

# 11 UNIT COMMERCIAL BUILDING WITH OFFICE & RESIDENTIAL USE



**220 S. PACIFIC COAST HWY. REDONDO BEACH C.A. 90277**



**eREAL  
ESTATE**  
-corp-

220 PACIFIC COAST HIGHWAY.COM

**OFFERED AT:**

**\$5,400,000**

**OWNER FINANCING AVAILABLE**

- Prime commercial building located near high-traffic intersection of Pacific Coast Highway and Torrance Boulevard.
- Property offers 11 versatile units for office, mixed-use, and residential purposes.
- Owner financing available with favorable terms, SBA qualification, and residential mixed-use space.
- Located just two blocks from the beach, Redondo Pier, and King Harbor, with some units offering ocean and Palos Verdes Peninsula views.
- Features a rare secured garage with  $\pm 29$  parking stalls, upgraded HVAC, roof, and recent capital expenditures, making it a promising investment opportunity in Redondo Beach.
- 8,419 Building Sq. Ft. 11,283 Sq Ft Lot



# VERSATILE FLOOR PLAN

## FIRST FLOOR - MAIN LEVEL

The main level of the building consists of seven individual suites, each featuring its private entrance. Additionally, this level includes two well-appointed common areas and two bathrooms. The property is enclosed by a secure gate, ensuring privacy. Each suite on this floor boasts a reception area and private offices. Positioned one level above street level and the subterranean parking area, these offices offer an average of approximately 630 square feet each, with the possibility of combining them for larger space requirements.

- Suite 101: 630 Sq. Ft., Model Unit, Reception, Private Office, Open Space
- Suite 102: 630 Sq. Ft. Reception, Two Private Offices
- Suite 103: 630 Sq. Ft., Reception, One Private Office, Open Space
- Suite 104: 630 Sq. Ft., Reception, One Private Office, Open Space
- Suite 105: 630 Sq. Ft., Reception, One Private Office, Open Space
- Suite 106: 809 Sq. Ft., Reception, One Private Office, Open Space
- Suite 107: 200 Sq. Ft., Open Office Space

