601 S. PCH, Redondo Beach, CA 90277

ASKING PRICE: **$4,000,000**



SINGLE TENANT NET LEASE
1/4 MILE FROM THE BEACH

For More Information, Please Contact:

CHRIS COMFORT

424-293-8085 ext. 101
ccomfort@gowithapex.com
DRE:01407997

APEX PROPERTIES

601 S. PACIFIC COAST HIGHWAY

REDONDO BEACH, CA 90277



PROPERTY DESCRIPTION

601 N Pacific Coast Highway is a highly visible neighborhood retail property positioned on Redondo Beach's primary commercial corridor. The property is occupied by Leap and Bound Child Development, a local pre-school with two locations. It is a single Tenant Net Lease which expires in 2036 with no further options. Rent increases by 2% annually. The property benefits from exceptional frontage on Pacific Coast Highway, strong daily traffic volumes, excellent accessibility, and a dense surrounding residential population. Its strategic location within the affluent South Bay market provides retailers with outstanding exposure and a consistent customer base, making it well suited for both local-serving and destination-oriented businesses. The surrounding trade area is characterized by high household incomes, established neighborhoods, and a vibrant mix of national retailers, restaurants, and professional services. With its prominent positioning, excellent visibility, and long-term appeal in one of Southern California's most desirable beach communities, the property offers investors the opportunity for stable income, continued tenant demand, and future value appreciation.

TENANT PROFILE: LEAP & BOUND ACADEMY

Leap & Bound Academy is a well-established early childhood education provider serving families throughout the South Bay of Los Angeles since 2003. Founded by Charlie and Diana Thacker, the academy has built a strong local reputation by combining high-quality childcare with an academically focused preschool curriculum designed to prepare children for long-term educational success.

Today, Leap & Bound Academy operates multiple licensed locations throughout the South Bay, including campuses in Torrance and Redondo Beach, providing infant care, preschool, transitional kindergarten, and kindergarten programs.

Over more than two decades of operation, Leap & Bound Academy has developed a loyal customer base and a strong reputation within the community for educational excellence, making it one of the South Bay's recognized providers of early childhood education. Its long operating history, established brand, and continued demand for quality preschool education contribute to the tenant's long-term stability and make it an attractive occupant for investors seeking dependable commercial real estate assets.

INVESTMENT HIGHLIGHTS

Tenant:
Leap and Bound child Development Center.

Price per Sq. Ft:
$520(Bldg)
$252(Land)

Total Building Size:
7,697 Sq.Ft.

Cap Rate:
5.6%

Number of Units:
Single Tenant

Lot Size:
15,865 Sq. Ft.





PROPERTY AERIAL VIEW



INVESTMENT DETAILS



Address:	601 S. Pacific Coast Hwy. Redondo Beach, CA 90277
Building Size:	7,697 sq.ft.
Lot Size:	15,865 sq.ft.
Year Built:	1980

Zoning:	C2
Number of Stories:	2
Occupancy:	100%
Lease Expiration Date:	5/17/2036 No options
Number of Tenants:	Single Tenant

APN:	7508-017-900
Net operating Income:	$223,512
Cap Rate:	5.6%
Asking Price:	$4,000,000

PROPERTY HIGHLIGHTS

- 1/4 mile from the Beach.
- Extremely High Traffic of 42,000 Vehicles/Day.
- Signalized Corner Location.
- Single Tenant Net Leased Property.
- High-Income Neighborhood; Average HH Income: $161,000.
- Large Parking Lot.





LEASE DETAILS:

Tenant	Leap and Bound Child Development Center, LLC
Lease Commencement	May 18, 2006
Lease Expiration	May 17, 2036
Square Feet	6,200 sf
Lease Type	AIR – Single Tenant Lease – NET
Net Operating Income	$223,512
Rent per sq. ft.	$3.00 NNN
Options Remaining	None
Guarantor	None
Increases	2% annual, May of each year
Right of First Refusal	Yes
Tenant Early Termination Option	Yes, with 90 day notice and penalty equal to 3 months of rent

RENT SCHEDULE:

Lease Year	Annual Rent	Months	Monthly Rent	Increase
7/1/2026 – 6/30/2027	$223,512	12.00	$18,626	–
7/1/2027 – 6/30/2028	$227,988	12.00	$18,999	2.00%
7/1/2028 – 6/30/2029	$232,548	12.00	$19,379	2.00%
7/1/2029 – 6/30/2030	$237,204	12.00	$19,767	2.00%
7/1/2030 – 6/30/2031	$241,944	12.00	$20,162	2.00%
7/1/2031 – 6/30/2032	$246,780	12.00	$20,565	2.00%
7/1/2032 – 6/30/2033	$251,712	12.00	$20,976	2.00%
7/1/2033 – 6/30/2034	$256,752	12.00	$21,396	2.00%
7/1/2034 – 6/30/2035	$261,888	12.00	$21,824	2.00%
7/1/2035 – 5/17/2036	$234,807	10.55	$22,260	2.00%



REDONDO BEACH – AREA OVERVIEW

Redondo Beach is one of Southern California's premier coastal communities, offering a highly desirable blend of affluent residential neighborhoods, thriving commercial districts, and a vibrant beach lifestyle. Located within the prestigious South Bay region of Los Angeles County, the city benefits from exceptional demographics, strong consumer spending, and limited commercial inventory, supporting resilient demand for retail and mixed-use commercial properties. The surrounding area is anchored by established neighborhoods, national and local retailers, award-winning schools, and major employment centers that attract both residents and visitors year-round.

With direct access to Pacific Coast Highway, Artesia Boulevard, and Interstate 405, Redondo Beach provides outstanding regional connectivity throughout the South Bay and Greater Los Angeles. Its walkable environment, waterfront attractions, and continued private investment have reinforced the city's reputation as one of the region's most sought-after destinations for shopping, dining, entertainment, and professional services. Limited new development, strong household incomes, and sustained population demand continue to support long-term market fundamentals and stable commercial real estate performance.

For investors, Redondo Beach offers exposure to a high-barrier-to-entry coastal market with durable tenant demand, excellent visibility, and long-term appreciation potential. Continued reinvestment throughout the South Bay, coupled with the area's exceptional quality of life and proximity to major employment hubs, positions Redondo Beach as one of Southern California's strongest retail and mixed-use investment markets.



RECENT SALES COMPARABLES



165 PALOS VERDES BLVD

Redondo Beach, CA 90277 (Los Angeles County) - Beach Cities/Palos Verdes Submarket

★★☆☆☆ Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
7/6/2026	$2,075,000 ($830.00/SF)	2,500 SF	Confirmed	1964	5,894 SF/0.14 AC	Research Complete	7721561	7511-013-014



1907-1909 S. CATALINA AVENUE

Redondo Beach, CA 90277 (Los Angeles County) - Beach Cities/Palos Verdes Submarket

★★☆☆☆ Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Actual Cap Rate	Sale Comp Status	Sale Comp ID	Parcel Numbers
2/7/2025	$2,915,000 ($809.72/SF)	3,600 SF	Confirmed	1954	5,663 SF/0.13 AC	5.57%	Research Complete	7048876	7511-016-028



310 VISTA DEL MAR

Redondo Beach, CA 90277 (Los Angeles County) - Beach Cities/Palos Verdes Submarket

★★☆☆☆ Office

Sold	Sale Price	RBA	Price Status	Built	Land Area	Actual Cap Rate	Sale Comp Status	Sale Comp ID
3/5/2025	$1,775,000 ($676.71/SF)	2,623 SF	Confirmed	1976	3,724 SF/0.09 AC	4.66%	Research Complete	7081039



124 N CATALINA AVE

Redondo Beach, CA 90277 (Los Angeles County) - Beach Cities/Palos Verdes Submarket

★★☆☆☆ Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
8/7/2025	$1,470,000 ($583.80/SF)	2,518 SF	Full Value	1946	3,920 SF/0.09 AC	Research Complete	7298087	7505-005-008



1107 S PACIFIC COAST - CENTER FOR INTEGRATIVE PSYCOTHERAPY

Redondo Beach, CA 90277 (Los Angeles County) - Beach Cities/Palos Verdes Submarket

