

# **BLUE FOLDER ITEM**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

## **HARBOR COMMISSION MEETING AUGUST 11, 2025**

### **L.1. LEASING OVERVIEW OF PIER AND HARBOR PROPERTIES OWNED AND MANAGED BY THE CITY**

Attachment 1: Presentation Slides

### **L.2. DISCUSSION AND POSSIBLE ACTION TO FILL BY APPOINTMENT THE VARIOUS HARBOR COMMISSION SUBCOMMITTEES TO BE VACATED BY CHAIR VICKI CALLAHAN UPON THE END OF HER TERM**

Attachment 1: Email comments from the public – Mark Hansen

### **M.1. LIAISON'S REPORT**

Attachment 1: Presentation Slides

CONTACT: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR



## Office Submarket Report

# Beach Cities/Palos Verdes

Los Angeles - CA USA

PREPARED BY



Brian Campbell  
Managing Partner/ CEO



**OFFICE SUBMARKET REPORT**

Submarket Key Statistics	1
Leasing	2
Rent	5
Construction	6
Sales	9
Sales Past 12 Months	11
Supply & Demand Trends	13
Rent & Vacancy	15
Sale Trends	17

12 Mo Deliveries in SF

**0**

12 Mo Net Absorption in SF

**(91.9K)**

Vacancy Rate

**10.1%**

Market Asking Rent Growth

**0.9%**

The Beach Cities/Palos Verdes office submarket has a vacancy rate of 10.1% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 1.4%, a result of no net delivered space and -92,000 SF of net absorption.

Beach Cities/Palos Verdes's vacancy rate of 10.1% compares to the submarket's five-year average of 7.9% and the 10-year average of 7.1%.

The Beach Cities/Palos Verdes office submarket has roughly 720,000 SF of space listed as available, for an availability rate of 11.1%. As of the third quarter of 2025, there is 43,000 SF of office space under construction in Beach Cities/Palos Verdes. In comparison, the submarket has averaged 65,000 SF of under

construction inventory over the past 10 years.

Beach Cities/Palos Verdes contains 6.5 million SF of inventory, compared to 447 million SF of inventory metro wide.

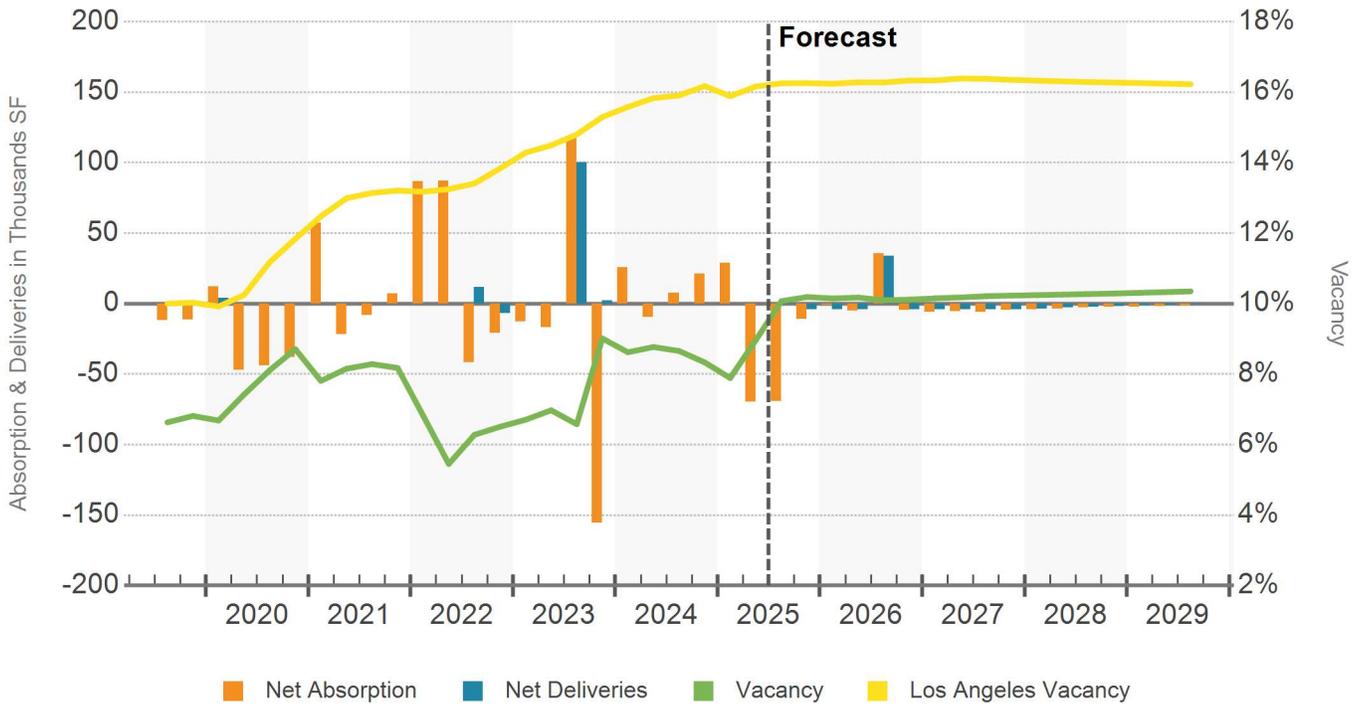
Average rents in Beach Cities/Palos Verdes are roughly \$40.00/SF, compared to the wider Los Angeles market average of \$42.00/SF.

Rents have changed by 0.9% year over year in Beach Cities/Palos Verdes, compared to a change of 0.1% metro wide. Annual rent growth of 0.9% in Beach Cities/Palos Verdes compares to the submarket's five-year average of 2.1% and its 10-year average of 3.7%.

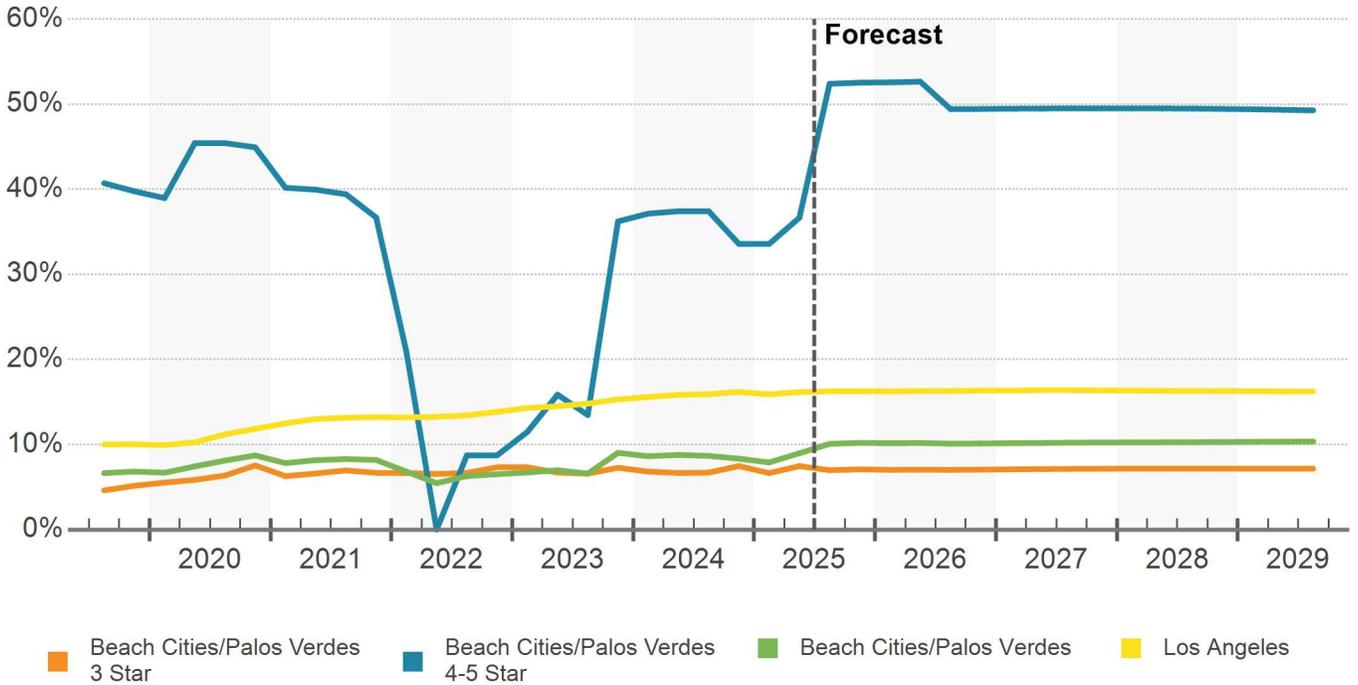
### KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	575,674	52.2%	\$3.81	55.8%	(89,494)	0	37,879
3 Star	3,294,798	7.3%	\$3.54	7.7%	6,672	0	5,301
1 & 2 Star	2,613,136	4.5%	\$3.03	4.8%	6,581	0	0
<b>Submarket</b>	<b>6,483,608</b>	<b>10.1%</b>	<b>\$3.36</b>	<b>11.1%</b>	<b>(76,241)</b>	<b>0</b>	<b>43,180</b>
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.4% (YOY)	7.0%	10.2%	10.5%	2011 Q3	2.8%	2007 Q2
Net Absorption SF	(91.9K)	15,522	(26,344)	213,504	2003 Q1	(293,706)	2011 Q3
Deliveries SF	0	28,585	13,146	173,285	2008 Q4	0	2025 Q2
Market Asking Rent Growth	0.9%	2.9%	1.5%	9.8%	2000 Q4	-12.1%	2002 Q3
Sales Volume	\$47.8M	\$51.3M	N/A	\$182.5M	2022 Q4	\$9.7M	2012 Q1

