



OFFERING MEMORANDUM

2510 CARNEGIE LN

Redondo Beach, CA 90278

Marcus & Millichap

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2510 CARNEGIE LN

EXCLUSIVELY
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

2510 CARNEGIE LN



Listing Price
\$1,625,000



Cap Rate
4.35%



of Units
3

FINANCIAL

Listing Price	\$1,625,000
NOI	\$70,717
Cap Rate	4.35%
Price/SF	\$587.49
Price/Unit	\$541,667

OPERATIONAL

Gross SF	2,766 SF
# of Units	3
Lot Size	0.17 Acres (7,405 SF)
Occupancy	100%
Year Built	1957



2510 CARNEGIE LN

Redondo Beach, CA 90278

INVESTMENT OVERVIEW

The Weir Group, as the exclusive advisors, are pleased to present 2510 Carnegie Lane, a rare opportunity in the highly sought-after Redondo Beach market. This pride-of-ownership asset is being offered for the first time in nearly three decades and features a fully renovated unit mix of spacious two- and three-bedroom units, each equipped with in-unit washer and dryer hookups—an increasingly rare amenity in the submarket.

The property is well parked with a combination of garages and additional on-site spaces (3 garages + 4 uncovered parking spots), enhancing tenant appeal and long-term retention. With strong in-place operations and minimal deferred maintenance, investors are presented with a stabilized coastal asset in an irreplaceable location, supported by consistent tenant demand and long-term appreciation fundamentals. For more information, please reach out.