★★☆☆☆ Office

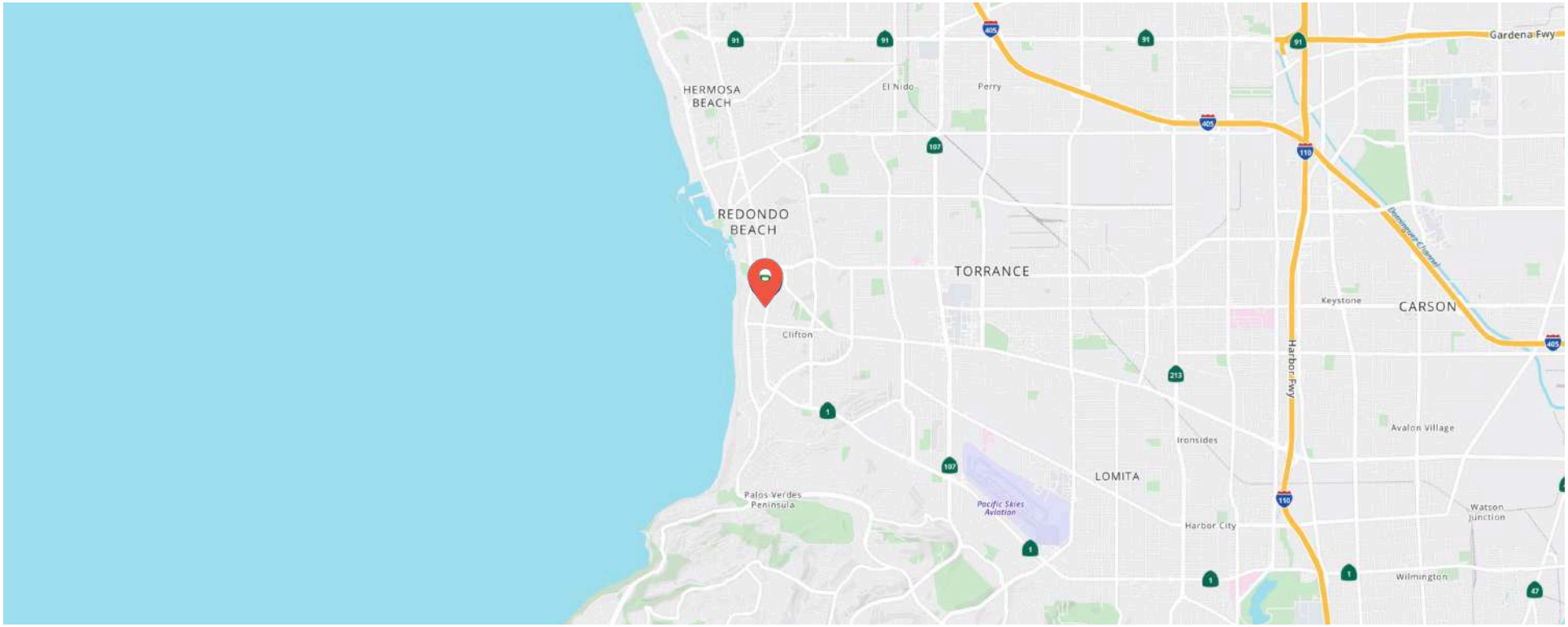
Sold	Sale Price	RBA (% Leased)	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
6/13/2025	$1,660,000 ($759.73/SF)	2,185 SF (100%)	Full Value	1956	6,098 SF/0.14 AC	Research Complete	7216823	7509-008-001

DEMOGRAPHICS: 601 S. PCH, REDONDO BEACH, CA

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	11,341	65,812	146,686
2025 Households	11,354	64,902	143,182
2030 Household Projection	11,346	64,626	142,225
Annual Growth 2020-2025	1.2%	1.1%	0.9%
Annual Growth 2025-2030	0%	-0.1%	-0.1%
Owner Occupied Households	5,431	32,860	77,611
Renter Occupied Households	5,915	31,766	64,614

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	24,523	160,262	382,719
2025 Population	24,589	158,856	375,796
2030 Population Projection	24,583	158,387	373,838

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	$161,200	$164,461	$159,502
Median Household Income	$131,319	$134,830	$128,895



EXCLUSIVELY PRESENTED BY :



CHRIS COMFORT
President

Office: 424-293-8085 ext. 101
Mobile: 818-917-6558
ccomfort@gowithapex.com
License #: 01407997

Apex Properties

2609 Manhattan Beach Blvd. Suite 200
Redondo Beach, CA 90278

Office: 424-293-8085
www.gowithapex.com
License # 01799409

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from APEX PROPERTIES and it should not be made available to any other person or entity without the written consent of APEX PROPERTIES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to APEX PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject

property. The information contained herein is not a substitute for a thorough due diligence investigation. APEX PROPERTIES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, APEX PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has APEX PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE APEX PROPERTIES ADVISOR FOR MORE DETAILS.