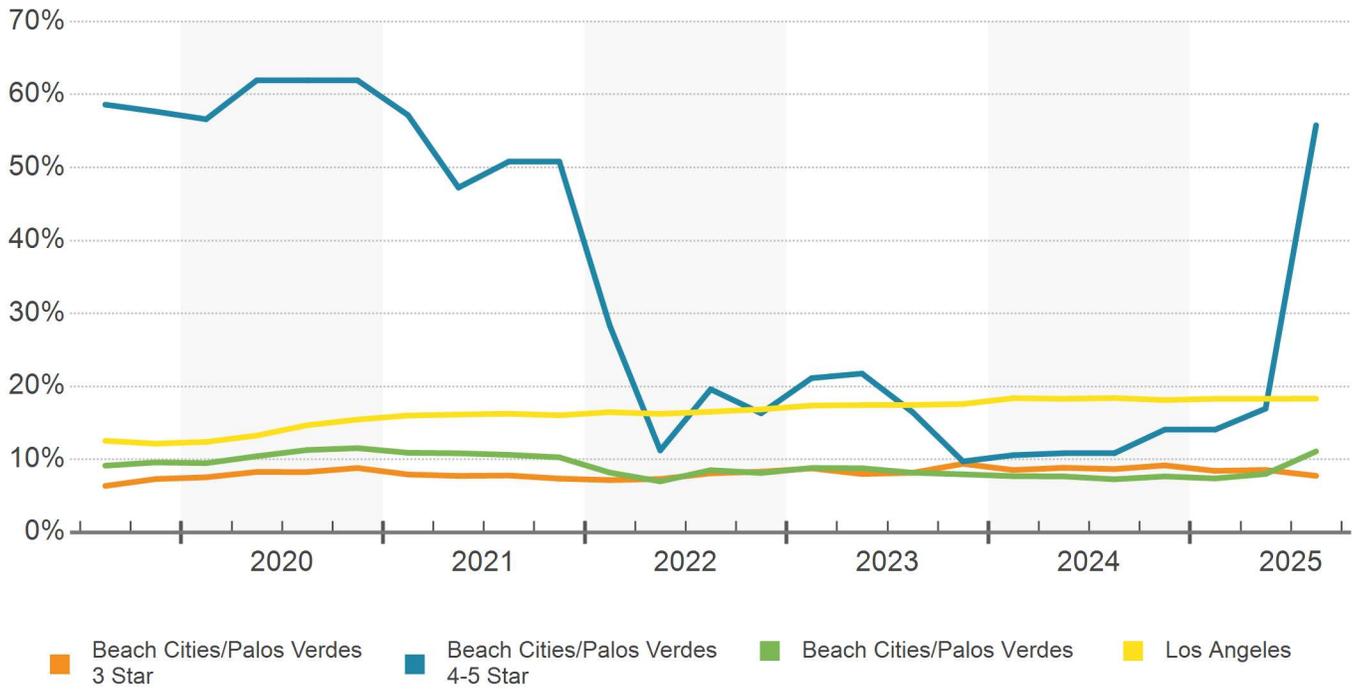
## NET ABSORPTION, NET DELIVERIES & VACANCY



## VACANCY RATE



## AVAILABILITY RATE



## 4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
<b>Wedgewood</b> 2015 Manhattan Beach Blvd	★★★★☆	82,100	2	13,952	16.0%	13,952



## Retail Submarket Report

# Beach Cities/Palos Verdes

Los Angeles - CA USA

PREPARED BY



Brian Campbell  
Managing Partner/ CEO



RETAIL SUBMARKET REPORT

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Sale Trends	19

12 Mo Deliveries in SF

0

12 Mo Net Absorption in SF

(22K)

Vacancy Rate

5.3%

Market Asking Rent Growth

-2.1%

The Beach Cities/Palos Verdes Submarket consists of Manhattan Beach, Redondo Beach, and the Palos Verdes Peninsula in the west and the San Pedro neighborhood in the east. Due to the presence of coastal communities and corporate offices, many high-income households live in the area, which supports stronger spending power potential.

There are several tourist destinations, including The Strand in Manhattan Beach; Palos Verdes Drive, which has many high-end resorts and golf courses; and Harbor Boulevard in San Pedro, which has maritime activities including museums, cruise terminals, the port of Los Angeles, and the San Pedro's Port O' Call Village, which is being redeveloped into the West Harbor Complex.

Roughly 50,000 SF was added to the leasing market in the first half of 2025, which increased the availability rate by nearly 50 basis points. During the third quarter, the rate has been trending at 6.4% compared to the 10-year average of 5.9%.

For single-tenant properties, the availability rate has

risen 200 basis points since the start of 2024, although it came down by 20 basis points in the first half of 2025. The availability rate for multi-tenant properties increased 50 basis points in the first half of 2025, although on a year-over-year basis, it had fallen by 100 basis points.

Rent growth has measured -2.1% in the past 12 months versus -1.1% for L.A., and the submarket has seen embedded rent growth of 6.1% during the past five years compared with 9.1% for Los Angeles. The long-term benchmark for annual rent growth has been 1.5%, and it is not forecast to return to that level until 2027.

Among Greater L.A. submarkets, the Beach Cities/Palos Verdes Submarket has one of the highest levels of space underway. Almost all of it is The Ratkovich Company's redevelopment of West Harbor in San Pedro's Ports O' Call Village. As part of the Port of Los Angeles, West Harbor will be a dining and entertainment venue with one mile of direct waterfront access facing the shipping terminals. The project is scheduled to be completed in 2025, and roughly 40,000 SF of the 250,000-SF project is available for lease.

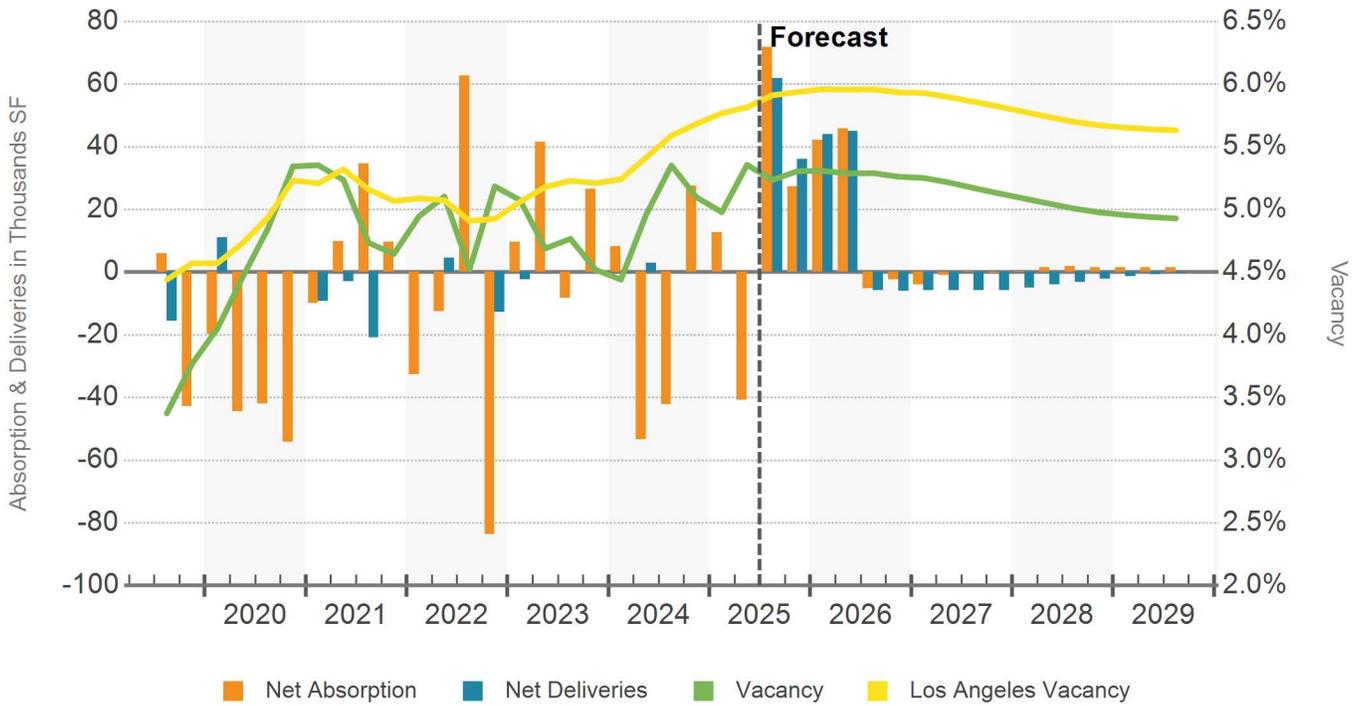
### KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	375,168	2.1%	\$2.96	8.2%	17,570	0	208,020
Power Center	0	-	-	-	0	0	0
Neighborhood Center	3,479,350	5.2%	\$3.61	6.4%	5,475	0	0
Strip Center	1,061,543	5.5%	\$3.12	5.6%	(2,009)	0	0
General Retail	5,892,412	5.6%	\$3.19	6.4%	(17,627)	0	0
Other	0	-	-	-	0	0	0
<b>Submarket</b>	<b>10,808,473</b>	<b>5.3%</b>	<b>\$3.31</b>	<b>6.4%</b>	<b>3,409</b>	<b>0</b>	<b>208,020</b>

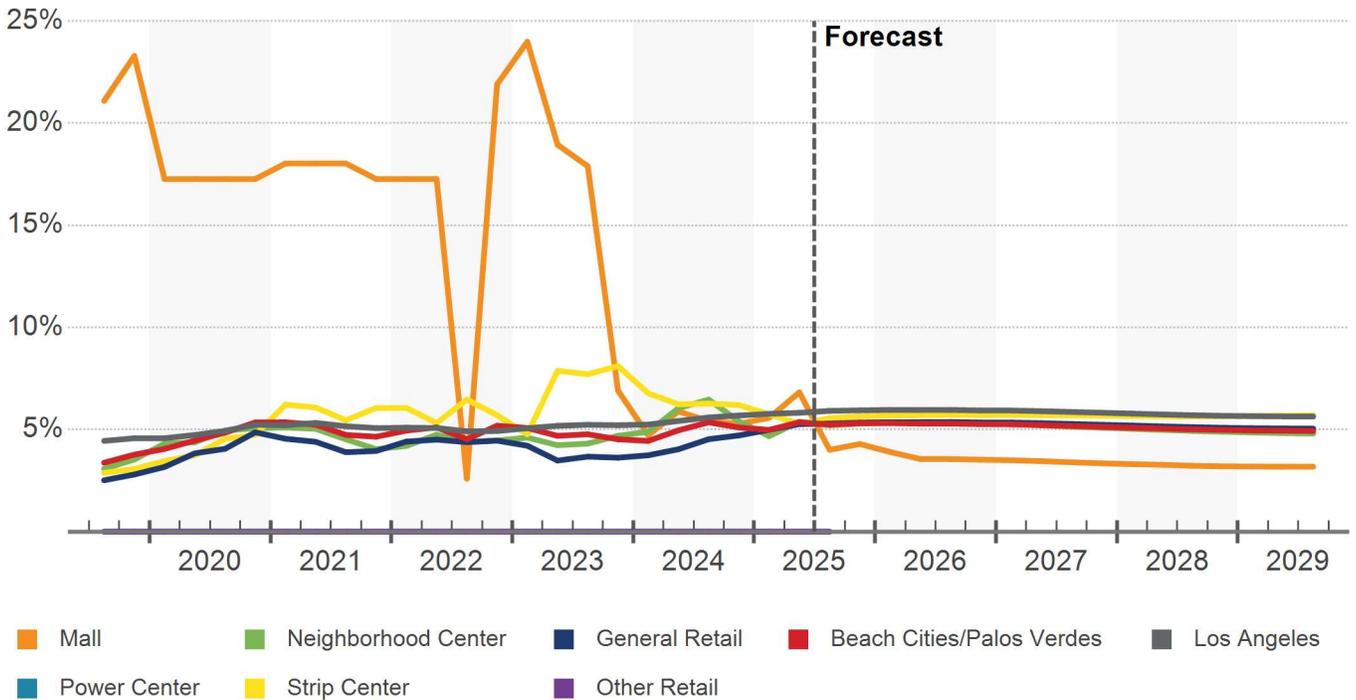
  

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.2% (YOY)	4.4%	5.1%	6.1%	2010 Q4	2.6%	2006 Q1
Net Absorption SF	(22K)	2,146	33,911	160,511	2014 Q3	(160,291)	2020 Q4
Deliveries SF	0	27,942	48,390	236,170	2008 Q2	0	2025 Q2
Market Asking Rent Growth	-2.1%	1.5%	1.0%	4.9%	2007 Q2	-5.0%	2009 Q4
Sales Volume	\$151M	\$114.2M	N/A	\$271.4M	2022 Q4	\$14.2M	2009 Q4

