



OFFERING MEMORANDUM

622 S PACIFIC COAST HWY

Redondo Beach, CA 90277

Marcus & Millichap

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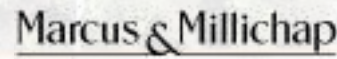
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Activity ID #ZAH0130040

The logo for Marcus & Millichap, featuring the company name in a serif font with a horizontal line underneath.

622 S PACIFIC COAST HWY

EXCLUSIVELY
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SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

622 S PACIFIC COAST HWY



Listing Price
\$1,750,000



Cap Rate
3.73%



of Units
3

FINANCIAL

Listing Price	\$1,750,000
NOI	\$65,223
Cap Rate	3.73%
Price/SF	\$723.14
Price/Unit	\$583,333

OPERATIONAL

Gross SF	2,420 SF
# of Units	3
Lot Size	0.16 Acres (7,060 SF)
Year Built	1943



622 S PACIFIC COAST HWY

Redondo Beach, CA 90277

INVESTMENT OVERVIEW

Marcus & Millichap, as the exclusive listing agent, is pleased to present 622 South Pacific Coast Highway, a rare triplex investment opportunity located in the heart of South Redondo Beach. This pride-of-ownership asset offers investors the unique combination of stable current income and substantial future upside through the potential addition of up to three Accessory Dwelling Units (ADUs) (Buyer to verify). Pro forma rates reflect anticipated market rents once the proposed ADUs are constructed and operational. Ideally positioned just moments from the vibrant Riviera Village, tenants enjoy convenient access to an abundance of restaurants, boutique shopping, entertainment venues, and some of Southern California's most desirable beaches. The property's premier South Redondo location continues to benefit from strong rental demand driven by its coastal lifestyle, excellent schools, and proximity to major employment centers throughout the South Bay. With limited multifamily inventory available in South Redondo Beach and increasing demand for housing in the area, 622 South Pacific Coast Highway presents a compelling opportunity for investors seeking a well-maintained coastal asset with meaningful value-add potential and long-term appreciation prospects.

INVESTMENT HIGHLIGHTS

Rare opportunity to acquire a well-maintained triplex in the highly desirable South Redondo Beach submarket

Significant value-add potential with the ability to add up to three ADUs (Buyer to verify), creating a compelling opportunity to increase cash flow and long-term value

Pride of ownership asset featuring strong curb appeal and exceptional maintenance throughout ownership

Premier location just minutes from the Riviera Village, offering walkable access to dining, shopping, entertainment, and coastal amenities

