

An architectural rendering of a Draft House restaurant. The building features a grey shingled roof with a white gable containing a four-pane window. A large, light-brown horizontal band across the front of the building displays the words "DRAFT HOUSE" in large, white, bold, sans-serif capital letters. Below this band is an outdoor patio area with a black metal railing. Several people are seated at wooden tables on the patio, and a server is standing near a bar area. The interior of the restaurant is visible through large glass windows, showing a brick wall and various decorations. To the right of the patio, there is a planter box filled with green plants and a small tree. The overall scene is set during the day under a clear blue sky with some light clouds.

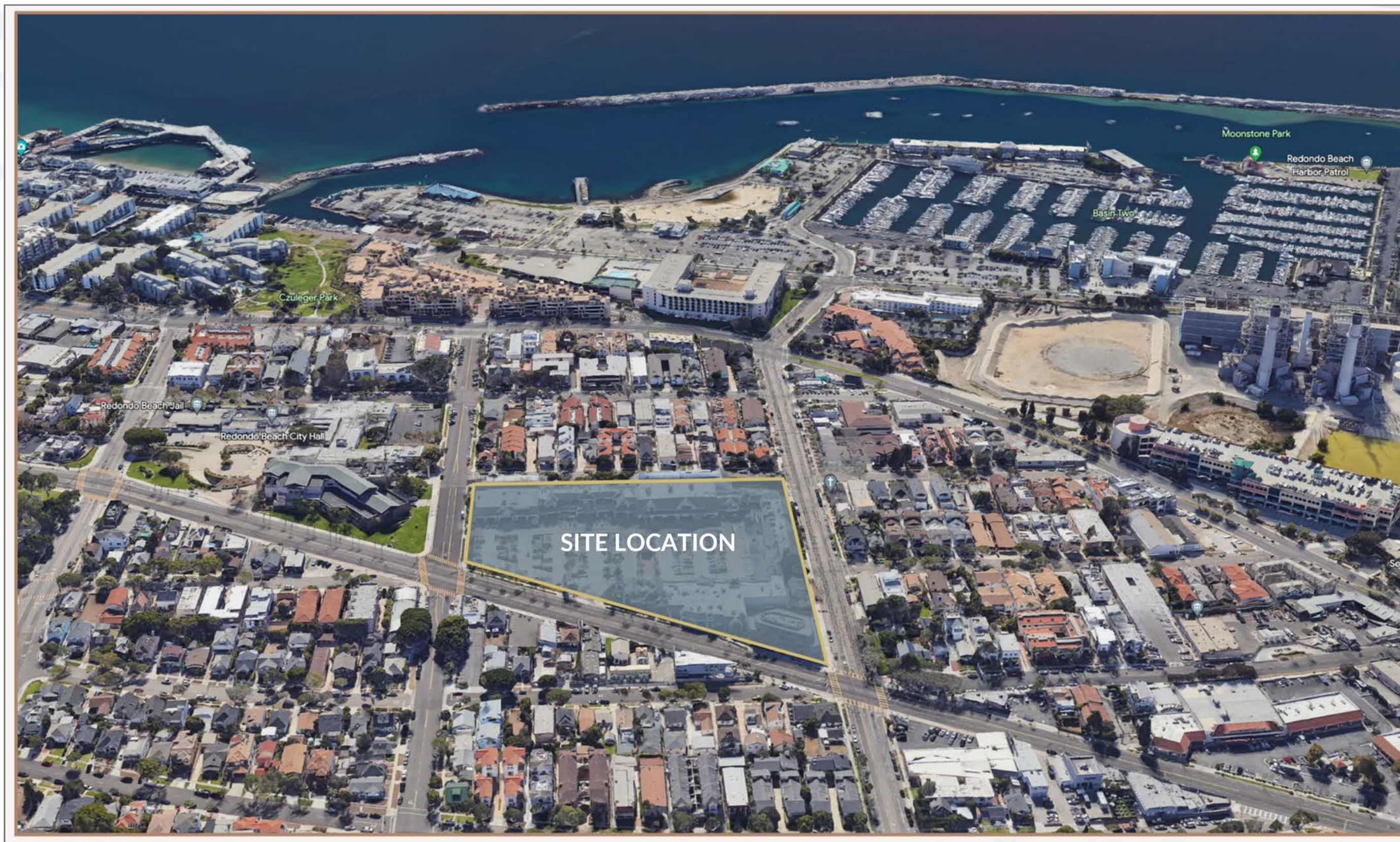
DRAFT HOUSE

REDONDO SHORES

RESTAURANT SPACE FOR LEASE

A HAAGEN COMPANY RETAIL PROPERTY

Fr



SITE LOCATION

REDONDO SHORES SHOPPING CENTER
401-413 N. PACIFIC COAST HWY., REDONDO BEACH, CA 90277



RESTAURANT SPACE 4,225 SF

Located along Pacific Coast Hwy, one of the most prominent retail corridors in Redondo Beach, this second generation restaurant space offers exceptional visibility and daily foot traffic.