INVESTMENT HIGHLIGHTS

First Time on the Market in 28 Years

Fully Renovated Units with Washer/Dryer Hookups

Desirable Unit Mix: Large 2-Bedroom & 3-Bedroom Units

Well Parked: 3 Garages + 4 Uncovered Spaces

SECTION 2

02

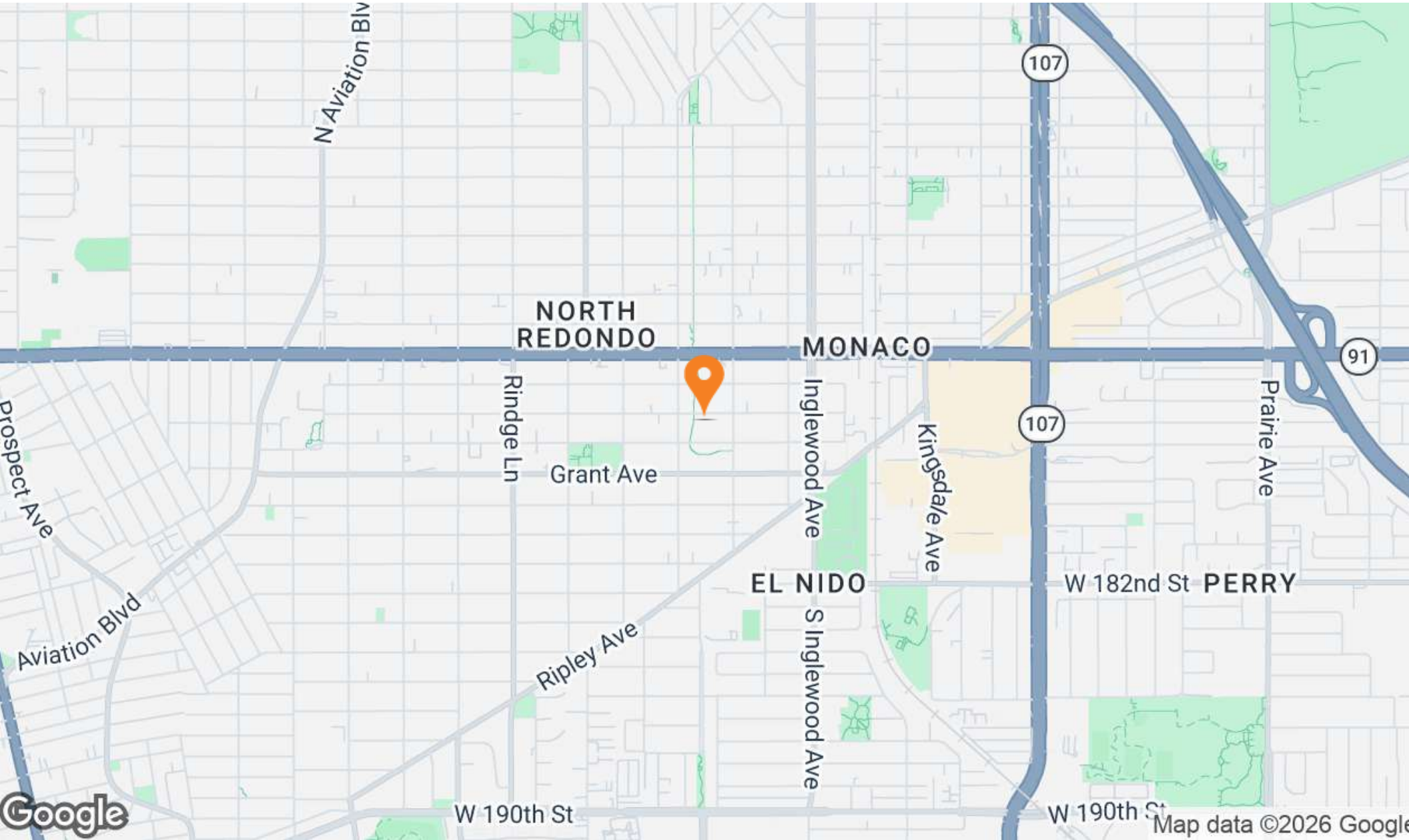
PROPERTY INFORMATION

Regional Map
Local Map

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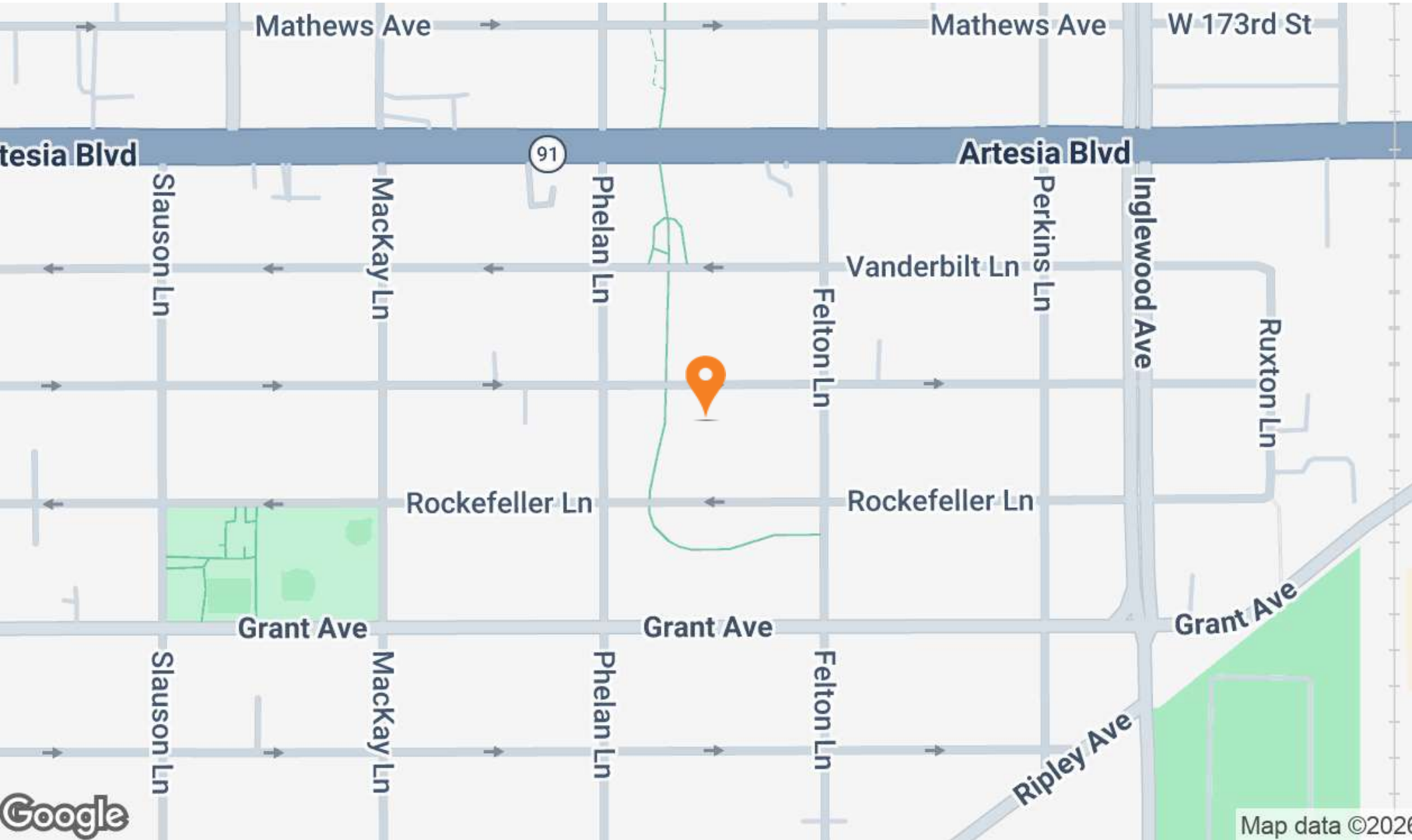
2510 CARNEGIE LN

