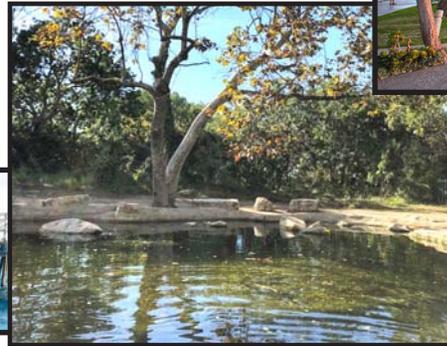
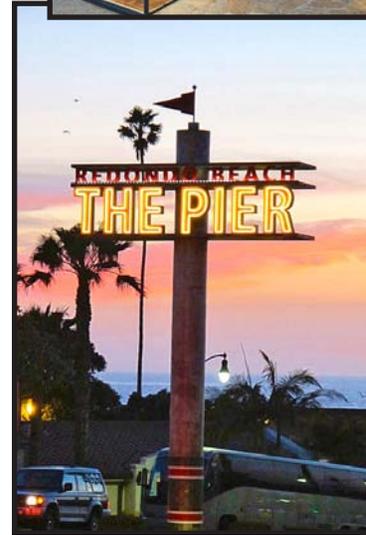
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Redondo Beach is a full-service city with its own police, fire and public works departments, two public libraries, a performing arts center, fifteen parks, thirteen parkettes, a large recreational and commercial harbor including King Harbor, a 1,500-slip private craft port; the Redondo Beach Pier and Seaside Lagoon; and a bathing and surfing beach.

Located in the choice coastal edge of Los Angeles County, just twenty miles from downtown Los Angeles and seven miles south of Los Angeles International Airport, Redondo Beach has been a preferred resort destination for more than a century and one of the most desirable areas to live in the country. The City's population has been slowly, but steadily growing in the past few years. As of January 2010, the Census reports a total population of 66,748.

Significant concentrations of employment and retail activity include the northern industrial complex anchored by the Northrop Grumman Corporation campus; the Harbor/Pier area; the Galleria at South Bay – a regional mall anchoring the east end of the City; and an eclectic mix of specialty shops, restaurants and services known as the Riviera Village area in the south end of the City.



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