KFS PROPERTIES × PARKER & ASSOCIATES

(310) 576-6666 · (425) 233-0769

FOR LEASE

SUITE 2 · 6,000 SF



FOR LEASE · REDONDO BEACH, CALIFORNIA · CO-LISTED

2202 ARTESIA

A 6,000 SF retail suite at the southeast corner of Artesia Boulevard and Rindge Lane.

6,000 SF Suite 2, for lease	**29,000** cars a day on Artesia	**$207K** avg. household income, 1 mile	**1956** year built, freestanding



USGS NAIP aerial, 2023.

TRAFFIC

The property sits at the signalized southeast corner of Artesia Boulevard and Rindge Lane. Artesia carries about 29,000 vehicles per day at the site, according to City of Redondo Beach counts from late 2023. That daily average is roughly one vehicle every three seconds.

Artesia Blvd, at the site	**29,000**
Inglewood Ave, north of Artesia	35,200
Pacific Coast Hwy	40,000
Hawthorne Blvd	46,400

Vehicles per day. City of Redondo Beach traffic study, late 2023 counts. Pacific Coast Hwy at Torrance Blvd, Caltrans 2024.



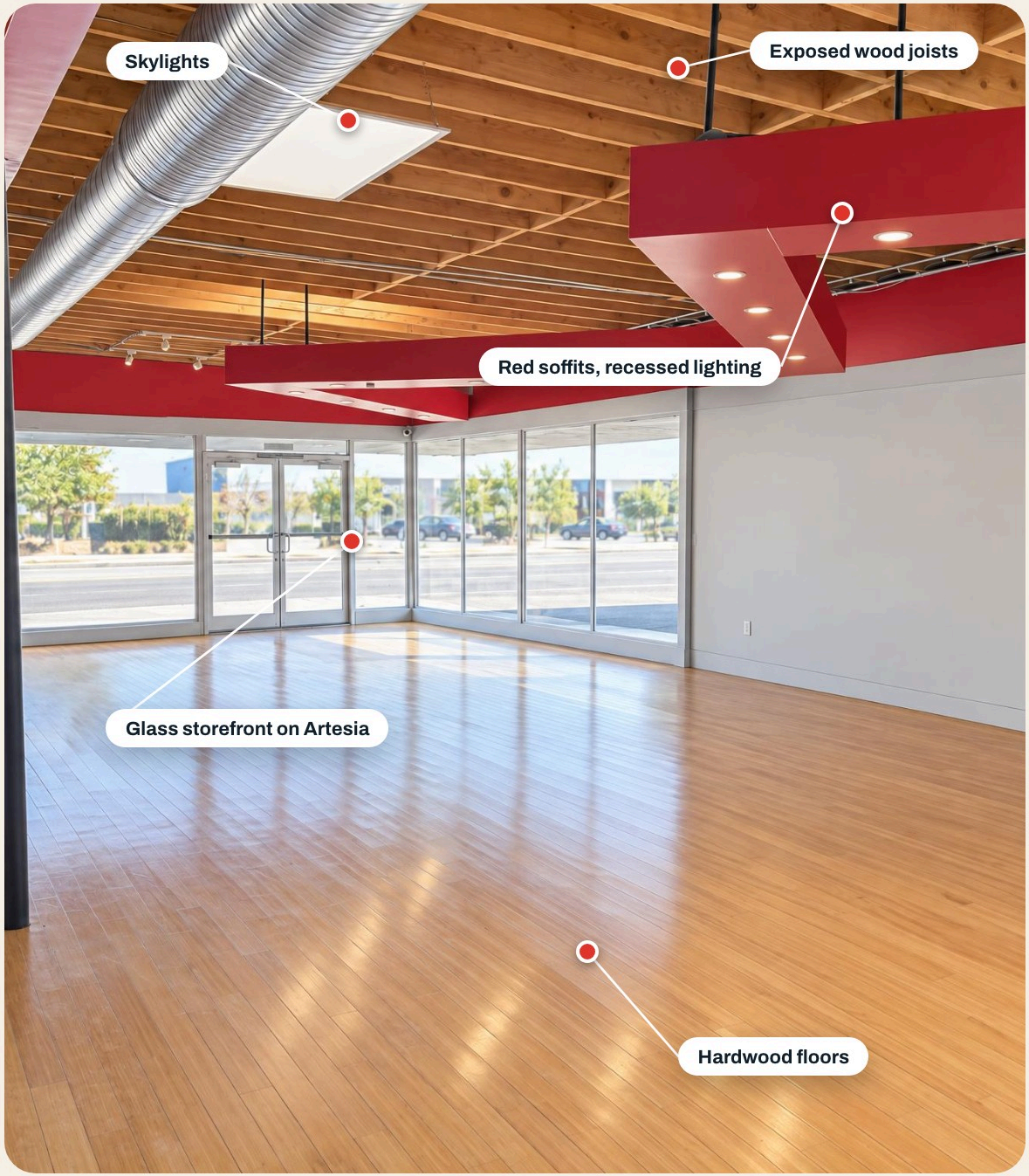