REGIONAL MAP



2510 CARNEGIE LN

LOCAL MAP























SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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2510 CARNEGIE LN

FINANCIAL DETAILS

As of April, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 1 Bathroom		\$3,250		\$3,600	
02	2 Bedroom 1 Bathroom		\$2,650		\$2,850	
03	2 Bedroom 1 Bathroom		\$2,700		\$2,850	
Total		Square Feet: 2,766	\$8,600	\$3.11	\$9,300	\$3.36

2510 CARNEGIE LN

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$111,600		\$111,600			\$37,200	\$40.35
Loss to Lease	(\$8,400)					\$0	\$0.00
Gross Scheduled Rent	\$103,200		\$111,600			\$37,200	\$40.35
Economic Vacancy	(\$3,096)	3.00%	(\$3,348)	3.00%		(\$1,116)	(\$1.21)
Effective Gross Income	\$100,104		\$108,252			\$36,084	\$39.14

EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$18,038		\$18,038		[1.11%]	\$6,013	\$6.52
Insurance	\$4,000		\$4,000			\$1,333	\$1.45
Utilities	\$3,600		\$3,600			\$1,200	\$1.30
Repairs & Maintenance	\$1,950		\$1,950			\$650	\$0.70
Pest Control	\$600		\$600			\$200	\$0.22
Landscaping	\$1,200		\$1,200			\$400	\$0.43
Total Expenses	\$29,388		\$29,388			\$9,796	\$10.62
Expenses as % of EGI	29.36%		27.15%				
Net Operating Income	\$70,717		\$78,865			\$26,288	\$28.51

2510 CARNEGIE LN

FINANCIAL DETAILS

SUMMARY

Price	\$1,625,000	
Down Payment	\$1,625,000	100%
Number of Units	3	
Price Per Unit	\$541,667	
Price Per SqFt	\$587.49	
Gross SqFt	2,766 SF	
Lot Size	0.17 Acres	
Year Built	1957	

RETURNS

	Current	Year 1
Cap Rate	4.35%	4.85%
GRM	15.75	14.56
Cash on Cash	4.35%	4.85%
Debt Coverage Ratio	-	-

FINANCING

	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
1	3 Bedroom 1 Bathroom		\$3,250	\$3,600
2	2 Bedroom 1 Bathroom		\$2,675	\$2,850

OPERATING DATA

INCOME

	Current		Year 1	
Gross Scheduled Rent	\$103,200		\$111,600	
Less: Vacancy	(\$3,096)	3.0%	(\$3,348)	3.0%
Effective Gross Income	\$100,104		\$108,252	
Less: Expenses	(\$29,388)	29.4%	(\$29,388)	27.1%
Net Operating Income	\$70,717		\$78,865	
Cash Flow	\$70,717	4.35%	\$78,865	4.85%
TOTAL RETURN	\$70,717	4.35%	\$78,865	4.85%