- Major kitchen infrastructure is already in place, significantly reducing build-out costs and time to open.
- 823 SF Outdoor Patio with Pergola & Louvers – Adjustable for shade or sun, creating the perfect all-weather dining experience
- Prime Signage on the Pergola Beam – A focal point of the center's modernized design, maximizing your brand's exposure
- Anchored by Whole Foods & Michaels – Bringing consistent customer traffic
- Unbeatable Location on Pacific Coast Hwy – High visibility and easy access
- Newly Renovated Shopping Center – A fresh, modern look designed to attract more visitors

REDONDO SHORES SHOPPING CENTER

401-417 N. Pacific Coast Hwy, Redondo Beach, CA 90277

Preliminary concept deck. Scope subject to change.



Preliminary concept deck. Scope subject to change.



RENDERING

REDONDO SHORES SHOPPING CENTER
401-413 N. PACIFIC COAST HWY., REDONDO BEACH, CA 90277

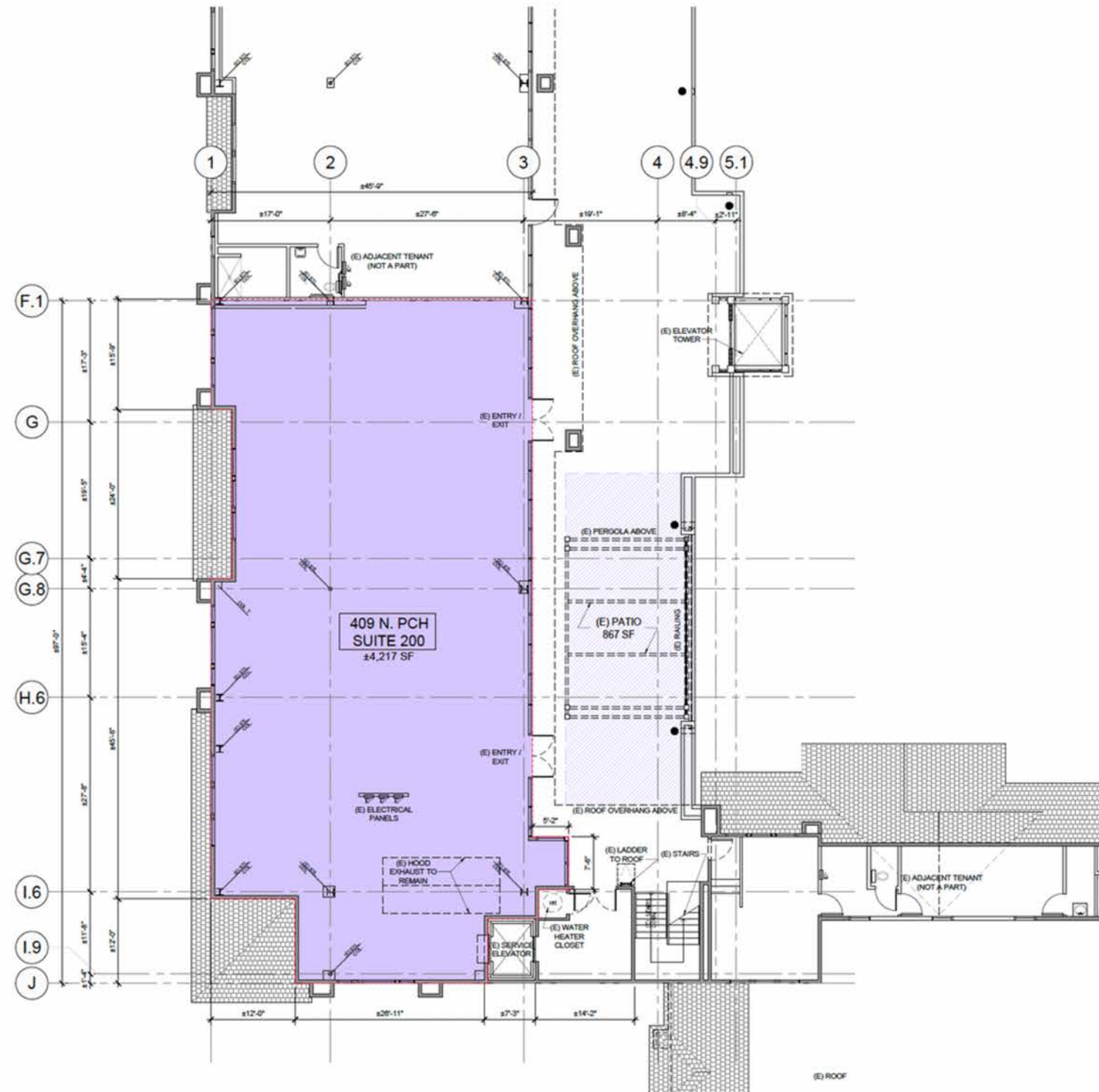


Preliminary concept deck. Scope subject to change.