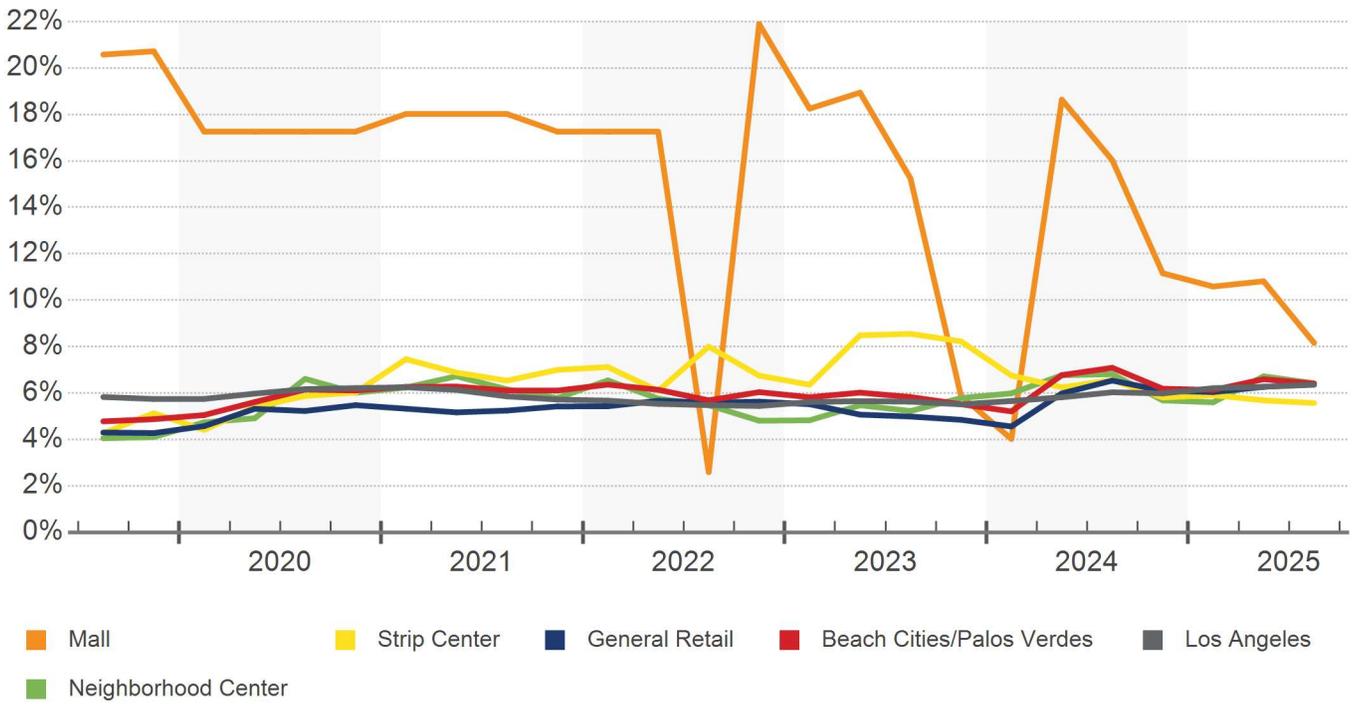
### NET ABSORPTION, NET DELIVERIES & VACANCY



### VACANCY RATE



### AVAILABILITY RATE



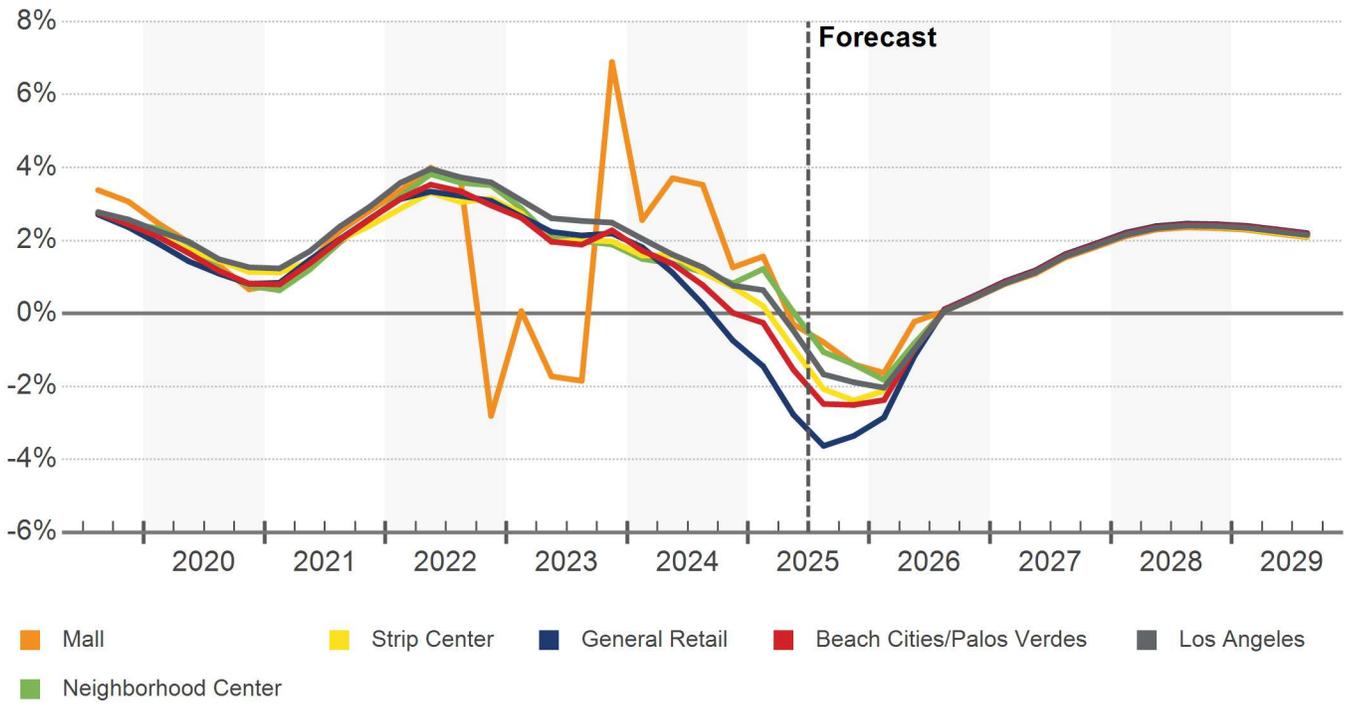
### 4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	GLA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
1802-1820 S Pacific Coast Hwy	★★★★☆	22,291	1	1,419	28.7%	1,419
403-419 N Pacific Coast	★★★★☆	102,000	3	5,862	5.7%	(73)
219 Ave I	★★★★☆	9,000	1	675	4.1%	(1,850)
Metlox Center 451 Manhattan Beach Blvd	★★★★☆	45,660	1	2,069	9.9%	(6,717)

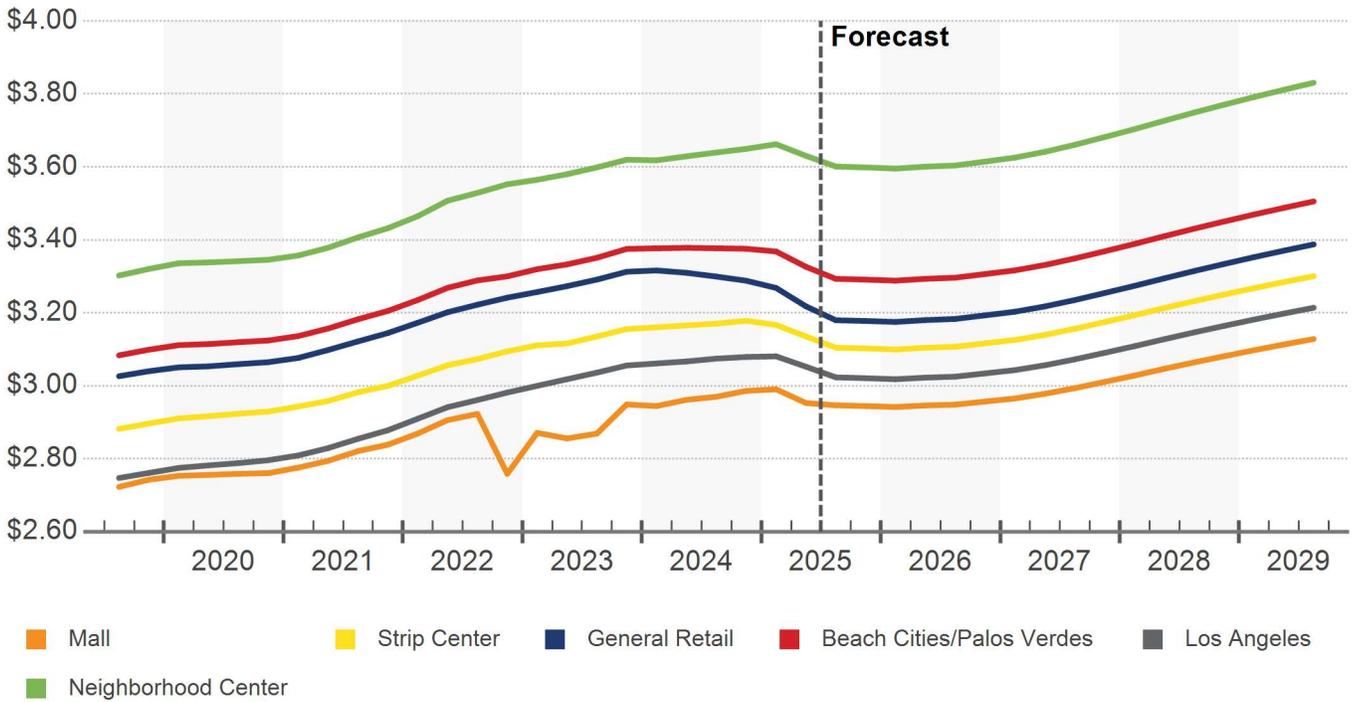
### 3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	GLA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Park Plaza 800-970 N Western Ave	★ ★ ★ ★ ★	178,541	2	5,316	13.2%	16,876
29105-29115 S Western Ave	★ ★ ★ ★ ★	24,440	6	12,010	13.2%	11,088
22214-22227 Palos Verdes Blvd	★ ★ ★ ★ ★	23,893	2	5,045	15.1%	2,084
Walteria Plaza 24255 Hawthorne Blvd	★ ★ ★ ★ ★	11,372	1	992	5.2%	1,984
415 W 6th St	★ ★ ★ ★ ★	3,300	1	3,300	39.4%	1,322
1026 N Wilmington Blvd	★ ★ ★ ★ ★	2,940	1	2,940	40.0%	1,214
2118 Highland Ave	★ ★ ★ ★ ★	2,808	1	1,075	31.5%	748
4638 Del Amo Blvd	★ ★ ★ ★ ★	8,950	1	1,200	1.1%	500
1300 Highland Ave	★ ★ ★ ★ ★	13,000	1	300	0.5%	124
28350-28358 S Western Ave	★ ★ ★ ★ ★	6,973	1	1,342	15.4%	8
1110-1112 Manhattan Ave	★ ★ ★ ★ ★	8,376	2	4,858	0%	0
703-705 Pier Ave	★ ★ ★ ★ ★	17,871	1	1,264	21.9%	0
701 N Pacific Coast Hwy	★ ★ ★ ★ ★	2,759	1	2,376	17.2%	0
919 Manhattan Ave	★ ★ ★ ★ ★	7,567	1	1,100	0%	0
One South - Retail 1914 S Pacific Coast Hwy	★ ★ ★ ★ ★	10,318	1	2,603	0%	0
2955 Rolling Hills Rd	★ ★ ★ ★ ★	4,000	1	4,000	0%	0
241 Avenida Del Norte	★ ★ ★ ★ ★	2,100	1	2,100	40.0%	0
1200 Pacific Coast Hwy	★ ★ ★ ★ ★	14,858	3	3,500	9.1%	(71)
Manhattan Place 1121-1157 Artesia Blvd	★ ★ ★ ★ ★	56,230	4	3,086	2.4%	(521)
1125-1129 Manhattan Ave	★ ★ ★ ★ ★	8,050	1	2,250	7.5%	(1,500)