EXPENSES

	Current	Year 1
Real Estate Taxes	\$18,038	\$18,038
Insurance	\$4,000	\$4,000
Utilities	\$3,600	\$3,600
Repairs & Maintenance	\$1,950	\$1,950
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Total Expenses	\$29,388	\$29,388
Expenses Per Unit	\$9,796	\$9,796
Expenses Per SqFt	\$10.62	\$10.62

SECTION 4

04

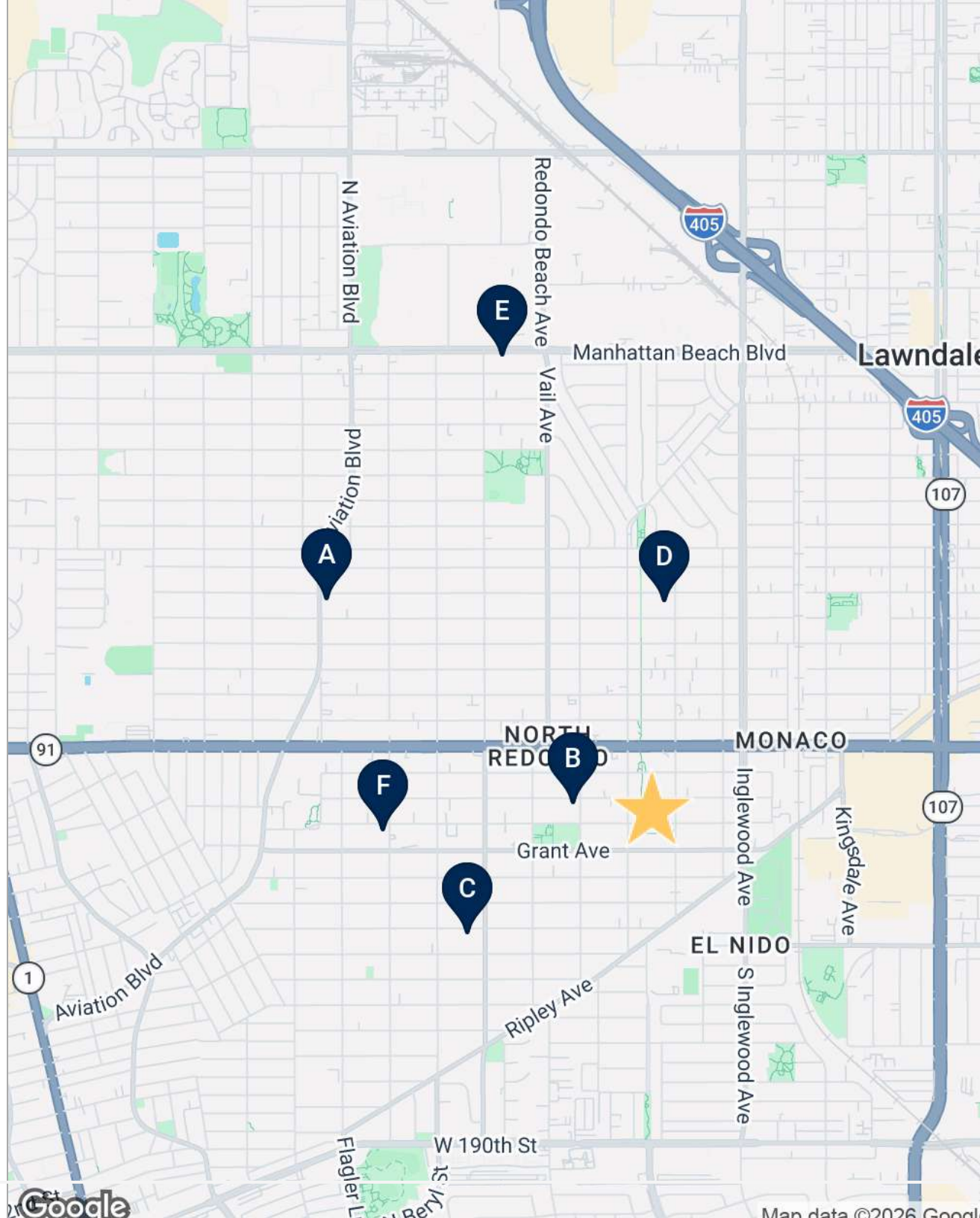
SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