THE SPACE

The open floor has hardwood floors, an exposed wood joist ceiling and several skylights. Farther back are a kitchenette with a sink, counter and cabinets, a storage room with a roll-up door, and a back room with a rear exit. The suite also has a restroom.

SIZE	**6,000 SF**
BUILDING	**9,800 SF, freestanding**
CORNER	**Artesia at Rindge, signal**
LEASE	**NNN**
NNN CHARGES	**$0.34 / SF / mo**
RATE	**On request**
ZONING	**C-2 Commercial**
BUILT	**1956**
PARKING	**Shared on-site lot**

IN THE SUITE

Glass storefront	Wood joist ceiling	Skylights	Hardwood floors
Kitchenette	Roll-up door	Rear exit	On-site parking



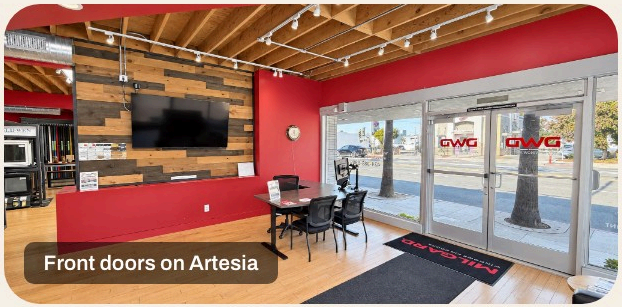
The current occupant's furnishings have been digitally removed from this photo.

PHOTOS

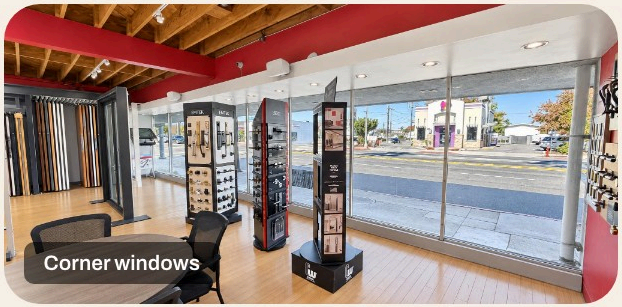
Photos show the space as it is today with the current tenant's showroom and lighting corrected; furnishings have been digitally removed from one photo.