### MARKET ASKING RENT GROWTH (YOY)



### MARKET ASKING RENT PER SQUARE FEET





## CA Surf Club Overview

May 1 - Aug 4, 2025

Property:



**California Surf Club**

239 N. Harbor Drive, Redondo Beach, CA 90277

### Applied Filters:

Length of Stay: more than / 10 min

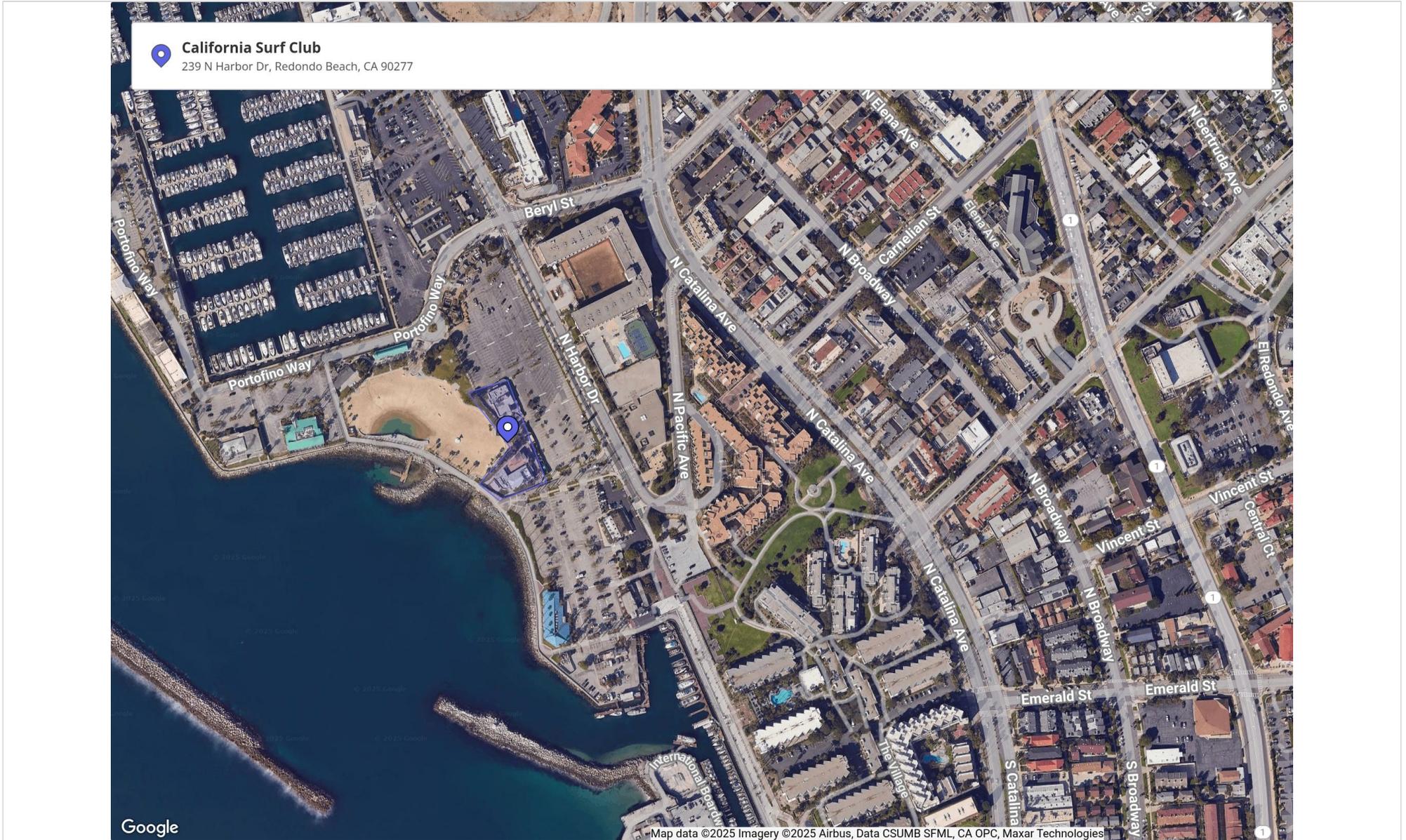


Scan to view on placer.ai platform



# CA Surf Club Overview

May 1 - Aug 4, 2025





# CA Surf Club Overview

May 1 - Aug 4, 2025

## Metrics

**California Surf Club**  
239 N. Harbor Drive, Redondo Beach, CA 90277

Visits	53.8K	Avg. Dwell Time	140 min
Visits / sq ft	1.25	Panel Visits	2.2K
Size - sq ft	43.1K	Visits YoY	+1.2K%
Visitors	30.6K	Visits Yo2Y	+574.7%
Visit Frequency	1.76	Visits Yo3Y	+56.1%

May 1st, 2025 - Aug 4th, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



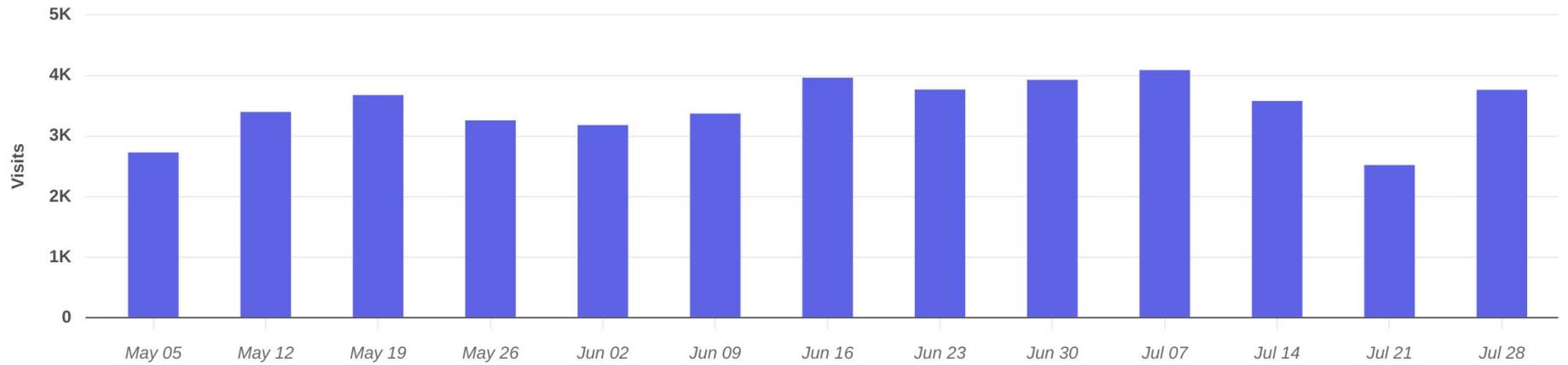


# CA Surf Club Overview

May 1 - Aug 4, 2025

## Visits Trend

● **California Surf Club**  
N. Harbor Drive, Redondo Beach, CA



Weekly | Visits | May 1st, 2025 - Aug 4th, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





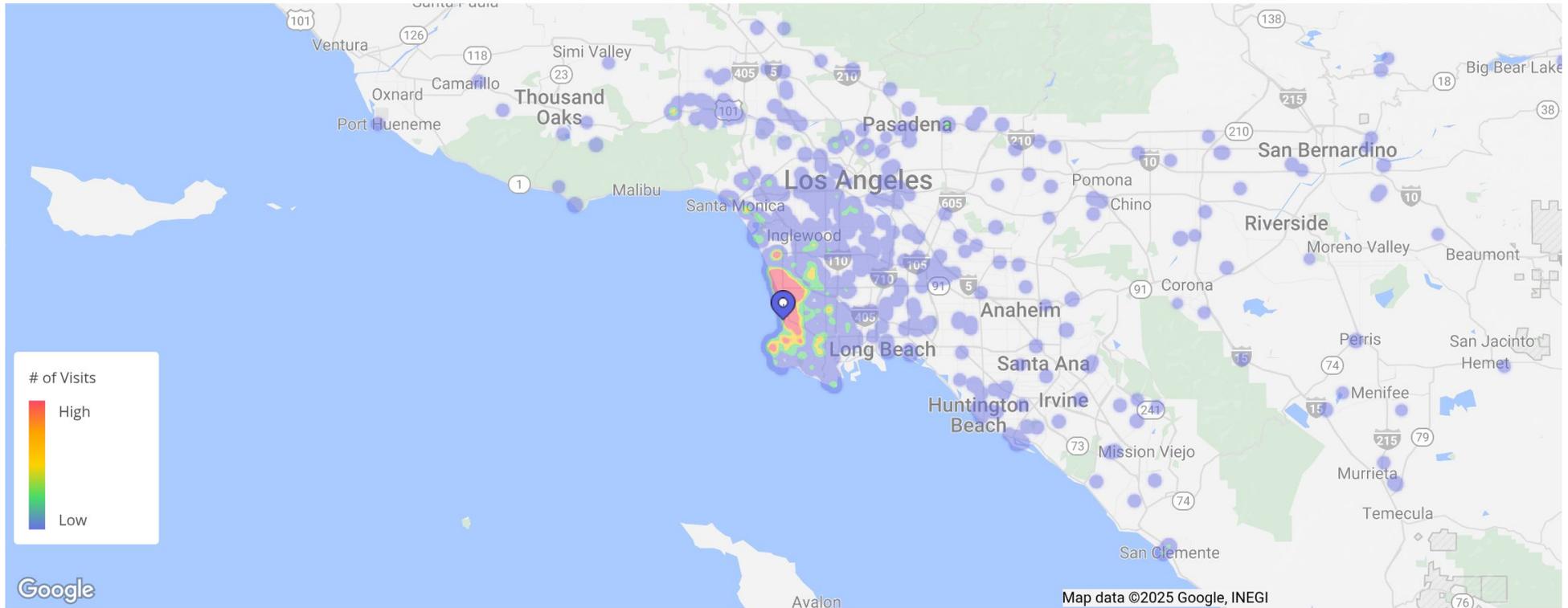
# CA Surf Club Overview

May 1 - Aug 4, 2025

## Trade Area

### California Surf Club

239 N. Harbor Drive, Redondo Beach, CA 90277



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2025 - Aug 4th, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