SECTION 2

02



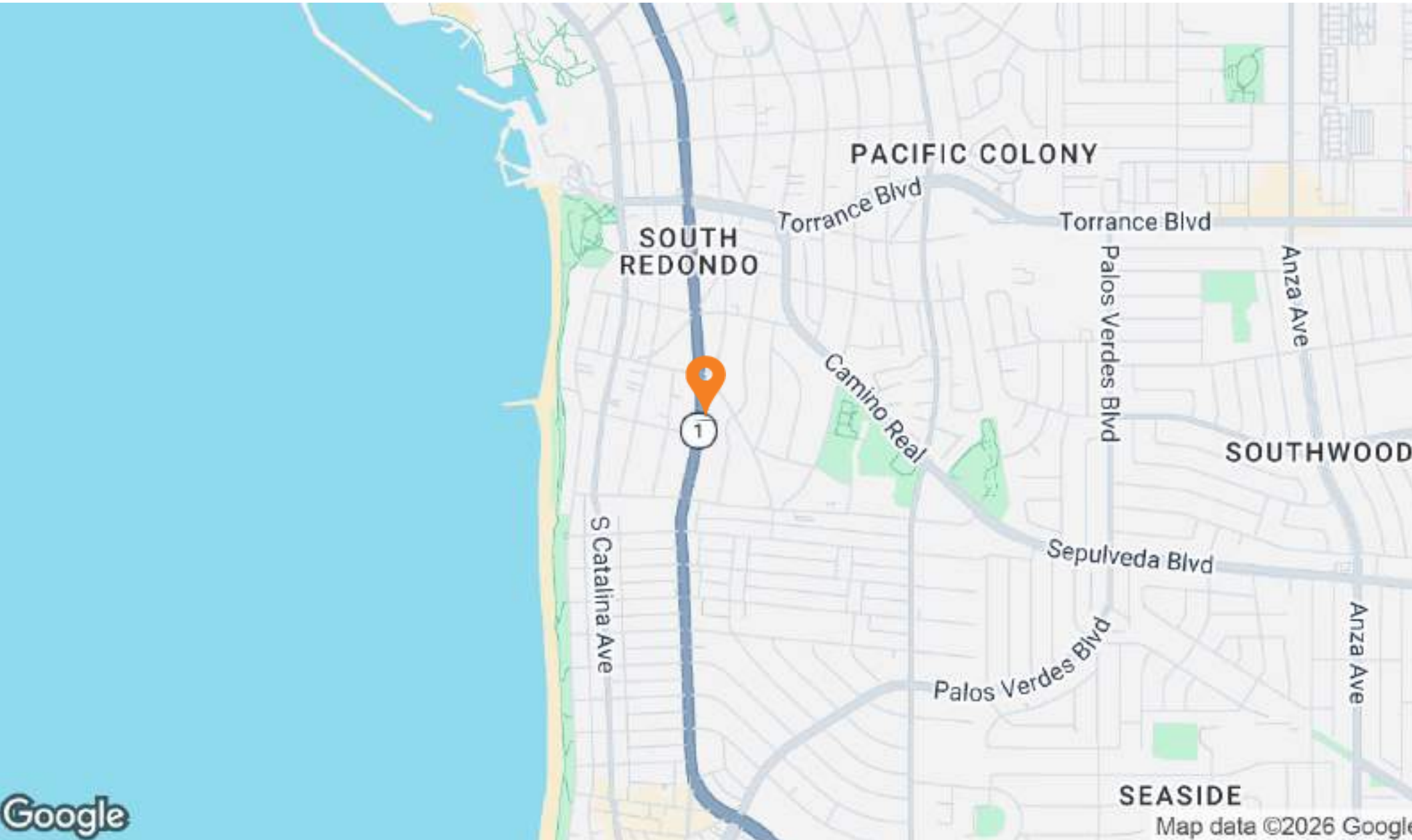
PROPERTY INFORMATION

Regional Map
Local Map

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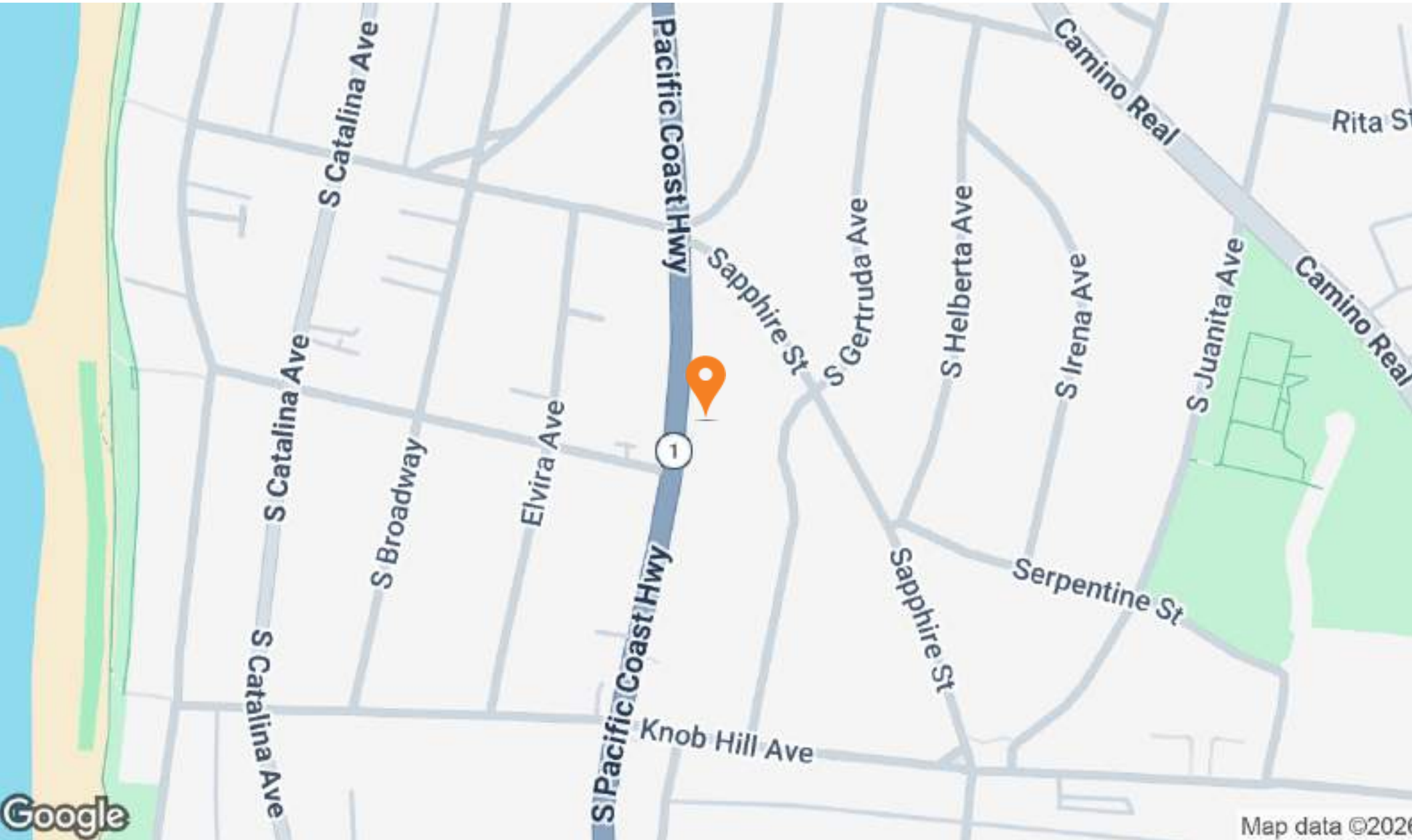
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REGIONAL MAP