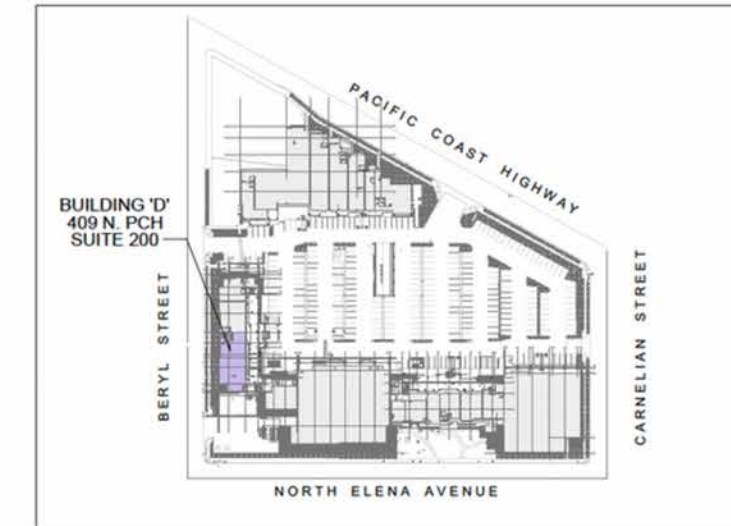


REDONDO SHORES SHOPPING CENTER
401-413 N. PACIFIC COAST HWY., REDONDO BEACH, CA 90277





 **409 N. PCH (SUITE 200)**
SCALE: 3/32" = 1'-0"



KEYMAP
SECOND LEVEL / NOT TO SCALE