Entry and lounge inside the storefront

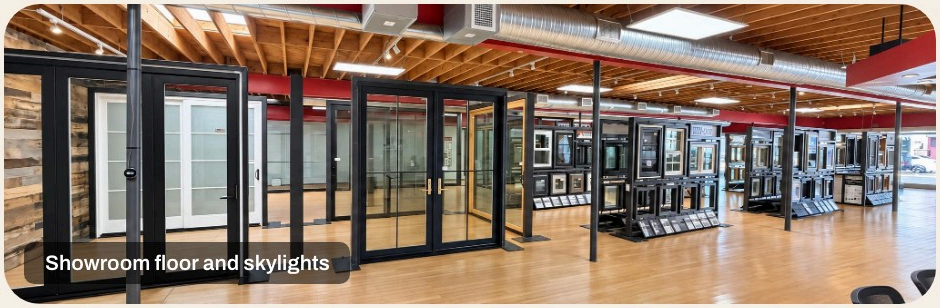


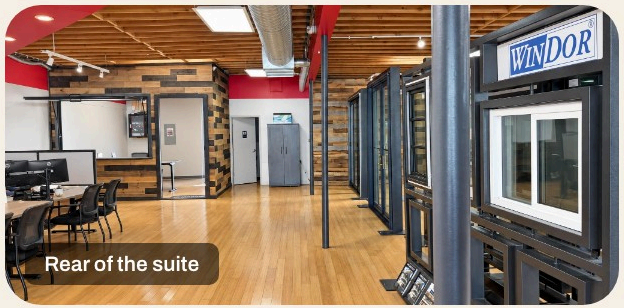
Front doors on Artesia


Corner windows

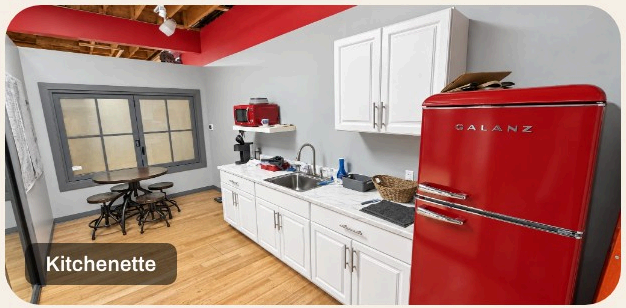


Main floor, looking toward Artesia

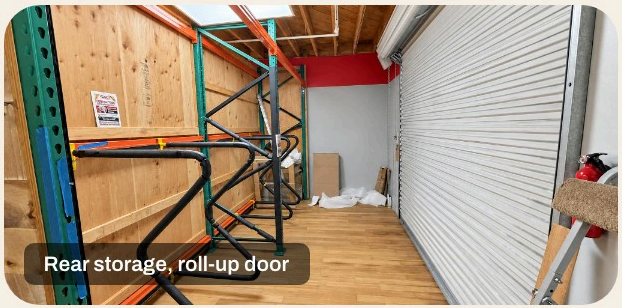

Showroom floor and skylights



Rear of the suite



Kitchenette


Rear storage, roll-up door

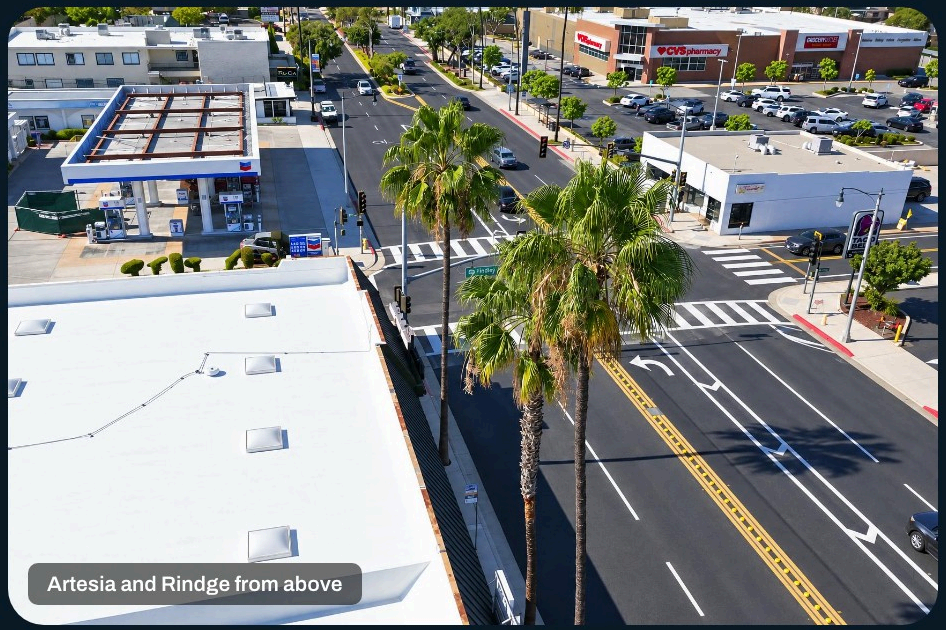
DRONE PHOTOS



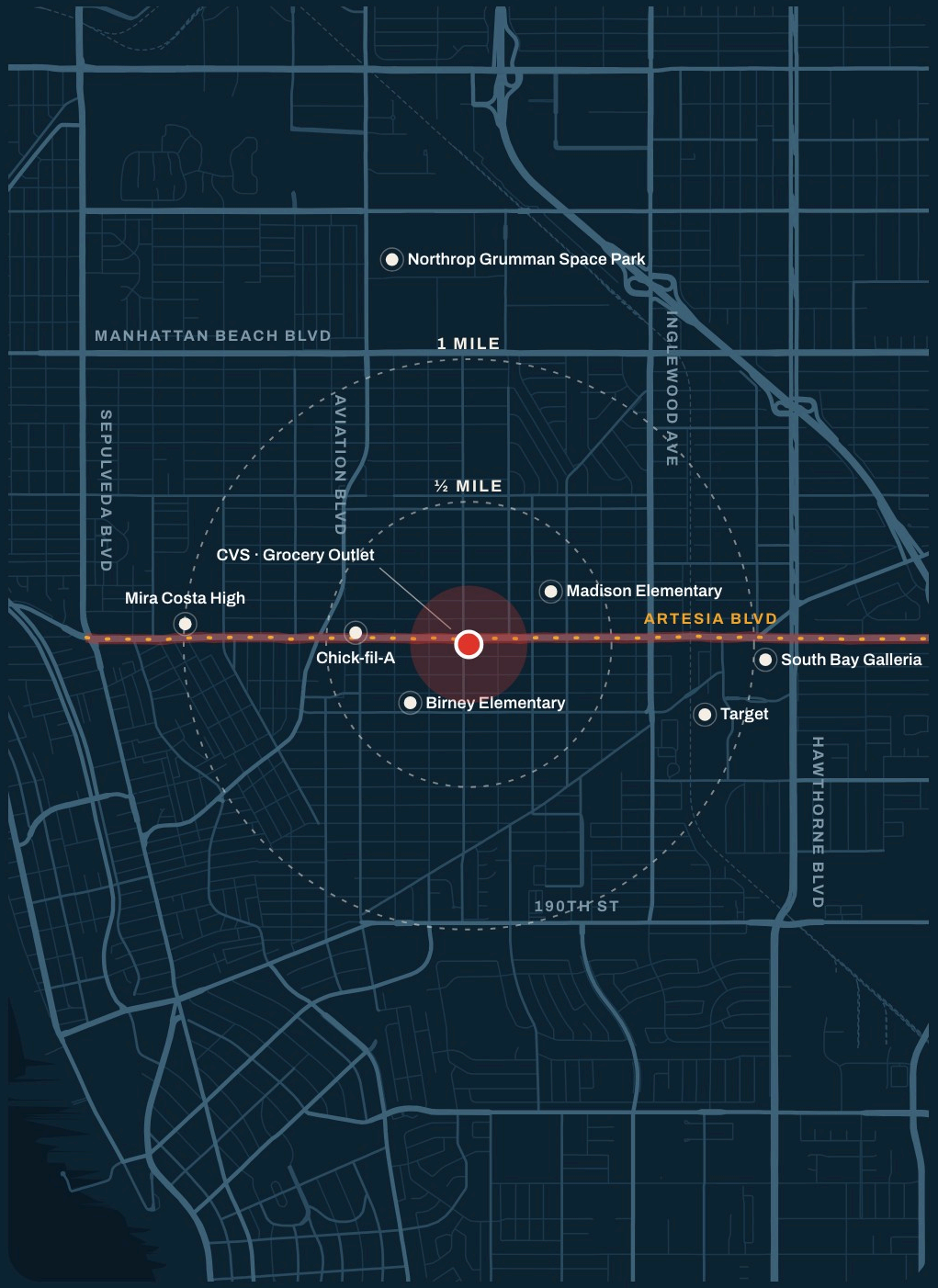
From across Artesia



The corner at Rindge Lane



Artesia and Rindge from above



Map data © OpenStreetMap contributors.

TRADE AREA

Within one mile, the area has 43,359 residents and 16,129 households, with an average household income of $207,441. Within three miles, there are 243,648 residents and a daytime population of 255,423, according to US Census ACS 2020 to 2024 and LEHD 2024 data.

	1 MILE	3 MILES	5 MILES
Residents	43,359	243,648	514,512
Households	16,129	91,539	190,502
Average income	$207,441	$181,179	$152,419
Median income	$152,286	$124,665	$108,398
Earning $200K+	37.5%	30.6%	23.6%
Daytime population	29,594	255,423	590,155

US Census ACS 2020 to 2024 and Census LEHD 2024, measured from the site. Median income estimated from brackets.

CVS and Grocery Outlet	*across the street*	Birney and Madison Elementary	*0.3 mi*
Chick-fil-A	*0.4 mi*	Target	*0.9 mi*
South Bay Galleria and AMC 16	*1.0 mi*	Mira Costa High School	*1.0 mi*
Northrop Grumman Space Park	*1.4 mi*	The beach	*1.9 mi*

CONTACT

Call or email either co-listing broker to arrange a tour.