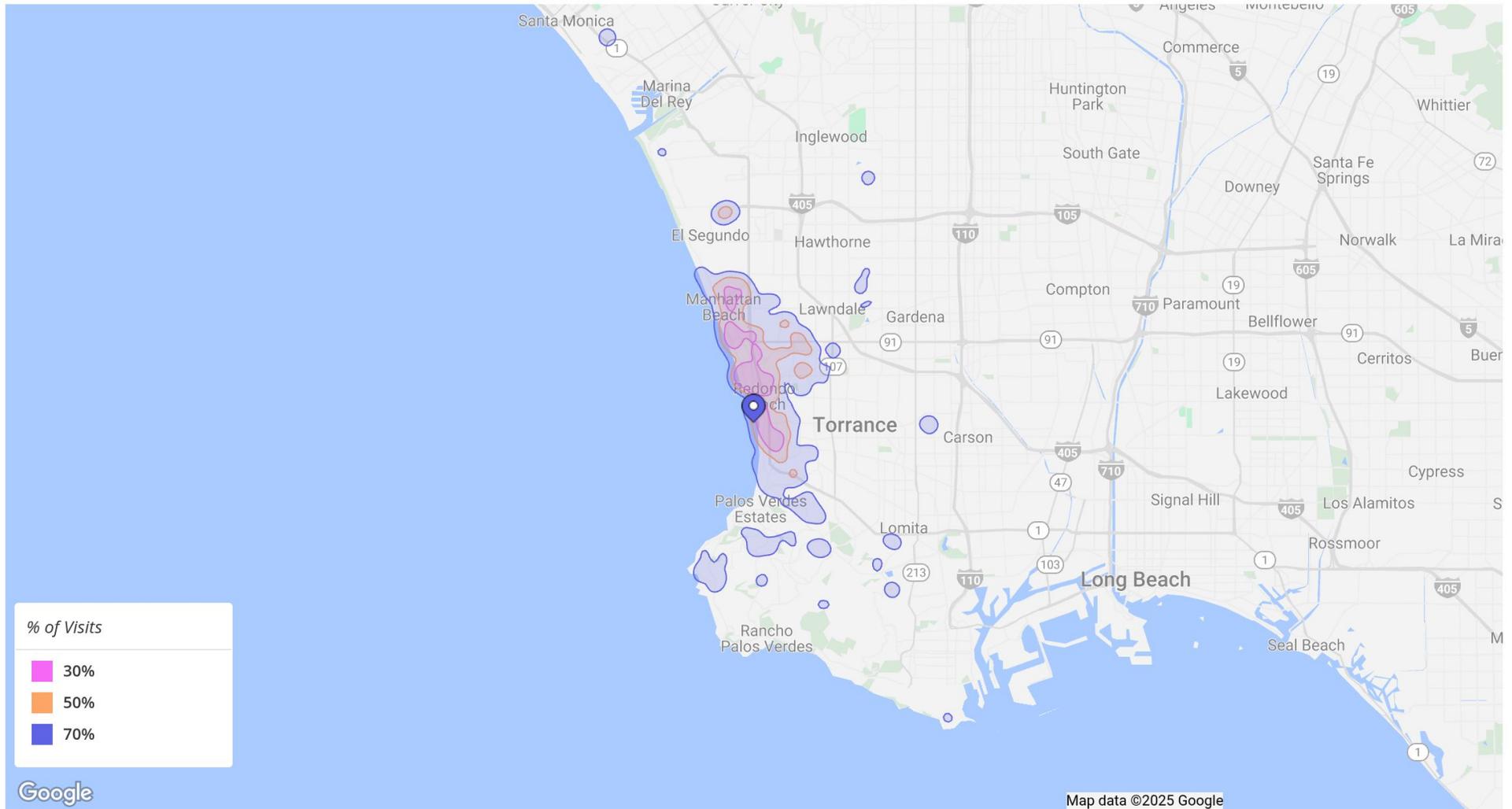




# CA Surf Club Overview

May 1 - Aug 4, 2025

California Surf Club / 239 N. Harbor Drive, Redondo Beach, CA 90277



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## California Surf Club

239 N. Harbor Drive, Redondo Beach, CA 90277

Benchmark: State

30 % of Visits

50 % of Visits

70 % of Visits

### Demographic Summary

Persons per Household	2.04	71	2.22	7	2.29	80
Households with Children	(22.4%)	71	(27.1%)	93	(27%)	93
Household Median Income	\$149,322.95	150	\$160,224.96	161	\$160,131.51	161
Household Average Income	\$213,969.9	154	\$229,400.7	165	\$230,187.3	166
Household Average Discretionary Income	\$99,382.53	141	\$102,447.61	146	\$103,195.16	147
Median House Value	\$1.76M	202	\$1.63M	187	\$1.51M	173

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



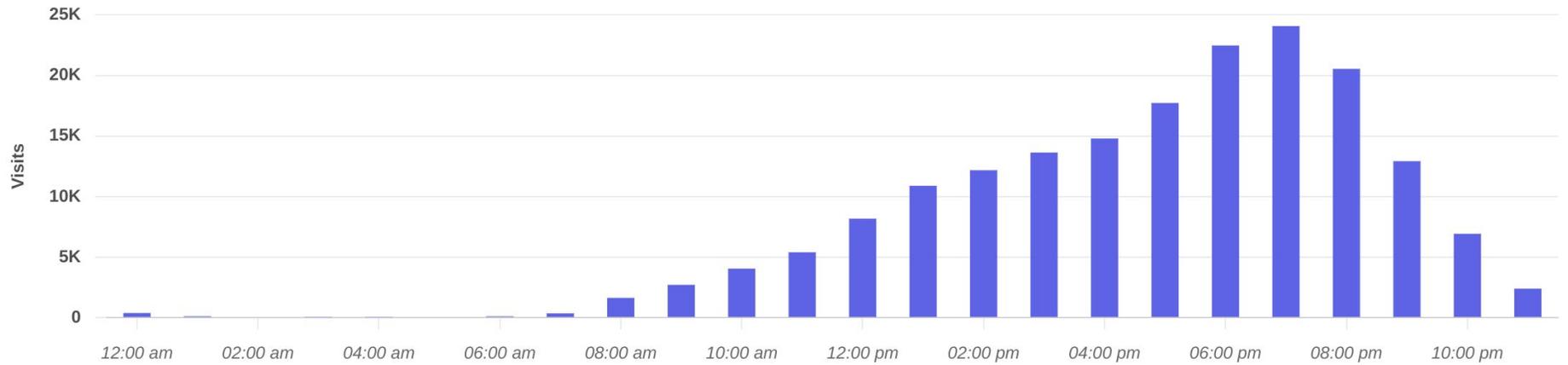


# CA Surf Club Overview

May 1 - Aug 4, 2025

## Hourly Visits

**California Surf Club**  
239 N. Harbor Drive, Redondo Beach, CA 90...



Visits | May 1st, 2025 - Aug 4th, 2025  
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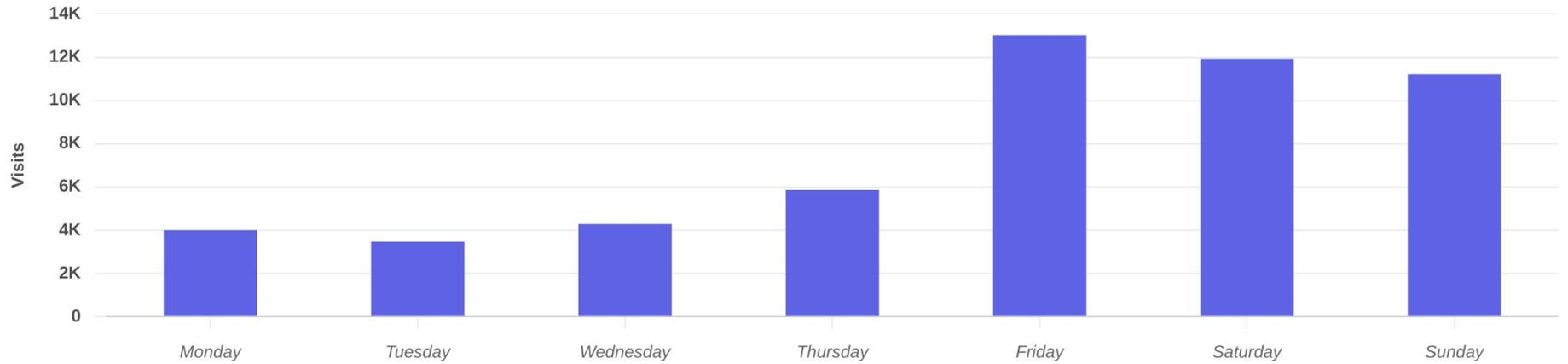


# CA Surf Club Overview

May 1 - Aug 4, 2025

## Daily Visits

● **California Surf Club**  
239 N. Harbor Drive, Redondo Beach, CA 90...



Visits | May 1st, 2025 - Aug 4th, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





## CSC - Harbor Area Overview

May 1 - Aug 4, 2025

Properties:



### California Surf Club

239 N. Harbor Drive, Redondo Beach, CA 90277

Length of Stay: more than / 10 min



### Redondo Waterfront Property

245 N. Harbor Drive, Redondo Beach, CA 90277

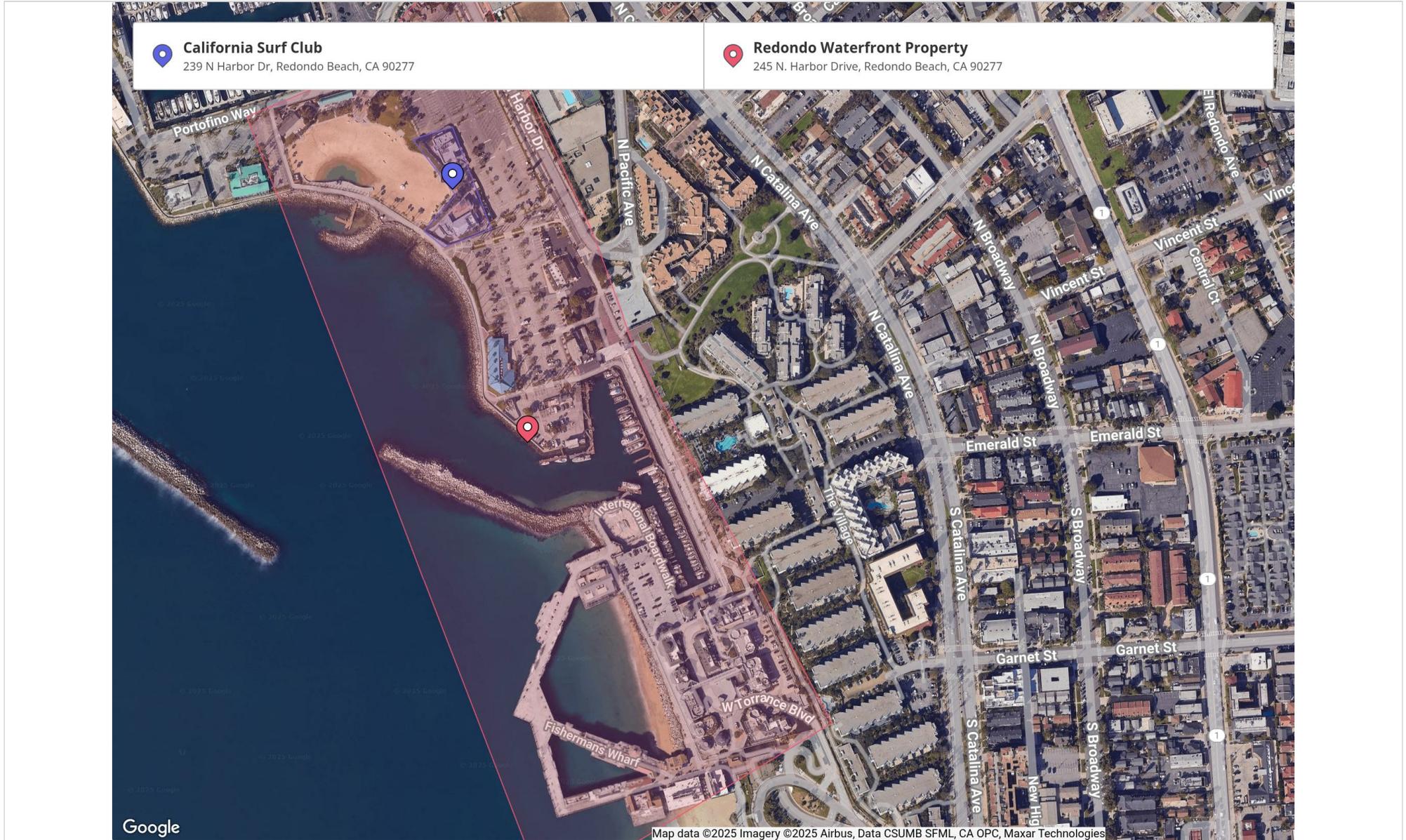


Scan to view on placer.ai platform



# CSC - Harbor Area Overview

May 1 - Aug 4, 2025





## Metrics

<i>Metric Name</i>	<b>California Surf Club</b> N. Harbor Drive, Redondo Beach, CA	<b>Redondo Waterfront Property</b> N. Harbor Drive, Redondo Beach, CA
Visits	53.8K	829.1K
Visits / sq ft	1.25	0.34
Size - sq ft	43.1K	2.4M
Visitors	30.6K	536.6K
Visit Frequency	1.76	1.54
Avg. Dwell Time	140 min	102 min
Panel Visits	2.2K	40.8K
Visits YoY	+1.2K%	-3.3%
Visits Yo2Y	+574.7%	+7.8%



# CSC - Harbor Area Overview

May 1 - Aug 4, 2025

Metric Name	 <b>California Surf Club</b> N. Harbor Drive, Redondo Beach, CA	 <b>Redondo Waterfront Property</b> N. Harbor Drive, Redondo Beach, CA
Visits Yo3Y	+56.1%	+14.3%

May 1st, 2025 - Aug 4th, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





## Visits Trend

**Redondo Waterfront Property**  
N. Harbor Drive, Redondo Beach, CA



Daily | Visits | May 1st, 2025 - Aug 4th, 2025  
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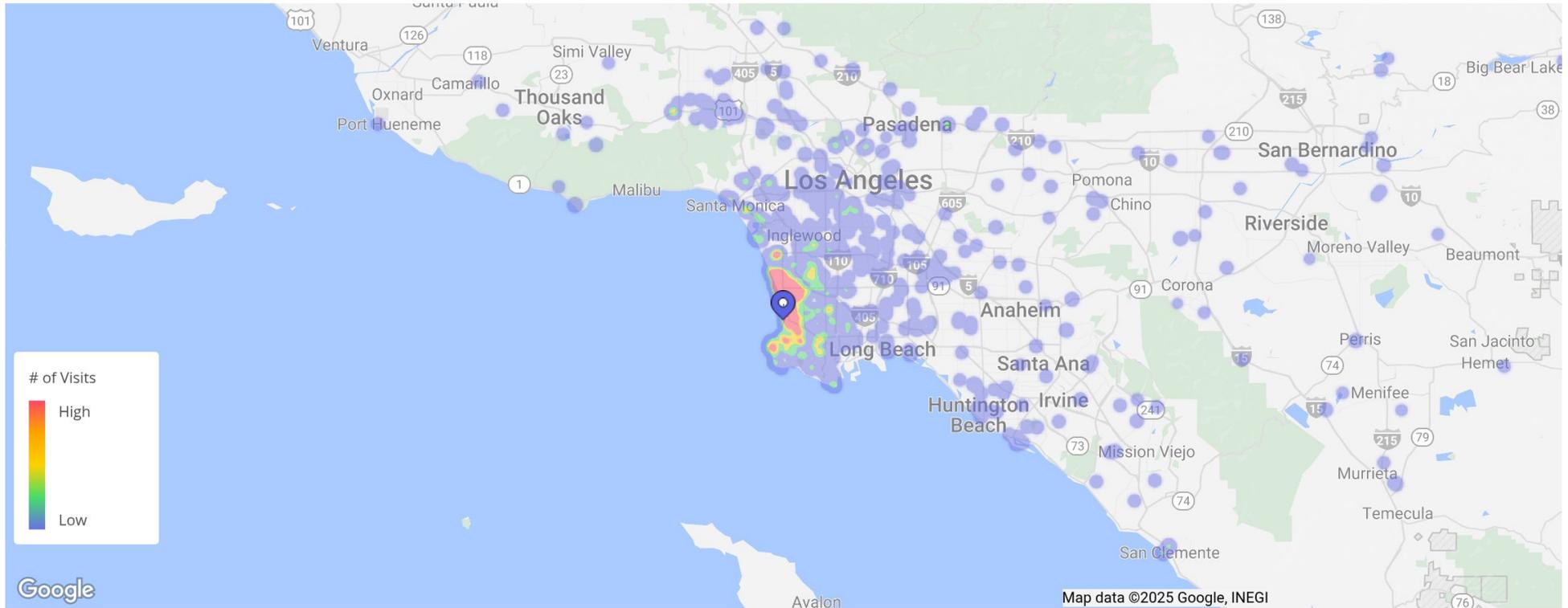




## Trade Area

### California Surf Club

239 N. Harbor Drive, Redondo Beach, CA 90277



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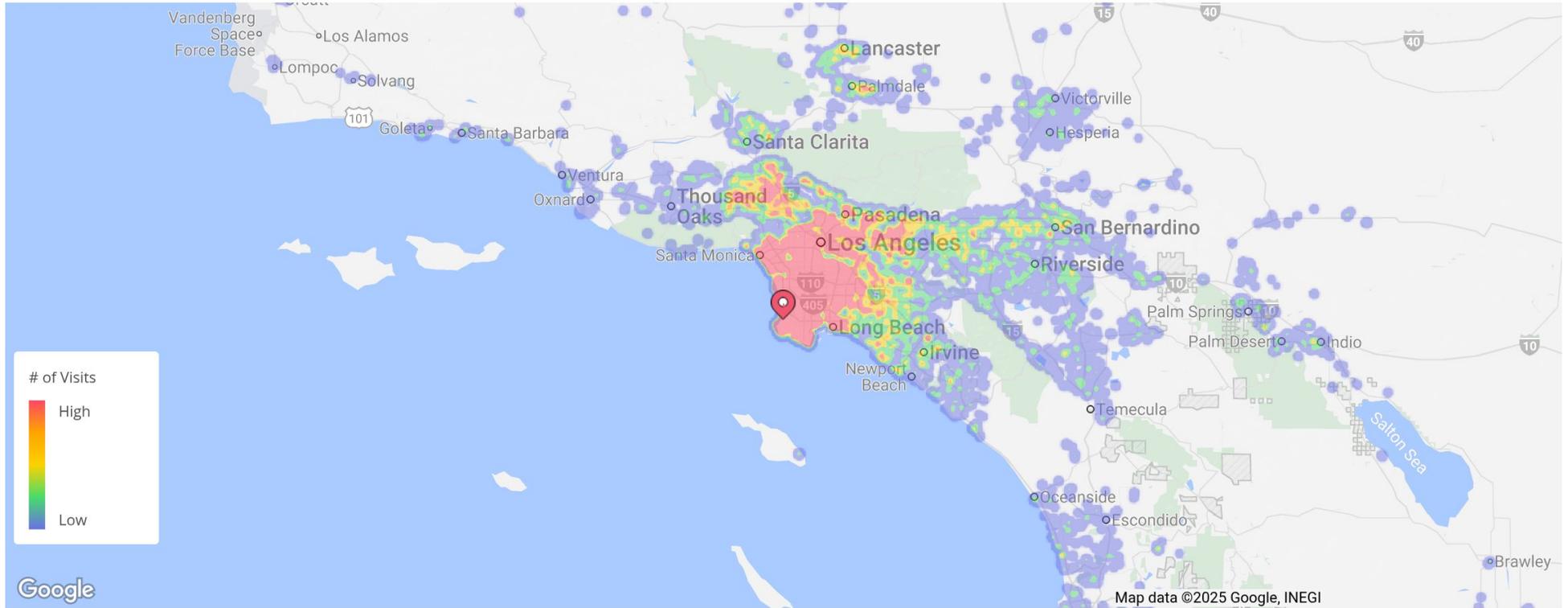