622 S PACIFIC COAST HWY

LOCAL MAP



































SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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622 S PACIFIC COAST HWY

FINANCIAL DETAILS

As of June, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	2 Bedroom 1 Bathroom		\$3,095		\$3,550	
02	2 Bedroom 1 Bathroom		\$3,085		\$3,550	
03	1 Bedroom 1 Bathroom		\$2,027		\$2,750	
04	ADU				\$2,500	
05	ADU				\$2,500	
06	ADU				\$2,500	
Total		Square Feet: 2,420	\$8,207	\$3.39	\$9,850	\$4.07

622 S PACIFIC COAST HWY

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$208,200		\$208,200			\$69,400	\$86.03
Loss to Lease	(\$109,713)					\$0	\$0.00
Gross Scheduled Rent	\$98,487		\$208,200			\$69,400	\$86.03
Economic Vacancy	\$0	0.00%	\$0	0.00%		\$0	\$0.00
Effective Rental Income	\$98,487		\$208,200			\$69,400	\$86.03
Other Income	\$1,440		\$1,440			\$480	\$0.60
Effective Gross Income	\$99,927		\$209,640			\$69,880	\$86.63
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$19,250		\$19,250		[1.10%]	\$6,417	\$7.95
Insurance	\$2,420		\$2,420			\$807	\$1.00
Utilities	\$4,937		\$4,937			\$1,646	\$2.04
Repairs & Maintenance	\$1,500		\$1,500			\$500	\$0.62
Pest Control	\$600		\$600			\$200	\$0.25
Landscaping	\$1,000		\$1,000			\$333	\$0.41
Management Fee	\$4,996	5.00%	\$10,482	5.00%		\$3,494	\$4.33
Total Expenses	\$34,704		\$40,189			\$13,396	\$16.61
Expenses as % of EGI	34.73%		19.17%				
Net Operating Income	\$65,223		\$169,451			\$56,484	\$70.02

622 S PACIFIC COAST HWY

FINANCIAL DETAILS

SUMMARY		
Price	\$1,750,000	
Down Payment	\$1,750,000	100%
Number of Units	3	
Price Per Unit	\$583,333	
Price Per SqFt	\$723.14	
Gross SqFt	2,420 SF	
Lot Size	0.16 Acres	
Year Built	1943	