TENANT SPACE PHOTO

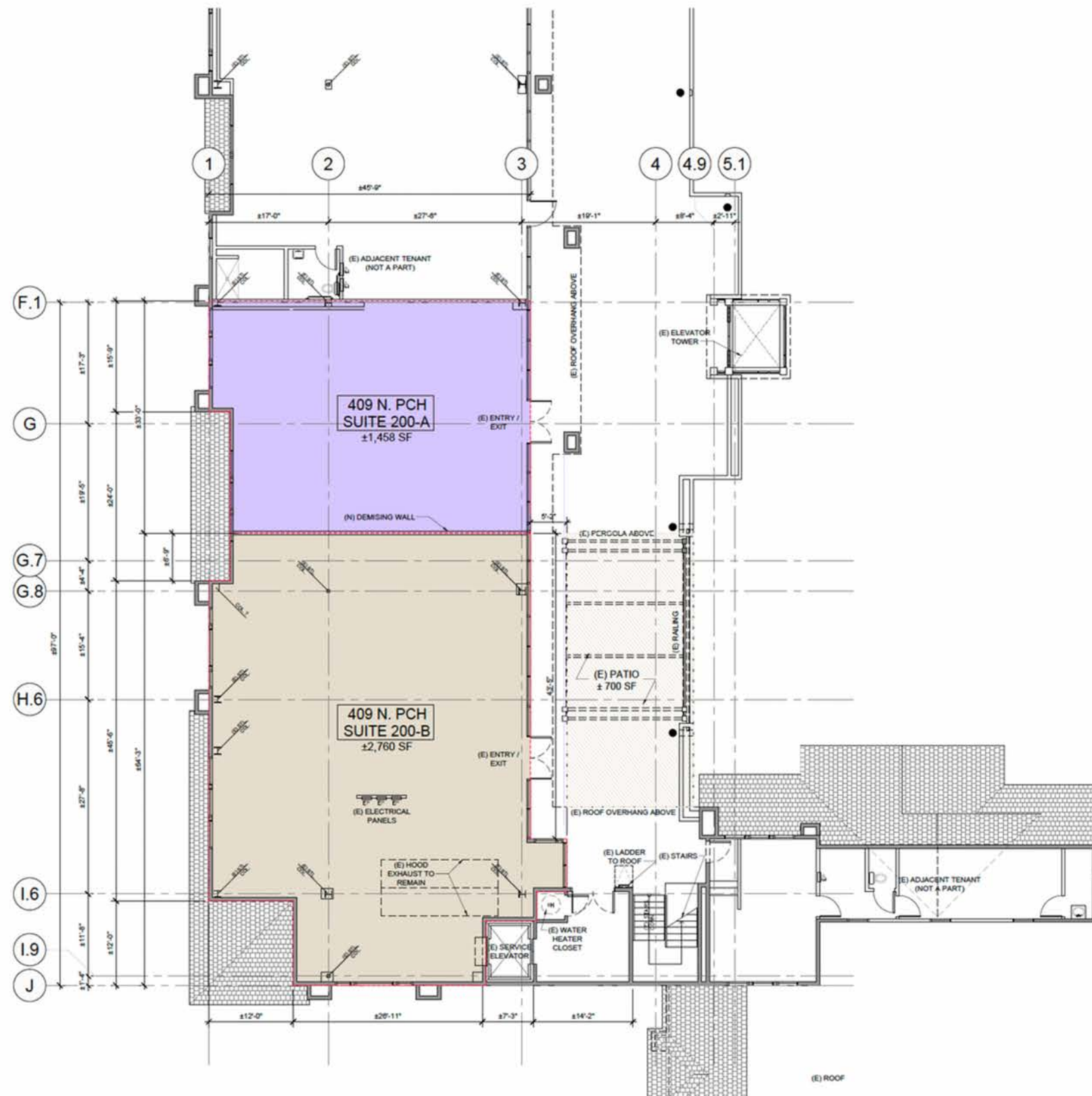
AREA CALCULATIONS

CONCEPTUAL TENANT SUITE 200	± 4,217	SF
PATIO	± 867	SF

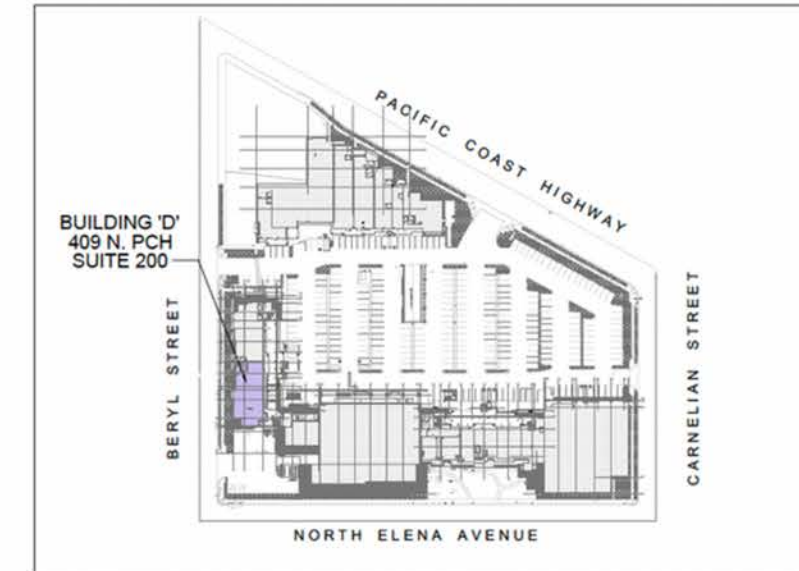
NOTES:

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.