## Trade Area

### Redondo Waterfront Property

245 N. Harbor Drive, Redondo Beach, CA 90277



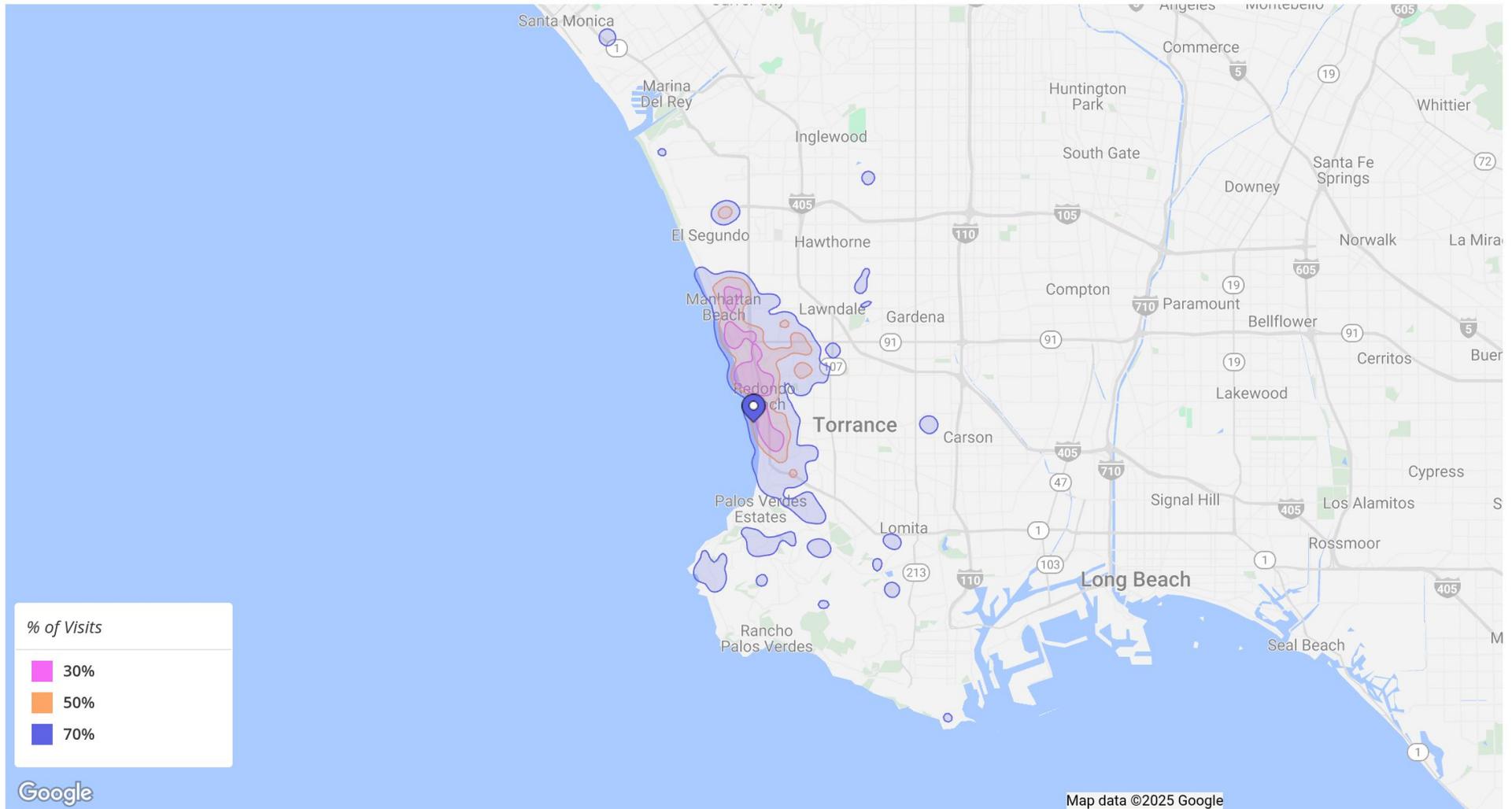
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## California Surf Club / 239 N. Harbor Drive, Redondo Beach, CA 90277



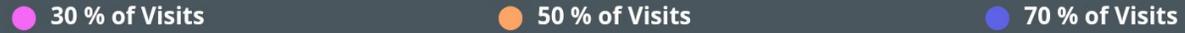
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## California Surf Club

239 N. Harbor Drive, Redondo Beach, CA 90277

Benchmark: State



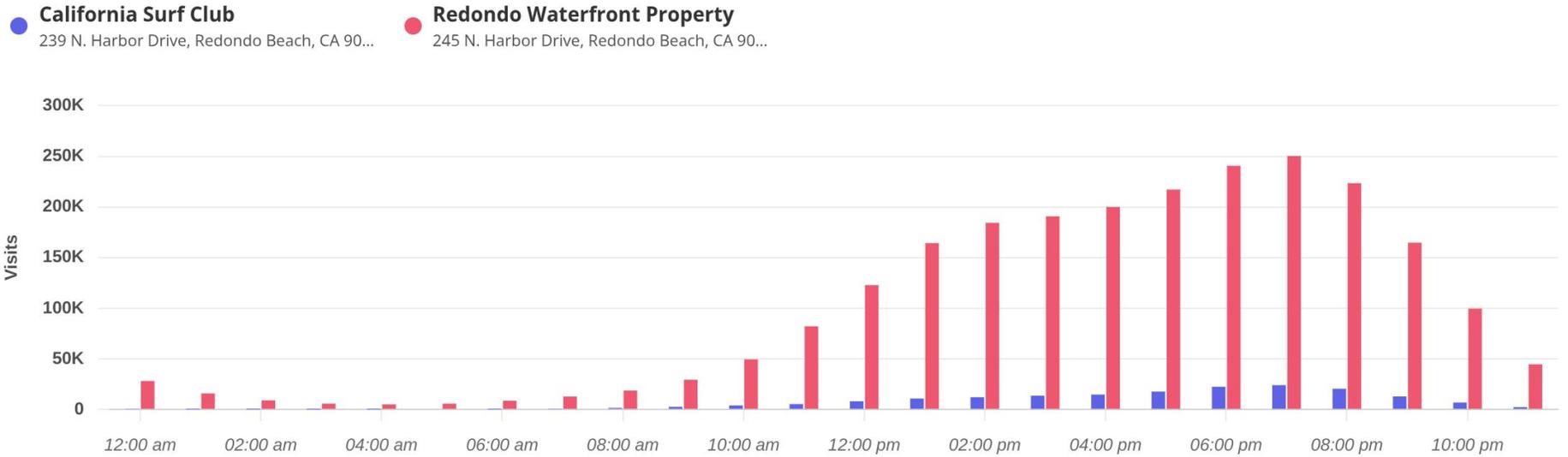
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Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats



## Hourly Visits

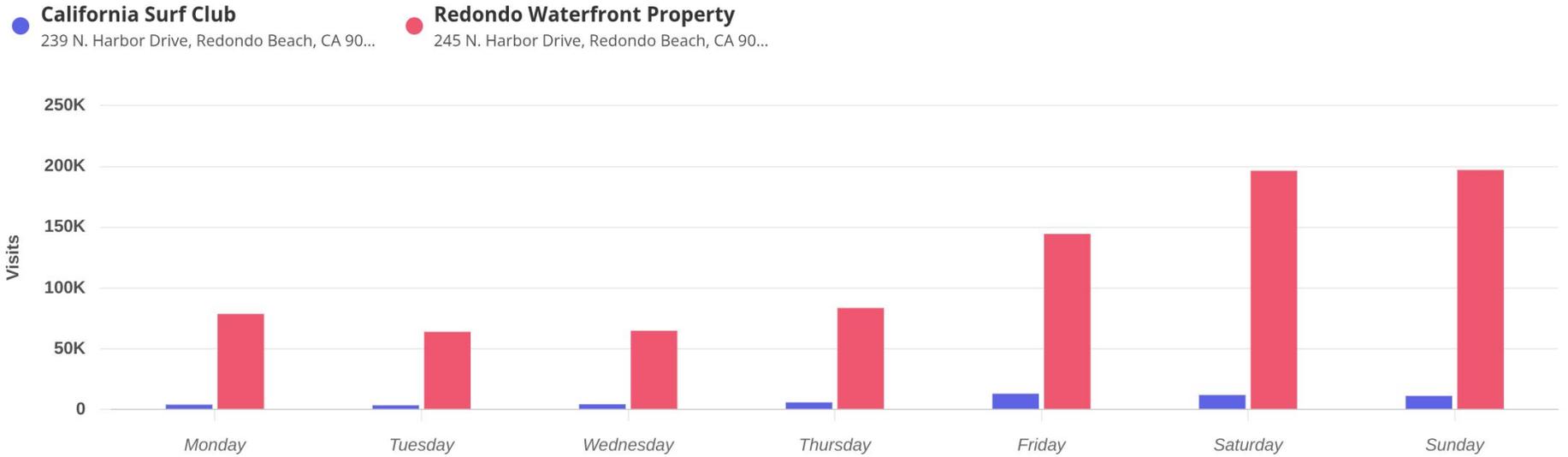


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Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





## Daily Visits



Visits | May 1st, 2025 - Aug 4th, 2025  
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RETAIL SPACE FOR LEASE

# REDONDO BEACH WATERFRONT

29,550 SQUARE FEET



SCAN FOR AERIAL VIDEO



AERIAL VIDEO

FOR MORE INFORMATION PLEASE CONTACT:

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## PROPERTY OVERVIEW

Envision your business at a beach front commercial property owned by the city of Redondo Beach.

# SPACE FEATURES

- ✓ Waterfront Property
- ✓ Commercial Zoning
- ✓ Flexible Floor Plan
- ✓ Nearby Amenities
- ✓ Divisible
- ✓ Promenade Level