RETURNS	Current	Year 1
Cap Rate	3.73%	9.68%
GRM	17.77	8.41
Cash on Cash	3.73%	9.68%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-
Debt Service	-
Amortization	-

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

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
2	2 Bedroom 1 Bathroom		\$3,090	\$3,550
1	1 Bedroom 1 Bathroom		\$2,027	\$2,750
3	ADU			\$2,500

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$98,487		\$208,200	
Less: Vacancy	\$0	0.0%	\$0	0.0%
Gross Rental Revenue	\$98,487		\$208,200	
Other Income	\$1,440		\$1,440	
Effective Gross Income	\$99,927		\$209,640	
Less: Expenses	(\$34,704)	34.7%	(\$40,189)	19.2%
Net Operating Income	\$65,223		\$169,451	
Debt Service	\$0		\$0	
Cash Flow	\$65,223	3.73%	\$169,451	9.68%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$65,223	3.73%	\$169,451	9.68%

EXPENSES	Current	Year 1
Real Estate Taxes	\$19,250	\$19,250
Insurance	\$2,420	\$2,420
Utilities	\$4,937	\$4,937
Repairs & Maintenance	\$1,500	\$1,500
Pest Control	\$600	\$600
Landscaping	\$1,000	\$1,000
Management Fee	\$4,996	\$10,482
Total Expenses	\$34,704	\$40,189
Expenses Per Unit	\$11,568	\$13,396
Expenses Per SqFt	\$14.34	\$16.61

SECTION 4

04

SALE COMPARABLES

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

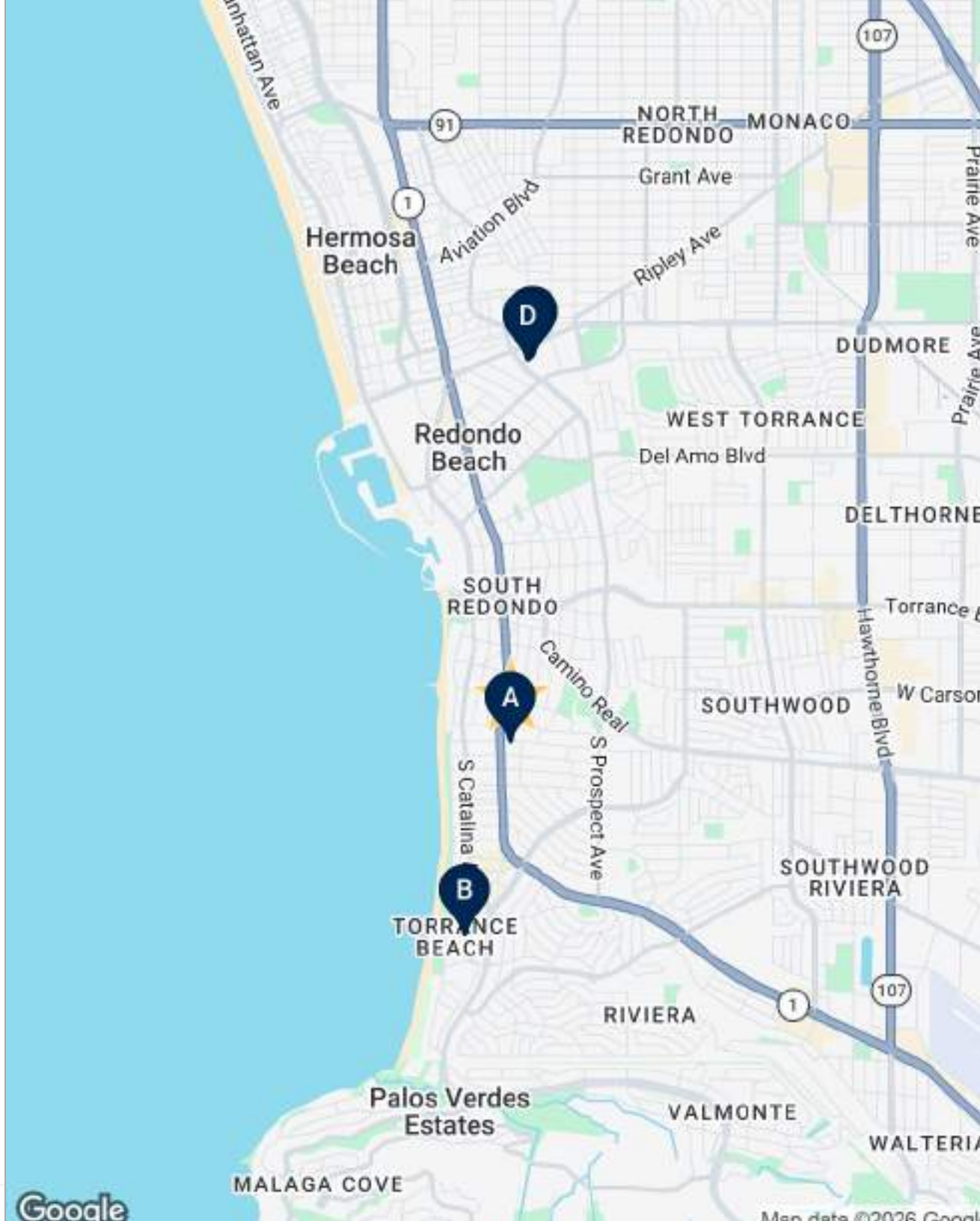
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622 S PACIFIC COAST HWY

