



FANTASTIC OPPORTUNITY FOR RE-TENANT OR REDEVELOPMENT | FIRST TIME ON MARKET IN 34+ YEARS

CVS (DARK)
NYSE: CVS

4320 Redondo Beach Blvd
Torrance, CA 90504

Absolute-Net (Zero Landlord Responsibilities): Less than One Year Remaining on Corporate CVS Lease Expiring Dec 31, 2024.

1/2 Mile from 405 Freeway: Access from Artesia Boulevard - the 405 Freeway is the Busiest Freeway in California with An Average 263,000+ Vehicles Per Day.

1.5 Mile From El Camino College: The 126 Acre Campus is One of Two Community Colleges Serving the Southern California South Bay Area with an Estimated 2023 Enrollment of 33,000 Students.

Across From South Bay Galleria Redevelopment: Improvements will Include a 300 Unit Residential Building, 150 Room Hotel, New Town Square, and New Retail & Dining.

Marcus & Millichap
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TENANT SUMMARY

Tenant Name:	CVS
Guaranty:	Garfield Beach CVS, LLC
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Commencement:	May 15, 1974
Lease Expiration:	December 31, 2024
Term Remaining:	0.75 Years
Options:	One, 3 Year
Increases:	10% Each Option
Right of First Refusal:	30 Days After Receipt of Bona Fide Offer

ANNUALIZED OPERATING DATA

Rent	Annually	Monthly
Current - December 31, 2024	\$324,410.59	\$27,034.22

CVS (DARK)

Address:	4320 Redondo Beach Blvd Torrance, CA 90504
Price:	\$6,780,000
CAP:	4.78%
NOI:	\$324,410.59

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	1973
Building Area:	25,500 SF
Land Area:	2.19 Acres
Vehicles Per Day:	Redondo Beach Blvd & Hawthorne Blvd (73,600+) Artesia Blvd & Hawthorne Blvd (80,900+ VPD)



HIGHLIGHTS

- Absolute-Net (Zero Landlord Responsibilities):** Less Than One Year Remaining on Corporate CVS Lease Expiring Dec 31, 2024.
- Across From South Bay Galleria Redevelopment:** Improvements will include a 300 Unit Residential Building, 150 Room Hotel, New Town Square, and New Retail & Dining.
- 1/2 Mile from 405 Freeway:** Access from Artesia Boulevard - the 405 Freeway is the Busiest Freeway in California with An Average 263,000+ Vehicles Per Day.
- 1.5 Mile From El Camino College:** The 126 Acre Campus is One of Two Community Colleges Serving the Southern California South Bay Area with an Estimated 2023 Enrollment of 33,000 Students.
- Multiple Schools Nearby:** Within One Mile of Subject Property Reside 11 Schools Totaling Over 9,800 Students.
- Exceptional Demographics:** Within a 5 Mile Radius the Daytime Population Exceeds 696,000+ with an Average Household Income of \$128,005.
- Surrounded by National Retailers:** Target, TJ Maxx, CarMax, Total Wine & More, Living Spaces, Nordstrom Rack, Sprouts Farmers Market, Ulta Beauty, Ralphs, Guitar Center, Big 5 Sporting Goods, Harbor Freight Tools, Starbucks, Taco Bell, Boston Market, Islands Restaurant, Jack in the Box, Chick-fil-A, and Round Table Pizza to Name a Few.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	38,441	284,059	609,990
Daytime Population:	26,191	320,921	696,460
Household Income:	\$108,044	\$133,133	\$128,005



Walmart
 Save money. Live better.
HomeGoods
Marshalls
ROSS
TRADER JOE'S
Durlington
Planet Fitness
DELTA CO.
IN-N-OUT
Party City

Chick-fil-z
Starbucks

Jack in the box

TJ-maxx

Ralphs

ISLANDS
 Fine burgers & drinks

LIVING SPACES
NORDSTROM rack

SPROUTS FARMERS MARKET

Total Wine & MORE

Panera BREAD

Jamba Juice

TARGET

SOUTH BAY GALLERIA
 125 Stores / 955K SF
 SOON TO BE REDEVELOPED

Starbucks
HARBOR FREIGHT
BIG 5 SPORTING GOODS
WELLS FARGO
AutoZone
DSW

Round Table PIZZA
 The Last Honest Place

COMING SOON

SUBJECT PROPERTY

CHASE

BOSTON MARKET
 Rotisserie Kitchen

TURNER'S OUTDOORSMAN

TACO BELL

WALGREENS

7-ELEVEN

WILLIAM GREEN ELM SCHOOL
 684 Students

ARTESIA BLVD (28,800+ VPD)