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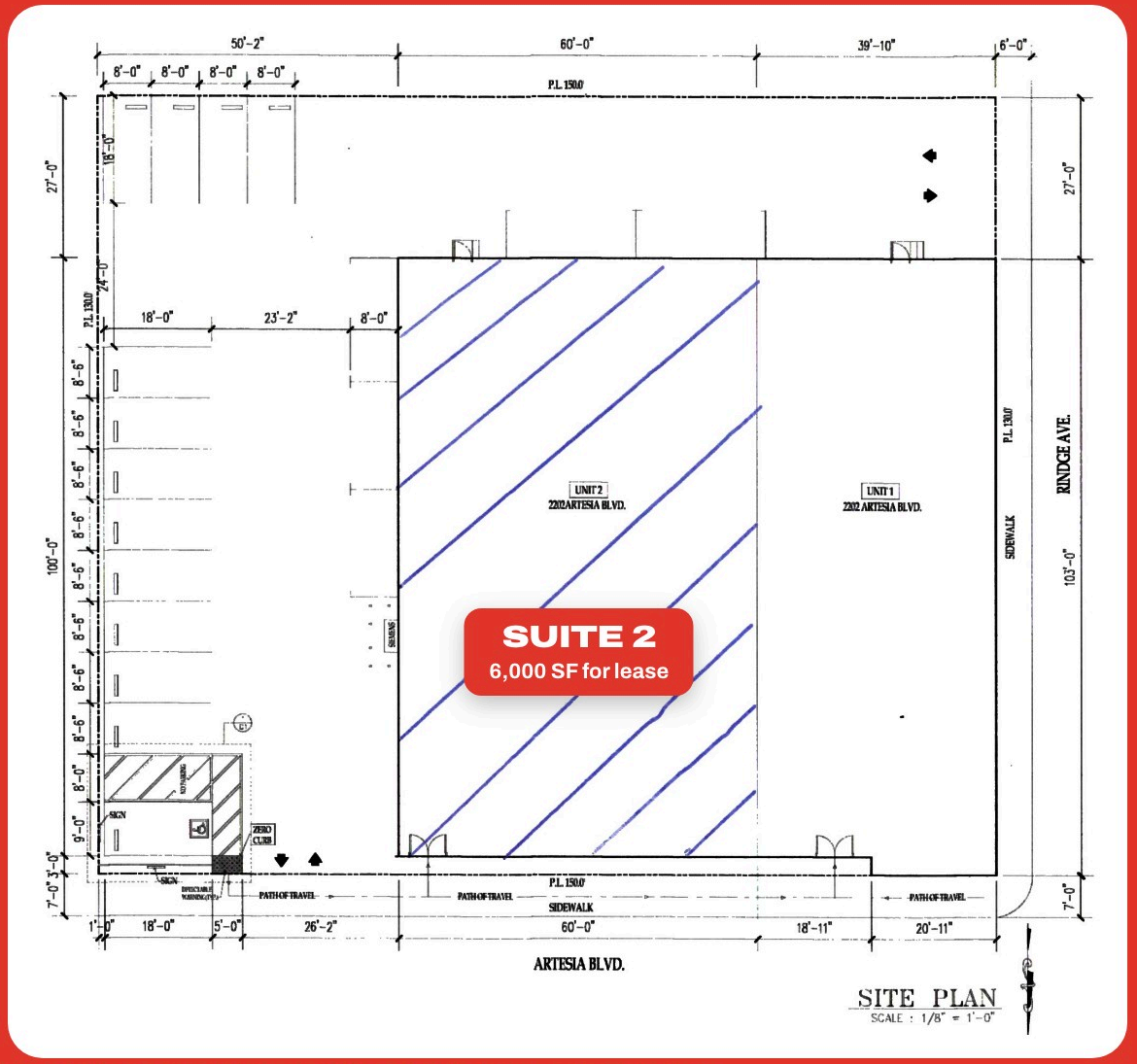
VIDEO, MAP AND LIVE DETAILS
DIGITALRE.COM/ARTESIA

SITE PLAN

Suite 2 is the hatched area, marked Unit 2 on the plan.



Owner's site plan, shown for reference. Not to scale at this size; dimensions approximate.

Sources: traffic counts from the City of Redondo Beach Housing Element traffic study (late 2023) and the Caltrans Traffic Census (2024); demographics from the US Census American Community Survey 2020 to 2024 and Census LEHD 2024; aerial imagery from USGS NAIP (2023); map data © OpenStreetMap contributors. All information was gathered from sources we believe are reliable, but KFS Properties, Parker & Associates and their agents make no representation, warranty, or guarantee as to its accuracy or completeness, including square footage, zoning, permitted uses, lease rates, NNN charges, availability, demographic and traffic figures, and imagery. Photos have been lighting corrected and retouched; one photo has the current occupant's furnishings digitally removed, and the Suite 2 sign is shown as a generic placeholder. Nothing here is an offer to lease. Prospective tenants are responsible for their own due diligence, including confirming permitted uses with the City of Redondo Beach. Equal Housing Opportunity. © 2026 KFS Properties, DRE 00803157, and Parker & Associates, Inc.