SALE COMPS MAP







SALE COMPS MAP

- ★ 622 S Pacific Coast Hwy
- A 526 Avenue A
- B 305 Calle Miramar
- C 1214 Agate St
- D 1206 Agate St
- E 1208 Agate St



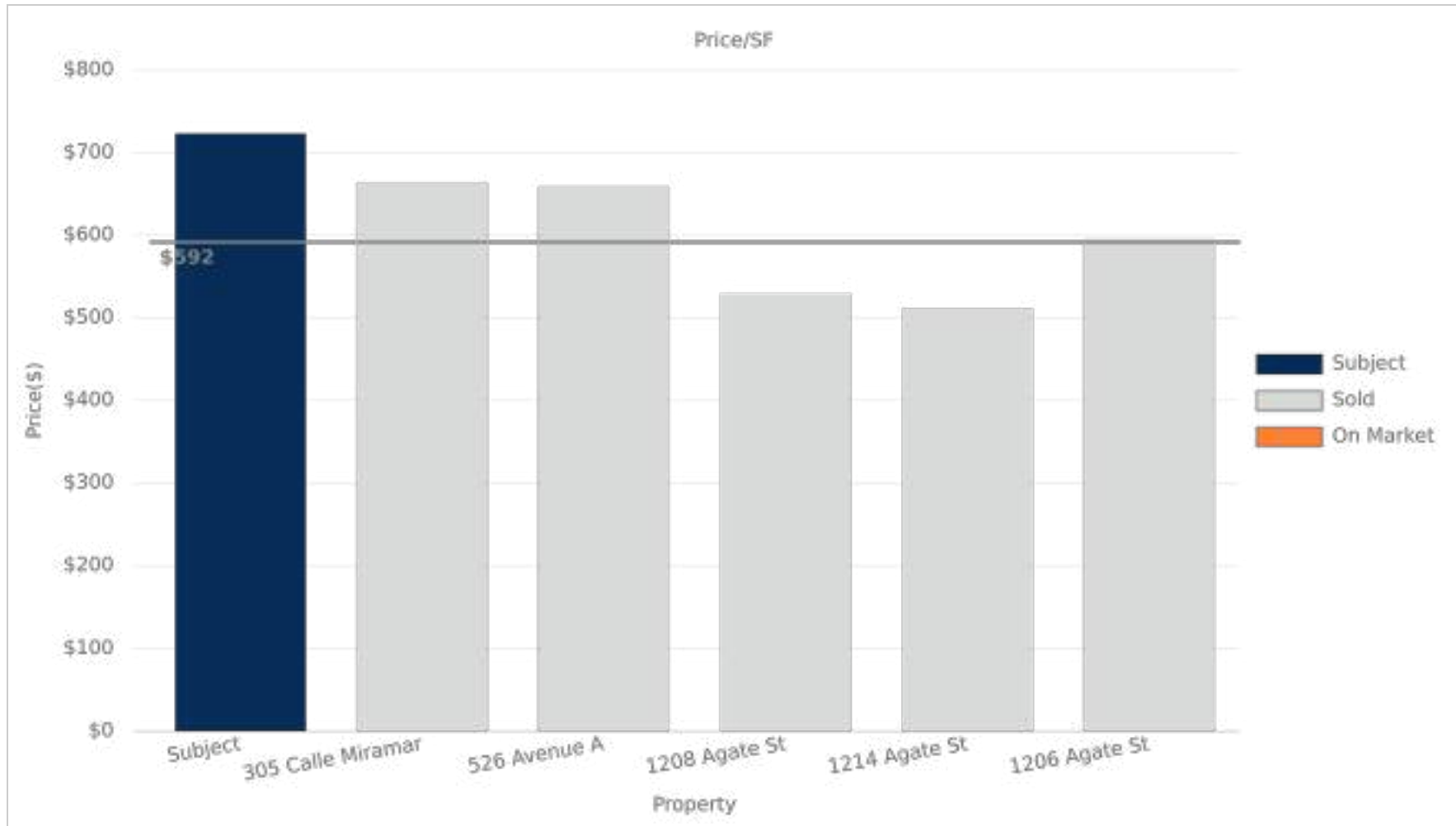
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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	622 S Pacific Coast Hwy Redondo Beach, CA 90277	\$1,750,000	2,420 SF	\$723.14	0.16 AC	\$583,333	3.73%	3	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	526 Avenue A Redondo Beach, CA 90277	\$2,120,625	3,218 SF	\$658.99	0.14 AC	\$706,875	-	3	07/05/2024
	305 Calle Miramar Redondo Beach, CA 90277	\$2,400,000	3,616 SF	\$663.72	0.2 AC	\$600,000	-	4	05/13/2024
	1214 Agate St Redondo Beach, CA 90277	\$2,133,000	4,170 SF	\$511.51	0.13 AC	\$533,250	-	4	03/20/2025
	1206 Agate St Redondo Beach, CA 90277	\$2,450,000	4,120 SF	\$594.66	0.13 AC	\$612,500	-	4	05/16/2025
	1208 Agate St Redondo Beach, CA 90277	\$2,180,000	4,120 SF	\$529.13	0.13 AC	\$545,000	-	4	08/16/2024
	AVERAGES	\$2,256,725	3,849 SF	\$591.60	0.15 AC	\$599,525	-	4	-