Marcus & Millichap








SALE COMPS MAP

- ★ 2510 Carnegie Ln
- A 2508 Aviation Blvd
- B 2320 Carnegie Ln
- C 2114 Clark Ln
- D 2518 Gates Ave
- E 2208 Manhattan Beach Blvd
- F 1920 Rockefeller Ln



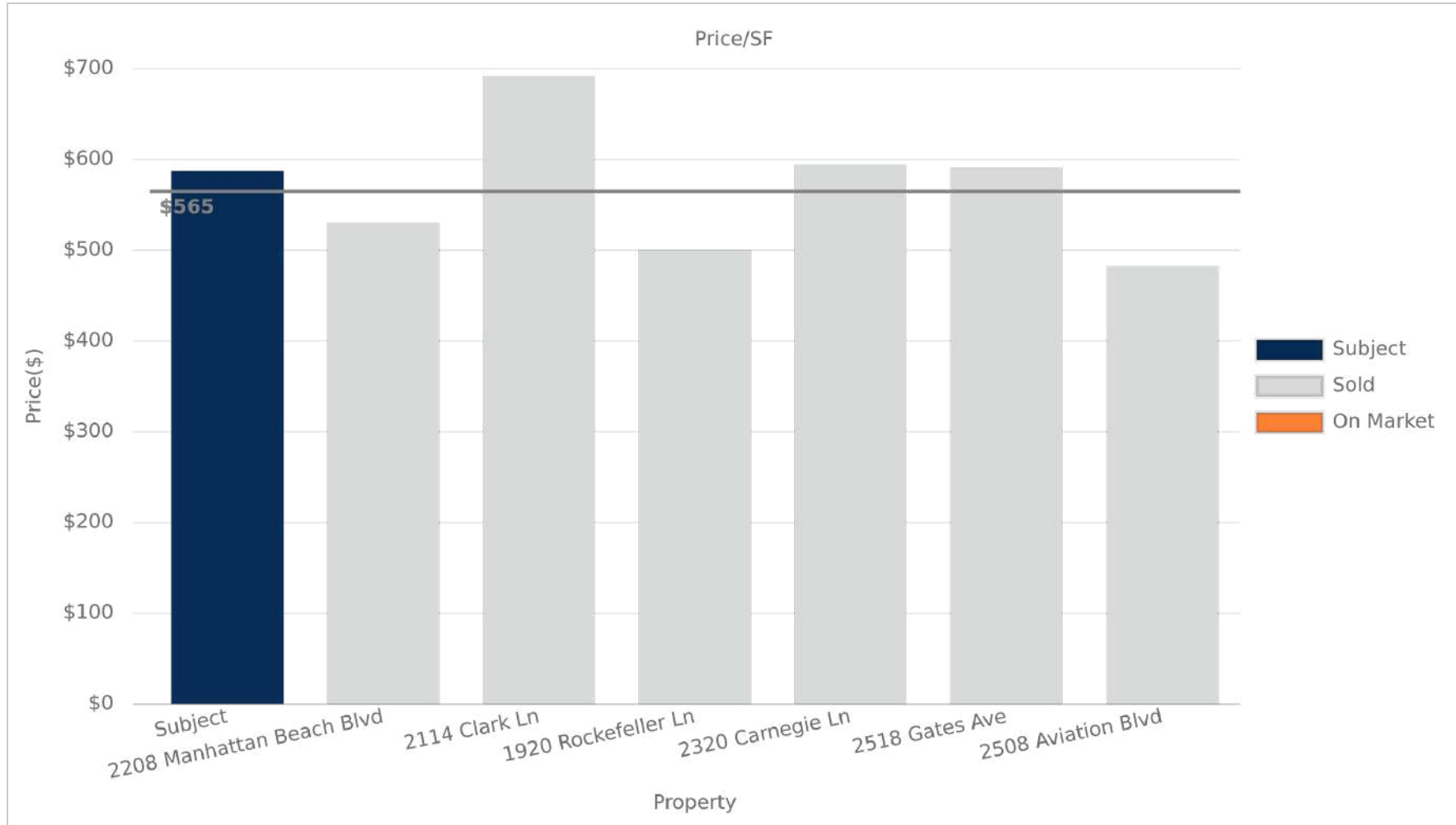
2510 CARNEGIE LN

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	2510 Carnegie Ln Redondo Beach, CA 90278	\$1,625,000	2,766 SF	\$587.49	0.17 AC	\$541,667	4.35%	3	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	2508 Aviation Blvd Redondo Beach, CA 90278	\$1,625,000	3,370 SF	\$482.20	0.11 AC	\$541,666	-	3	12/09/2025
	2320 Carnegie Ln Redondo Beach, CA 90278	\$1,687,500	2,840 SF	\$594.19	0.17 AC	\$562,500	-	3	02/14/2025