409 N. PCH (SUITE 200)
SCALE 3/32" = 1'-0"
NORTH



KEYMAP
SECOND LEVEL / NOT TO SCALE



TENANT SPACE PHOTO

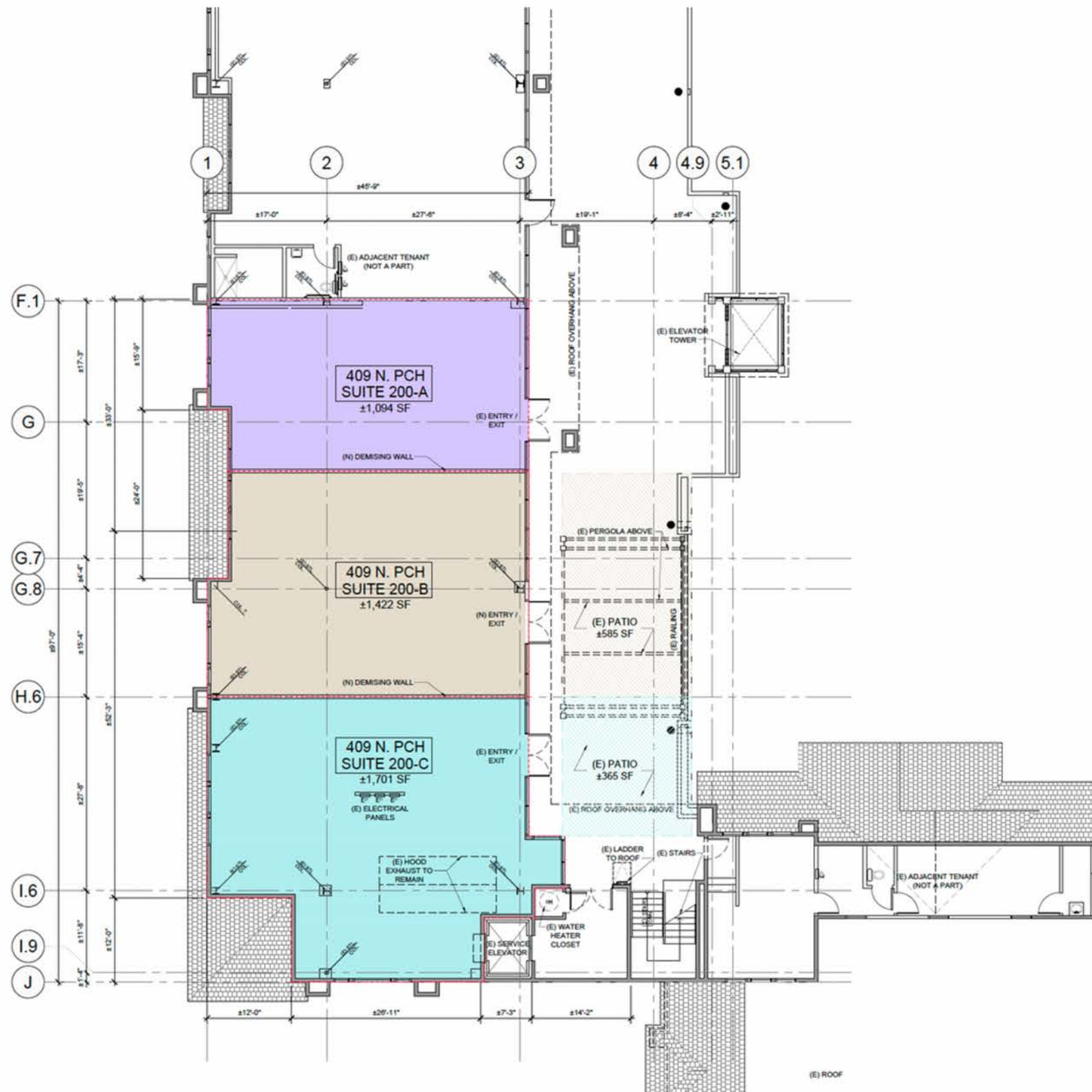
AREA CALCULATIONS

CONCEPTUAL TENANT 200-A	± 1,458	SF
CONCEPTUAL TENANT 200-B	± 2,760	SF
PATIO	± 778	SF

NOTES:

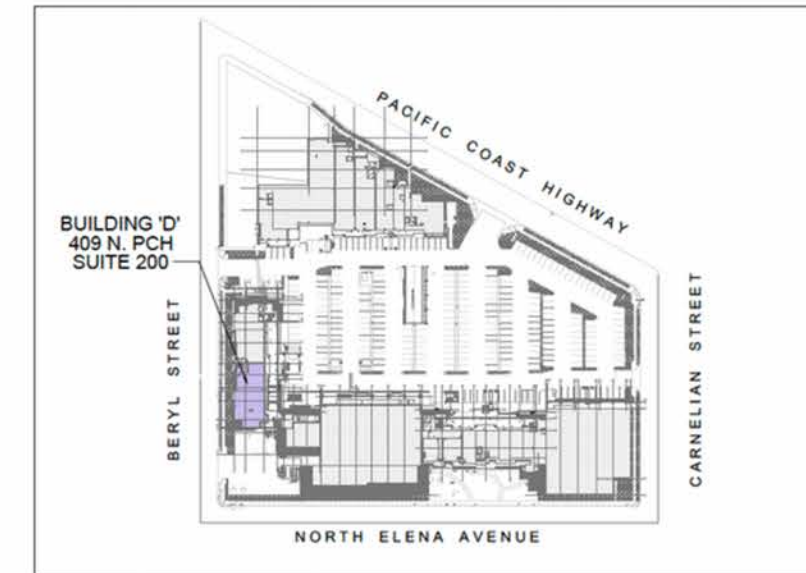
DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.



409 N. PCH (SUITE 200)
SCALE: 1/32" = 1'-0"
NORTH

FLOOR PLAN 3



KEYMAP
SECOND LEVEL / NOT TO SCALE



TENANT SPACE PHOTO

AREA CALCULATIONS

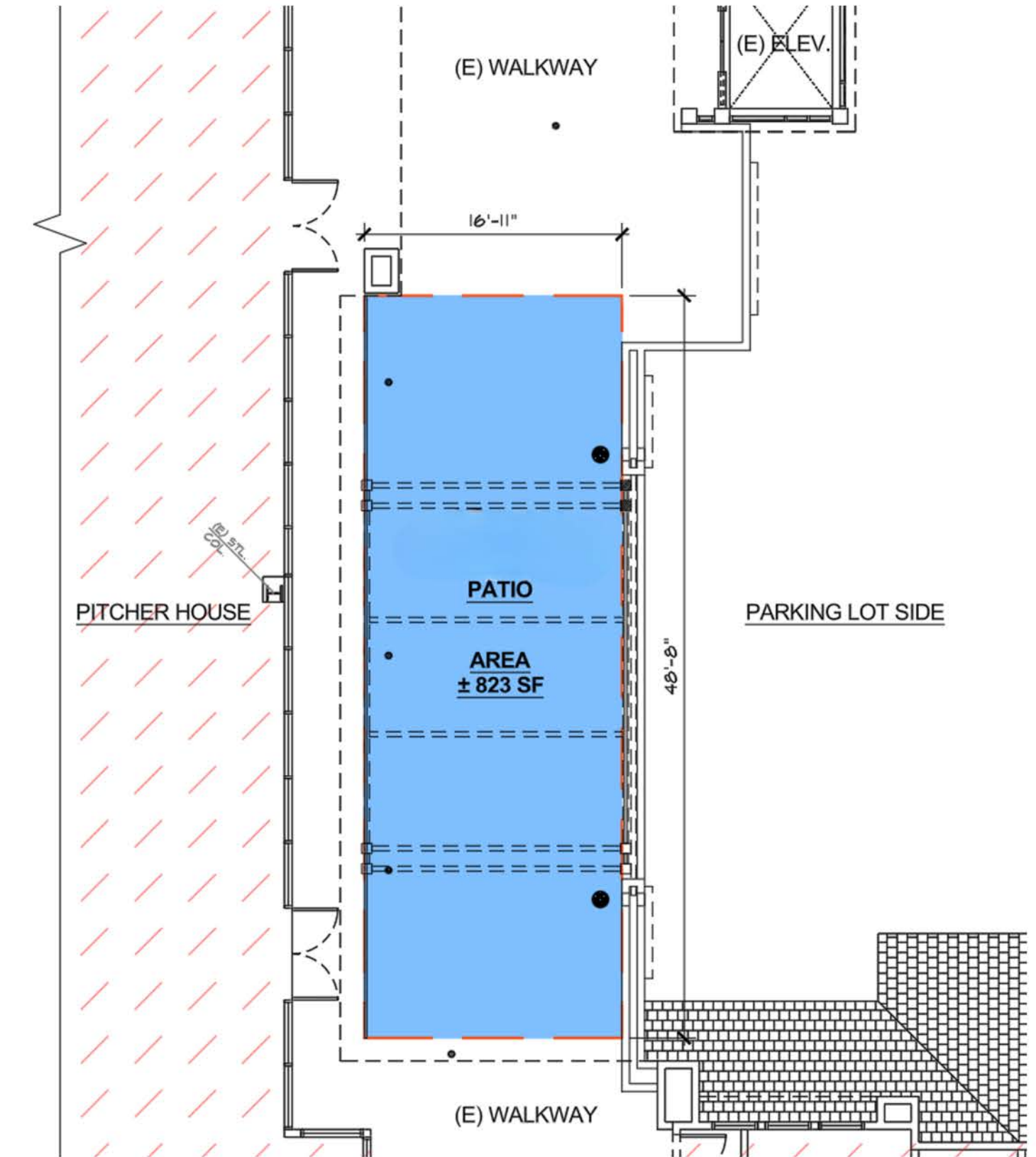
CONCEPTUAL TENANT 200-A	± 1,094	SF
CONCEPTUAL TENANT 200-B	± 1,422	SF
PATIO	± 585	SF
CONCEPTUAL TENANT 200-C	± 1,701	SF
PATIO	± 365	SF