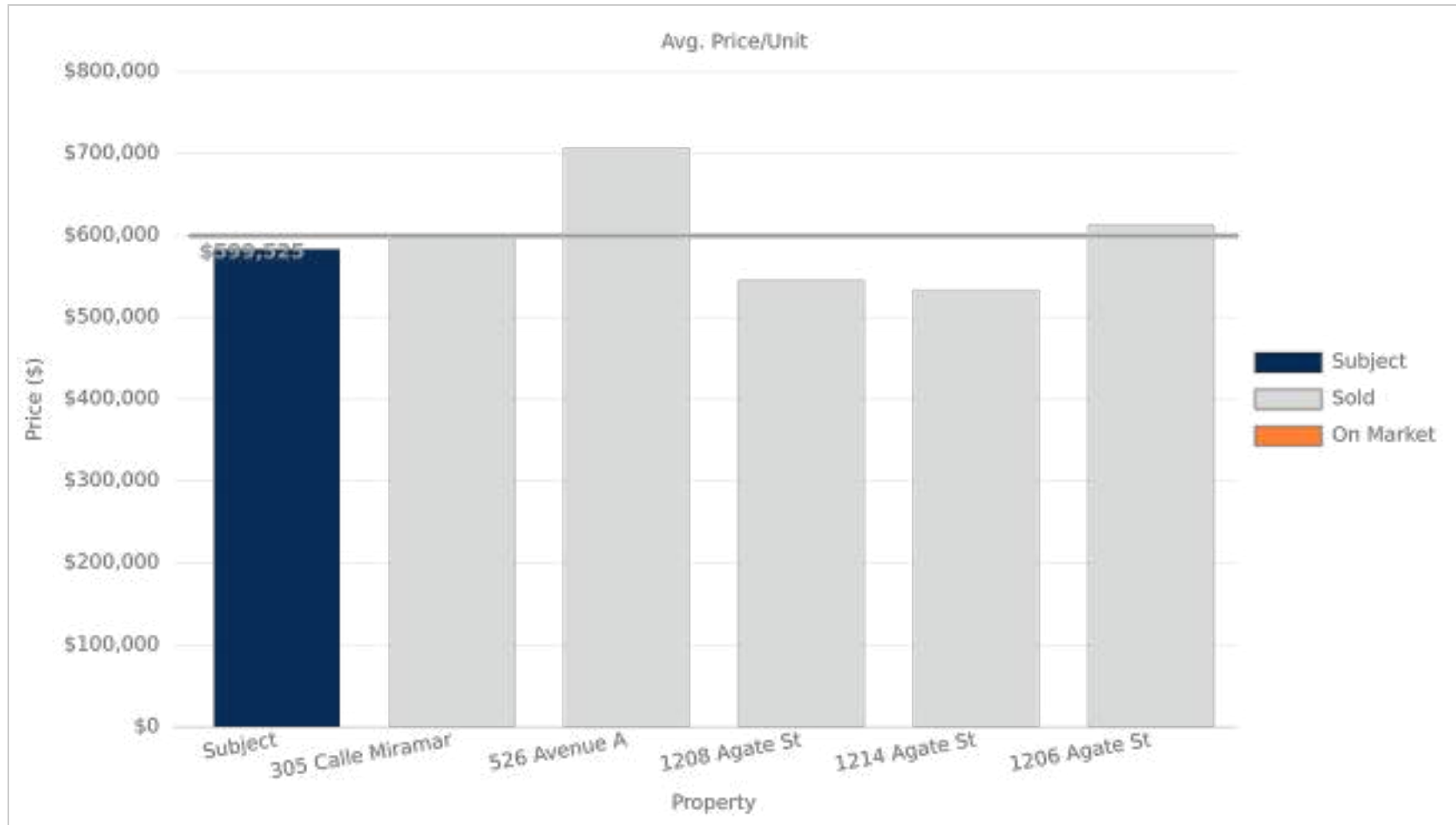
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PRICE PER SF CHART