REDONDO BEACH BLVD (21,500+ VPD)

HAWTHORNE BLVD (52,100+ VPD)

TORRANCE

TORRANCE BEACH

REDONDO BEACH

HERMOSA BEACH



**WILL ROGERS
MIDDLE SCHOOL**
957 Students

**ANDERSON
ELEMENTARY SCHOOL**
694 Students

**ALONDRA PARK &
ALONDRA PARK
GOLF COURSE**

**EL CAMINO
COLLEGE**

**CARR ELEMENTARY
SCHOOL**
370 Students

**Jack
in the box**

CHUCK E. CHEESE'S

DOLLAR TREE

TACO BELL

**BOSTON
MARKET**
Rotisserie · Kitchen

SUBJECT PROPERTY



263,000+ VPD



HAWTHORNE BLVD (52,100+ VPD)

REDONDO BEACH BLVD (21,500+ VPD)

ARTESIA BLVD (28,800+ VPD)



LOS ANGELES
WORLD
AIRPORT



**ANDERSON
ELEMENTARY SCHOOL**
694 Students

**WILL ROGERS
MIDDLE SCHOOL**
957 Students

DOWNTOWN
LOS ANGELES

**ALONDRA PARK &
ALONDRA PARK
GOLF COURSE**

**WILLIAM GREEN
ELM SCHOOL**
684 Students



WALGREENS



**SUBJECT
PROPERTY**




HAWTHORNE BLVD (52,100+ VPD)

263,000+ VPD

REDONDO BEACH BLVD (21,500+ VPD)