	2114 Clark Ln Redondo Beach, CA 90278	\$1,640,000	2,371 SF	\$691.69	0.17 AC	\$546,666	-	3	09/12/2024
	2518 Gates Ave Redondo Beach, CA 90278	\$1,600,000	2,710 SF	\$590.41	0.17 AC	\$533,333	-	3	05/09/2025
	2208 Manhattan Beach Blvd Redondo Beach, CA 90278	\$1,650,000	3,113 SF	\$530.04	0.13 AC	\$550,000	-	3	05/14/2024
	1920 Rockefeller Ln Redondo Beach, CA 90278	\$1,375,000	2,753 SF	\$499.46	0.15 AC	\$458,333	-	3	09/30/2024
	AVERAGES	\$1,596,250	2,860 SF	\$564.66	0.15 AC	\$532,083	-	3	-

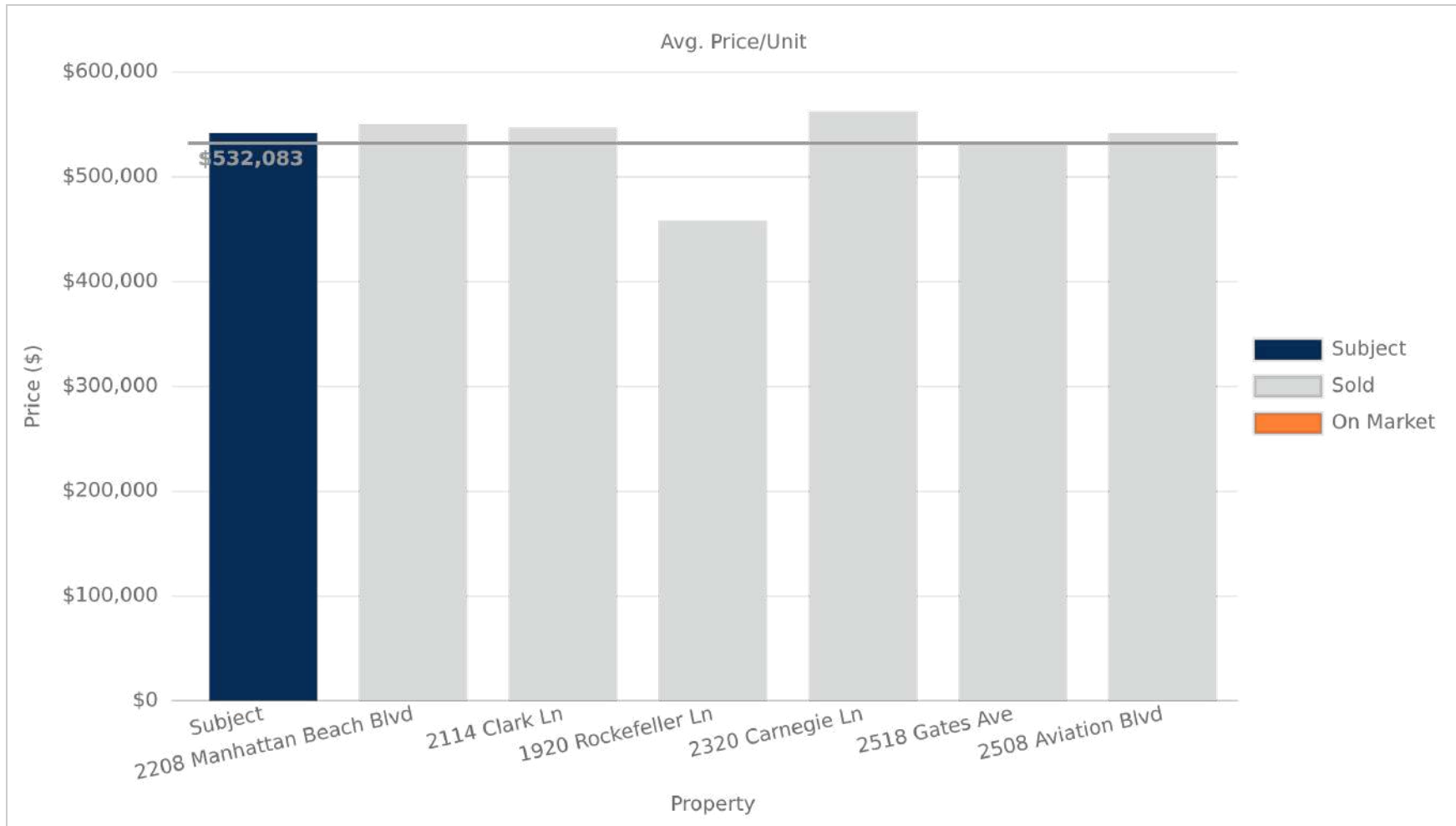
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PRICE PER SF CHART