622 S PACIFIC COAST HWY

PRICE PER UNIT CHART



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SALE COMPS



★ 622 S Pacific Coast Hwy
Redondo Beach, CA 90277

Listing Price:	\$1,750,000	Price/SF:	\$723.14
Property Type:	Multifamily	GRM:	17.77
NOI:	\$65,223	Cap Rate:	3.73%
Occupancy:	100%	Year Built:	1943
Number Of Units:	3	Lot Size:	0.16 Acres
Price/Unit:	\$583,333	Total SF:	2,420 SF



📍 526 Avenue A
Redondo Beach, CA 90277

Sale Price:	\$2,120,625	Price/SF:	\$658.99
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1939	COE:	07/05/2024
Number Of Units:	3	Lot Size:	0.14 Acres
Price/Unit:	\$706,875	Total SF:	3,218 SF

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SALE COMPS



B 305 Calle Miramar
Redondo Beach, CA 90277

Sale Price:	\$2,400,000	Price/SF:	\$663.72
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1953	COE:	05/13/2024
Number Of Units:	4	Lot Size:	0.2 Acres
Price/Unit:	\$600,000	Total SF:	3,616 SF



C 1214 Agate St
Redondo Beach, CA 90277

Sale Price:	\$2,133,000	Price/SF:	\$511.51
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1963	COE:	03/20/2025
Number Of Units:	4	Lot Size:	0.13 Acres
Price/Unit:	\$533,250	Total SF:	4,170 SF

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SALE COMPS



D 1206 Agate St
Redondo Beach, CA 90277

Sale Price:	\$2,450,000	Price/SF:	\$594.66
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1963	COE:	05/16/2025
Number Of Units:	4	Lot Size:	0.13 Acres
Price/Unit:	\$612,500	Total SF:	4,120 SF



E 1208 Agate St
Redondo Beach, CA 90277

Sale Price:	\$2,180,000	Price/SF:	\$529.13
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1963	COE:	08/16/2024
Number Of Units:	4	Lot Size:	0.13 Acres
Price/Unit:	\$545,000	Total SF:	4,120 SF

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