REGIONAL MAP

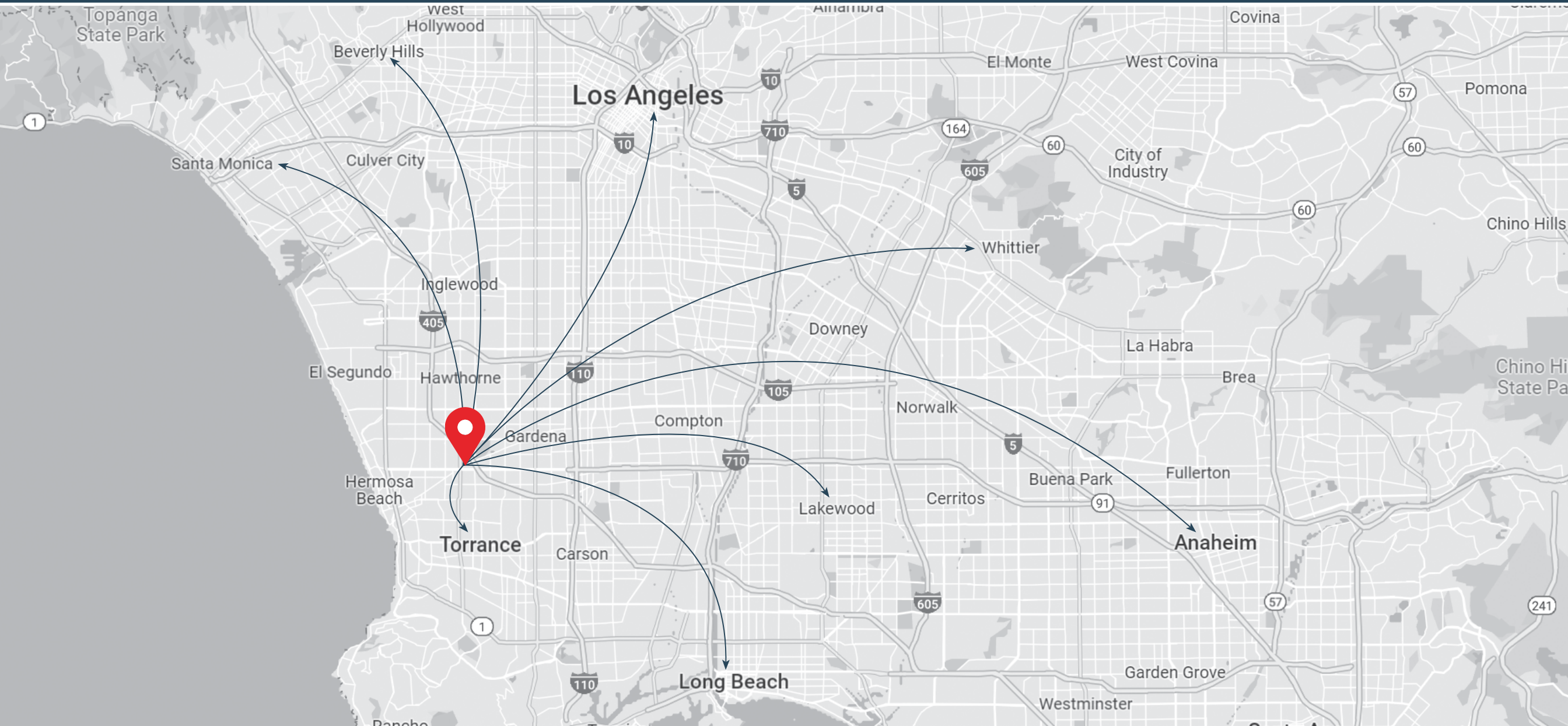
	Subject Property
	CVS

3 Miles	Torrance, CA
14 Miles	Long Beach, CA

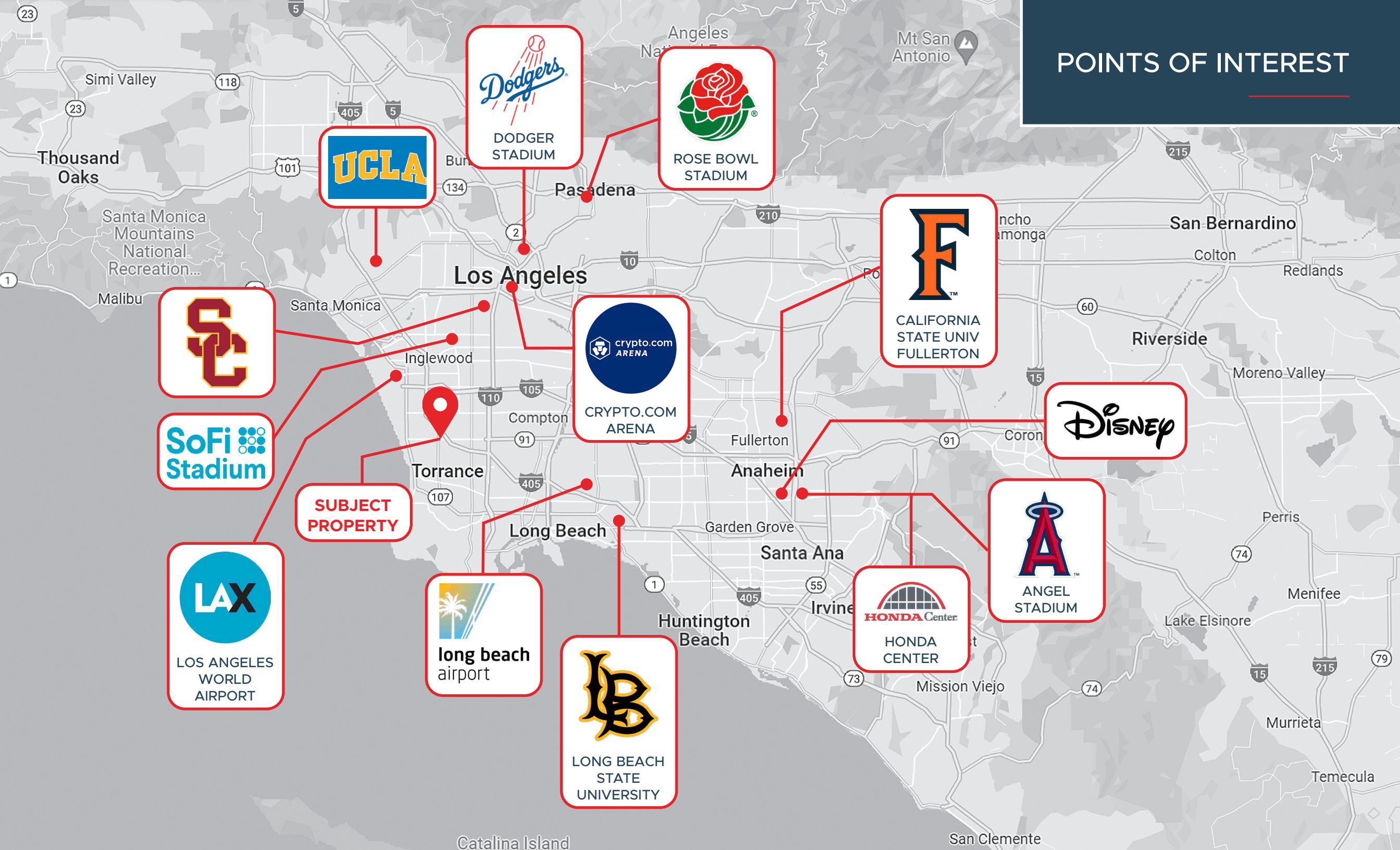
16 Miles	Lakewood, CA
16 Miles	Santa Monica, CA