NOTES:

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.

REDONDO SHORES SHOPPING CENTER
401-413 N. PACIFIC COAST HWY., REDONDO BEACH, CA 90277



PATIO AND PERGOLA

REDONDO SHORES SHOPPING CENTER
401-413 N. PACIFIC COAST HWY., REDONDO BEACH, CA 90277



SITE PLAN



TENANTS

401	Michael's	15,500
403-100	Nekter	1,217
403-101	BobaHi	1,107
403-102	MADISON REED	1,588
403-103	Restore Cryotherapy	2,140
403-105	Nail Salon	2,386
403-107	Einstein Bagels	1,300
403-108	Eyes on Redondo	1,015
403-111	Redondo Cleaners	1,750
403-200	BODYROK	1,735
403-201B	Chiropractic	1,500
403-202	Lai Lai Foot Massage	1,077
403-203	YOGASIX	3,095
405	Whole Foods Market	21,565
405A	Gratitude Healthy Hub	450
407-100	Fresh Brother's Pizza	1,215
407-101	The UPS Store	1,234
407-102	Gomaichi Ramen Bar	1,488
409-102	DekaLash	1,463

409-103	Frou-Frou Fashion	1,830
409-104	AVAILABLE	740
409-105	Stretch Zone	1,112
409-107	European Wax Center	1,007
409-108	AVAILABLE	1,068
409-200	AVAILABLE	4,225
409-205	Orange Theory	2,030
409-210	Richard D. Masouoka, D.M.D.	1,755
413-100	Available	1,353
413-101	Centinela Feed & Pet Supply	8,506
415-100a	Pacific Dental	3,793
415-100B	Citibank	3,621
415-101	Carbon Health	2,500
417-104	Subway	1,163
417-105	Panda Express	3,130
CHGSTAT	NRG EV Charging Station	0
403-201A	Pure Barre	1,432
409-100	The NOW Massage	2,652
409-110	AVAILABLE	1,710

REDONDO SHORES SHOPPING CENTER
401-413 N. PACIFIC COAST HWY., REDONDO BEACH, CA 90277

2023 ESTIMATES

401-413 N. Pacific Coast Hwy. Redondo Beach, CA	1 MILE	3 MILES	4 MILES
POPULATION	27,818	175,911	384,247
AVERAGE HH INCOME	\$205,541	\$199,954	\$181,591
HOUSEHOLDS	12,280	71,774	148,218
MEDIAN AGE	42.3	39.9	39.8

Traffic Counts

52,950 VPD on Pacific Coast Hwy.

ETHNICITY		
1 MILE	3 MILES	5 MILES
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%



DEMOGRAPHICS

REDONDO SHORES SHOPPING CENTER
401-413 N. PACIFIC COAST HWY., REDONDO BEACH, CA 90277



CONTACT INFORMATION

REDONDO SHORES

401-417 N. Pacific Coast Hwy, Redondo Beach, CA 90277

VIC MONTALBO

LIC# 00927723

epsteen & associates

310-451-8171 x 230

vmontalbo@epsteen.com

JACK FARLO

LIC# 02067149

epsteen & associates

310-451-8171 x 220

jfarlo@epsteen.com

GREG BRADBURY

SVP of Leasing

HAAGEN COMPANY

Office : 310-820-1200 x 114

Cell: 610-662-6009

gbradbury@haagenco.com



HAAGEN COMPANY



epsteen & associates