2510 CARNEGIE LN

PRICE PER UNIT CHART



2510 CARNEGIE LN

SALE COMPS



★ 2510 Carnegie Ln
Redondo Beach, CA 90278

Listing Price:	\$1,625,000	Price/SF:	\$587.49
Property Type:	Multifamily	GRM:	15.75
NOI:	\$70,717	Cap Rate:	4.35%
Occupancy:	100%	Year Built:	1957
Number Of Units:	3	Lot Size:	0.17 Acres
Price/Unit:	\$541,667	Total SF:	2,766 SF



📍 2508 Aviation Blvd
Redondo Beach, CA 90278

Sale Price:	\$1,625,000	Price/SF:	\$482.20
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1964	COE:	12/09/2025
Number Of Units:	3	Lot Size:	0.11 Acres
Price/Unit:	\$541,666	Total SF:	3,370 SF

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SALE COMPS



B 2320 Carnegie Ln
Redondo Beach, CA 90278

Sale Price:	\$1,687,500	Price/SF:	\$594.19
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1952	COE:	02/14/2025
Number Of Units:	3	Lot Size:	0.17 Acres
Price/Unit:	\$562,500	Total SF:	2,840 SF



C 2114 Clark Ln
Redondo Beach, CA 90278

Sale Price:	\$1,640,000	Price/SF:	\$691.69
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1956	COE:	09/12/2024
Number Of Units:	3	Lot Size:	0.17 Acres
Price/Unit:	\$546,666	Total SF:	2,371 SF

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SALE COMPS



D **2518 Gates Ave**
Redondo Beach, CA 90278

Sale Price:	\$1,600,000	Price/SF:	\$590.41
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1951	COE:	05/09/2025
Number Of Units:	3	Lot Size:	0.17 Acres
Price/Unit:	\$533,333	Total SF:	2,710 SF



E **2208 Manhattan Beach Blvd**
Redondo Beach, CA 90278

Sale Price:	\$1,650,000	Price/SF:	\$530.04
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1953	COE:	05/14/2024
Number Of Units:	3	Lot Size:	0.13 Acres
Price/Unit:	\$550,000	Total SF:	3,113 SF

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SALE COMPS



F **1920 Rockefeller Ln**
Redondo Beach, CA 90278

Sale Price:	\$1,375,000	Price/SF:	\$499.46
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1949	COE:	09/30/2024
Number Of Units:	3	Lot Size:	0.15 Acres
Price/Unit:	\$458,333	Total SF:	2,753 SF

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