17 Miles	Beverly Hills, CA
20 Miles	Los Angeles, CA

27 Miles	Whittier, CA
28 Miles	Anaheim, CA



POINTS OF INTEREST



SUBJECT PROPERTY

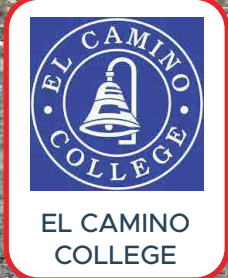




LOS ANGELES WORLD AIRPORT



LAWNDALE HIGH SCHOOL
2,278 Students



EL CAMINO COLLEGE

JUNIPERO SERRA HIGH SCHOOL
544 Students



SOUTH BAY GALLERIA

NORTH HIGH SCHOOL
1,813 Students

Dignity Health Sports Park
DIGNITY HEALTH SPORTS PARK

CSUDH
CALIFORNIA STATE UNIV DOMINGUEZ HILLS

REDONDO UNION HIGH SCHOOL
3,040 Students

WEST HIGH SCHOOL
2,047 Students

SUBJECT PROPERTY

Dignity Health Sports Park

Redondo Beach

Torrance

Carson



SOUTH BAY GALLERIA REDEVELOPMENT (QUARTER MILE FROM SUBJECT PROPERTY)



A new presentation posted by the City of Redondo Beach offers a look at the first phase of the proposed redevelopment of the sprawling surface parking lots which surround the beleaguered South Bay Galleria shopping mall.

The mall property, fronting Artesia Boulevard between Hawthorne Boulevard in the east and Kingsdale Avenue in the west. According to a letter sent to the City of Redondo Beach in September, plans call for the construction of:

- » a 300-unit residential building (including a 20 percent set-aside for low-income households and a 10 percent set-aside for very low-income households) with 15,730 square feet of commercial space;
- » a 150-room boutique hotel with 17,000 square feet of retail space;
- » a new town square plaza and perimeter open space;
- » open-air retail and dining; and
- » gateway entry monuments at Artesia's intersections with Kingsdale and Hawthorne.

SOURCE: <https://la.urbanize.city/post/heres-look-first-phase-south-bay-galleria-redevelopment>



LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

MAJOR EMPLOYERS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



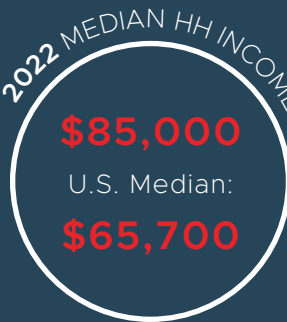
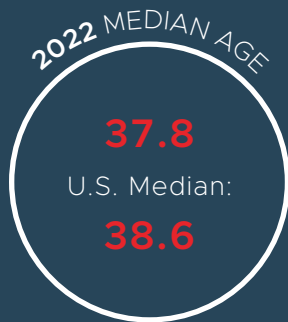
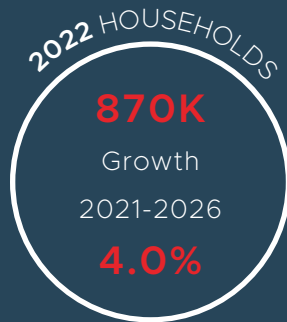
JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.

Kaiser Permanente
Northrop Grumman Corp.
The Boeing Co.
Kroger Co.
Cedars-Sinai Medical Center
University of California, Los Angeles
Target Corp.
Amazon
Home Depot
Providence Health & Services

ECONOMY

- » The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- » The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- » Nine Fortune 500 companies are currently headquartered in the metro.
- » A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- » Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.



SPORTS

MLB | LOS ANGELES DODGERS

NFL | LOS ANGELES RAMS

NBA | LOS ANGELES LAKERS

NHL | LOS ANGELES KINGS

MLS | LOS ANGELES GALAXY

NBA | LOS ANGELES CLIPPERS

NFL | LOS ANGELES CHARGERS

MLS | LOS ANGELES FC

EDUCATION

UNIVERSITY OF CALIFORNIA, LOS ANGELES

UNIVERSITY OF SOUTHERN CALIFORNIA

CALIFORNIA INSTITUTE OF TECHNOLOGY

LOYOLA MARYMOUNT UNIVERSITY

CALIFORNIA STATE UNIVERSITY, LOS ANGELES

CALIFORNIA STATE UNIVERSITY, NORTHRIDGE

PEPPERDINE UNIVERSITY

ARTS & ENTERTAINMENT

LOS ANGELES ZOO & BOTANICAL GARDENS

LOS ANGELES COUNTY MUSEUM OF ART

NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY

THE GREEK THEATRE

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COVID-19 NOTICE

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