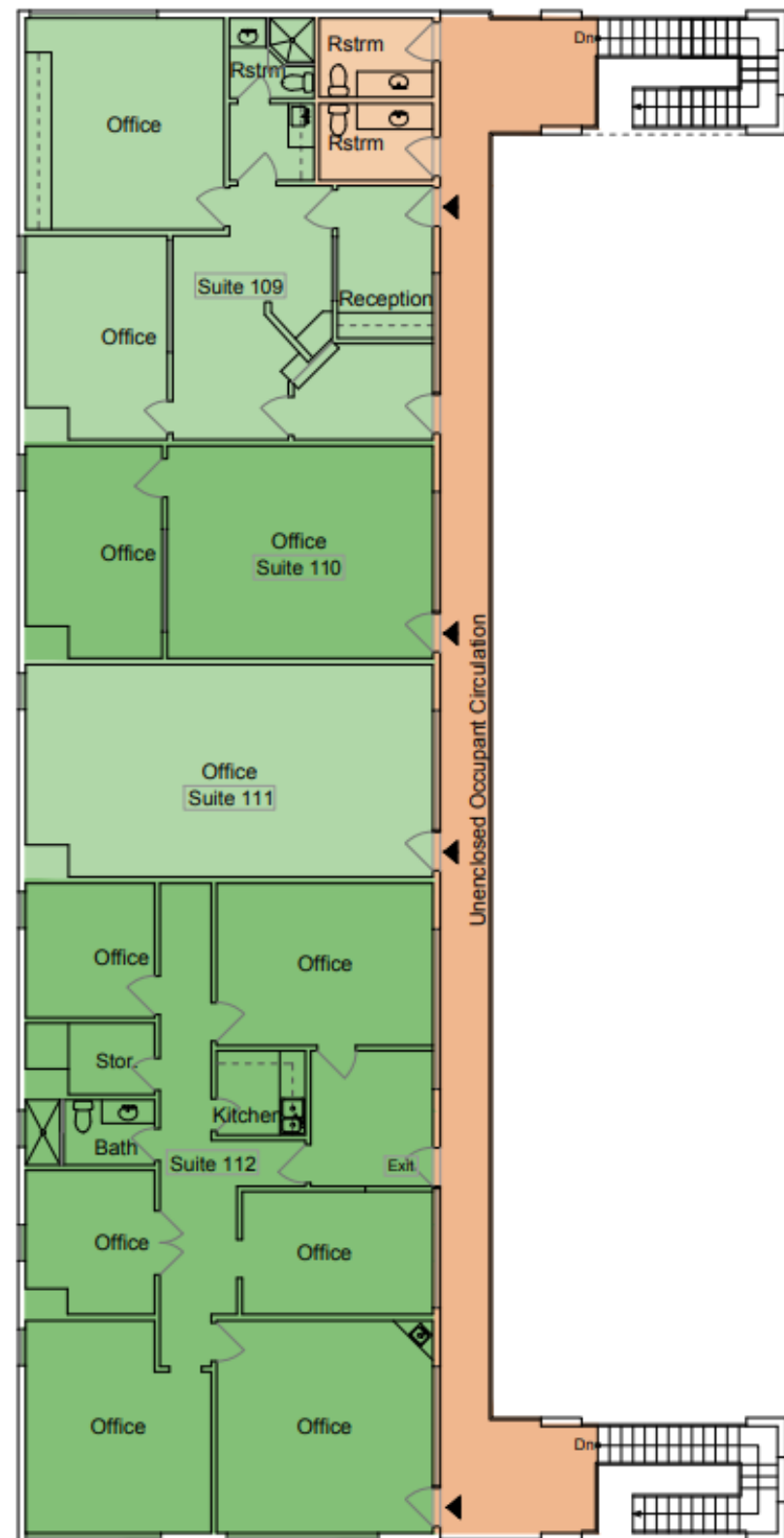


# VERSATILE FLOOR PLAN

## SECOND LEVEL

The second floor of the building presents four individual suites. The largest unit is a spacious 1,850 square foot area in core shell condition, featuring six private offices, a reception area, a kitchen, a private bathroom, and storage. The adjacent unit consists of an open office space. The following unit provides a private office along with a substantial open workspace. The last unit on this level includes a reception area, two private offices, and a private bathroom. Additionally, there are two communal bathrooms available on this floor.

- Suite 109: 1,150 Sq. Ft., Reception, Two Private Offices, Open Space, Private Bathroom
- Suite 110: 630 Sq. Ft. Open Space, One Private Office
- Suite 111: 630 Sq. Ft. Open Office Space
- Suite 112: 1,850 Sq. Ft. Six Private Offices, Kitchen, Bathroom, Private Storage



# RENT ROLL

Unit	Tenant	Square Feet	Vacant Sq Ft	Deposit	Rent
101	Vacant		630		
102	Vacant		630		
103	Perfect Workout	630		\$1,278.90	\$1,475.15
104	Vacant		630		
105	Vacant		630		
106	Law Offices of Nigel Villanueva	809		\$1,213.52	\$1,456.20
107	Michelle V. Music Studio	200		\$1,000	\$551.50
109	Vacant		1,150		
110	Von Fumetti, PC	630		\$2,835	\$1,643.27
111	Plotnik	630			\$1,643.27
112	Vacant		1,850		
Roof	Tmobile-Cingular/PacBell				
<b>TOTAL</b>		<b>2,899</b>	<b>5,520</b>	<b>6,327.42</b>	<b>6,769.39</b>

**Total Building Square Feet: 8,419**

**All Vacant Units On The Market for \$2/Sq.Ft.**

**Pro Forma Rental Income: \$17,809.39**



**COMMON AREA**



**AERIAL**



**COMMON AREA**



**29 PRIVATE PARKING SPACES**



**COMMON AREA**



SUITE 101



SUITE 101



AERIAL



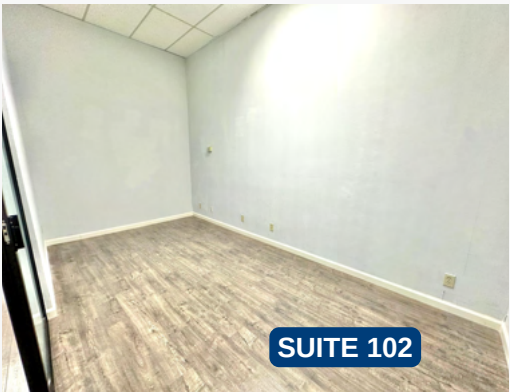
SUITE 101



SUITE 101



SUITE 102



SUITE 102



AERIAL



SUITE 102



SUITE 102





SUITE 112



SUITE 112



SUITE 112



SUITE 112



SUITE 112



SUITE 109



SUITE 109



SUITE 109



SUITE 109



SUITE 109



# Contact Us

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