**SITE PLAN**

**PREMISES LOCATED  
ON THE PROMENADE  
LEVEL OF THE  
PARKING STRUCTURE.**

# PROPERTY PHOTOS



# AERIAL MAP



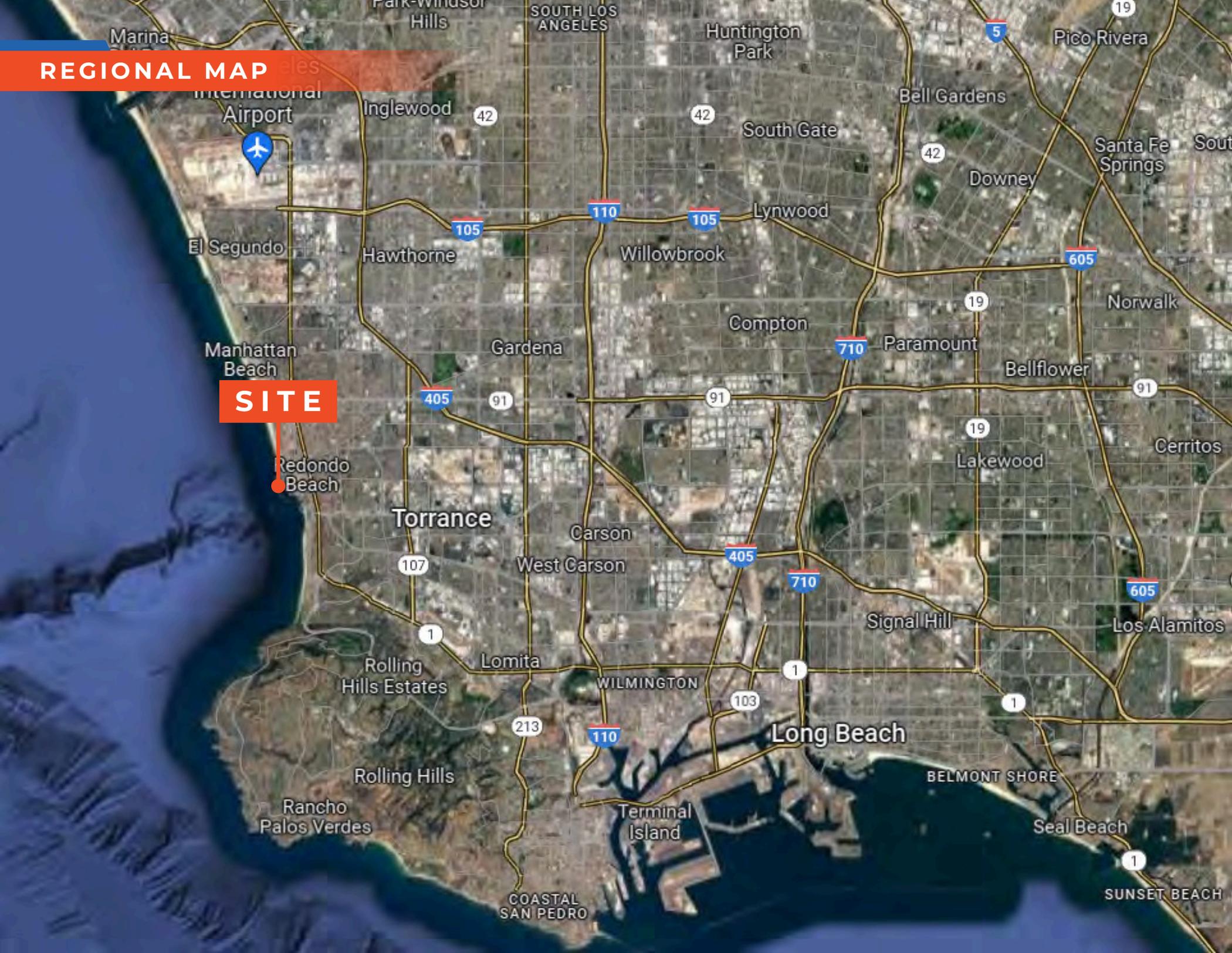
SKATE PARK

SITE

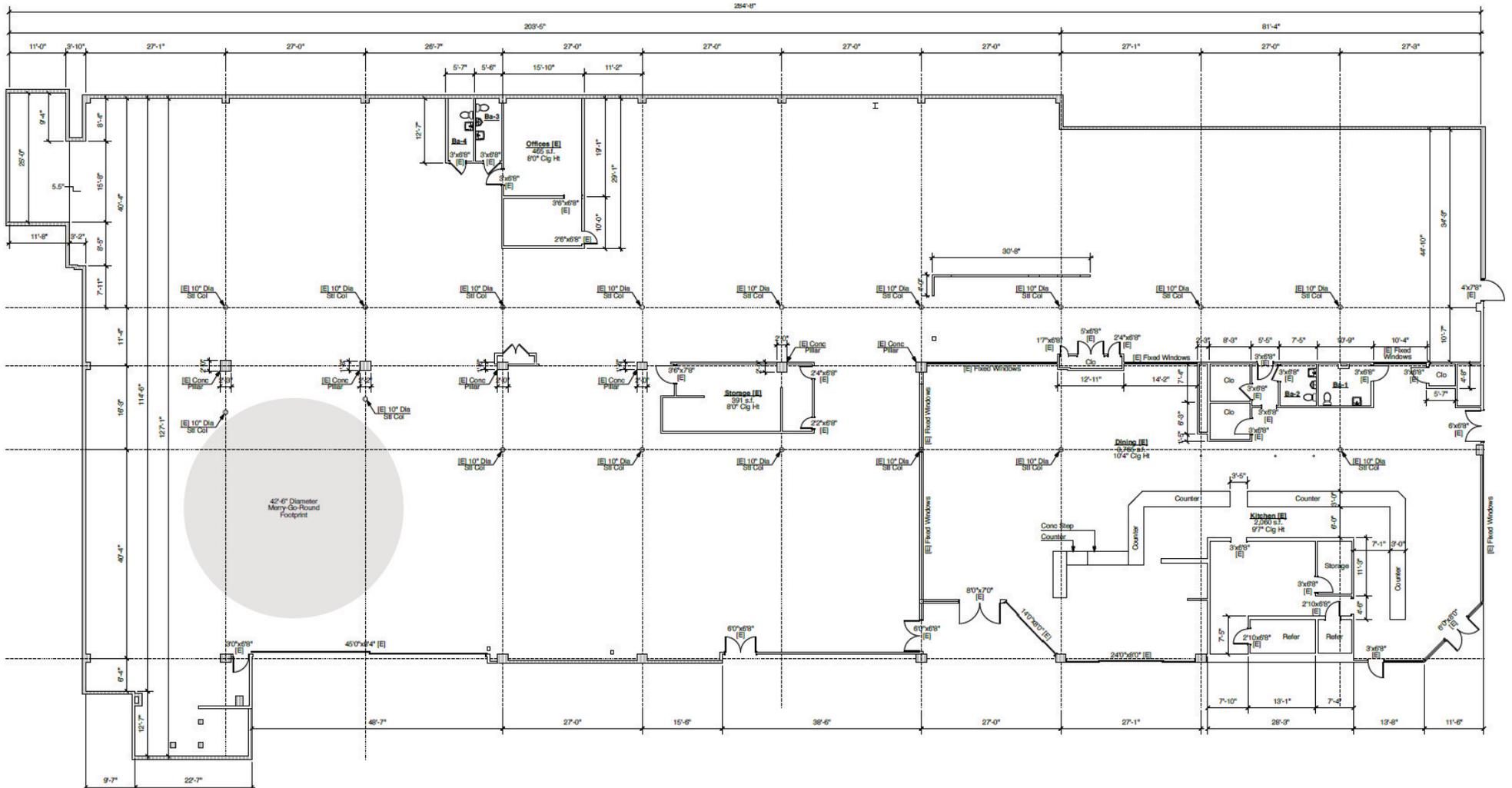
REDONDO  
BEACH PIER

# REGIONAL MAP

**SITE**



# FLOOR PLAN



Visit [www.redondobeachleasing.net](http://www.redondobeachleasing.net) to learn more.

FOR MORE INFORMATION PLEASE CONTACT:



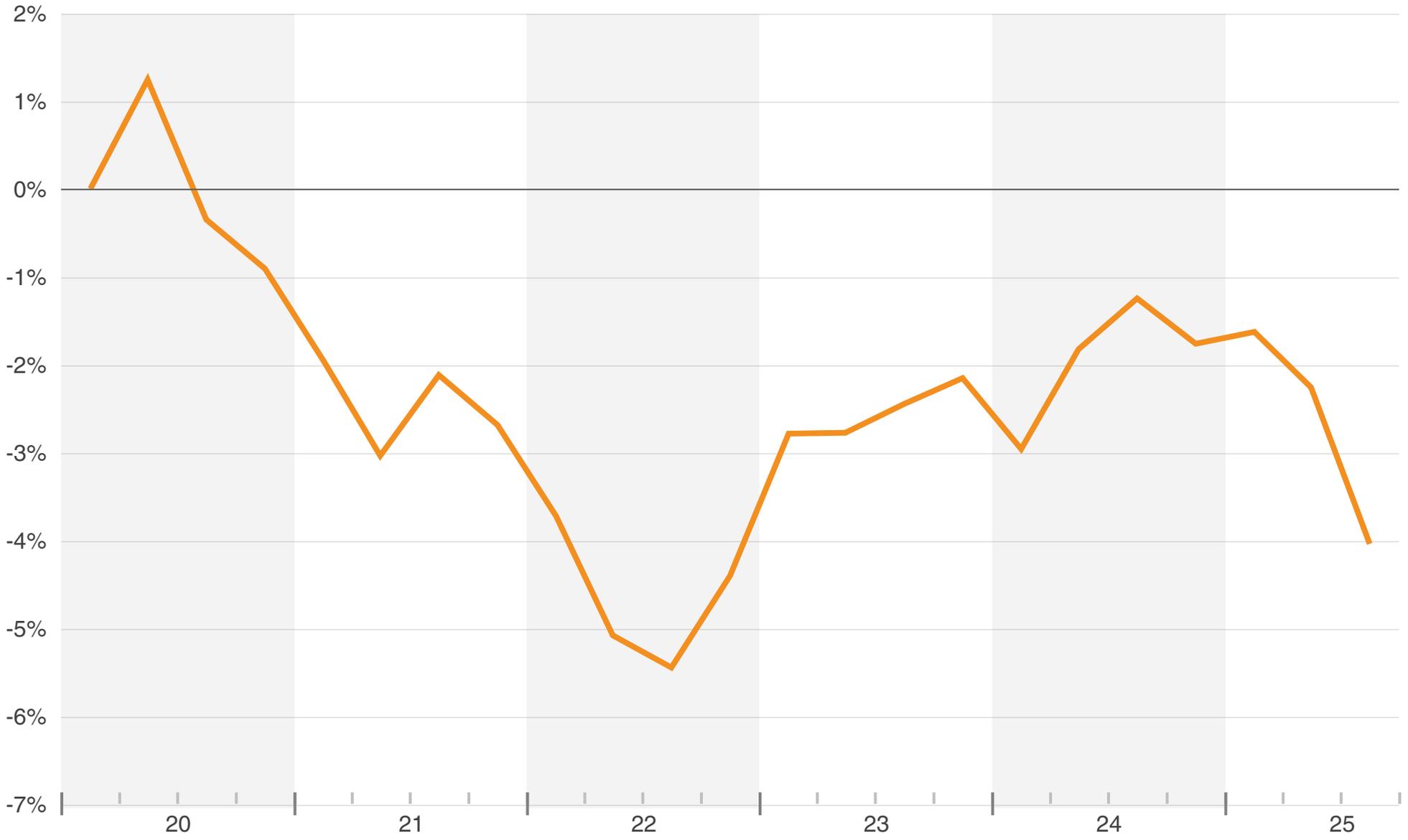
**BRIAN CAMPBELL**

☎ 310-544-7400 (Cell) | 424-237-2582 (office)  
✉ b.campbell@bcurban.com  
🌐 www.BCUrban.com  
Lic. 01004406

**LARRY KOSMONT**

☎ 213-507-9000 (Cell)  
✉ Lkosmont@kosmont.com  
🌐 kosmont.com  
Lic 01182660

# Market Asking Rent Growth (YOY)



**From:** [Greg Kapovich](#)  
**To:** [Mark L Hansen](#)  
**Cc:** [Mio Iwasaki](#)  
**Subject:** RE: Subcommittee Appointments: Recommend Delay until after Mayoral Appointments to Commissions  
**Date:** Monday, August 11, 2025 11:21:17 AM  
**Attachments:** [image001.png](#)

---

Thanks for the input Mark. I'll had your email to the blue folder for tonight's meeting.

## Greg Kapovich

Waterfront & Economic Development Director

310.697.3042

[greg.kapovich@redondo.org](mailto:greg.kapovich@redondo.org)



---

**From:** Mark L Hansen <marklhansen@aol.com>  
**Sent:** Thursday, August 7, 2025 7:36 PM  
**To:** khyc@lcscuba.com; kaholo@earthlink.net; rogerc@mac.com; Captmsvicki@gmail.com; tom@interperk.com; leslie.chrzan@gmail.com; ryanabelman@gmail.com; Greg Kapovich <Greg.Kapovich@redondo.org>  
**Subject:** Subcommittee Appointments: Recommend Delay until after Mayoral Appointments to Commissions

**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

**DO NOT "REPLY ALL"**

Harbor Commissioners and Waterfront Director,

I see this item on Monday's Harbor Commission agenda:

**[L.2. DISCUSSION AND POSSIBLE ACTION TO FILL BY APPOINTMENT THE VARIOUS HARBOR COMMISSION SUBCOMMITTEES TO BE VACATED BY CHAIR VICKI CALLAHAN UPON THE END OF HER TERM](#)**

The Administrative report shows her serving on three subcommittees:  
Waterfront Education, SeaBass Program, Boat Launch

However, just one day later, on Tuesday, I see this item on the City Council agenda:

**P.1. DISCUSSION AND CONSIDERATION OF MAYOR APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS**

The Administrative Report relays: "Mayor Light's Appointment Recommendations - To Be Blue Foldered"

It would seem illogical to fill these subcommittees just one day before the commission may learn who will be the replacement for Ms. Callahan, as the new commissioner may have experience and talents specifically beneficial to these subcommittees.

I recommend that the commission delay these appointments until the next monthly commission meeting.

Fraternally,

Mark Hansen  
310-601-0710



## keep our harbor clean!

help us keep king harbor clean by picking up trash while paddleboarding!

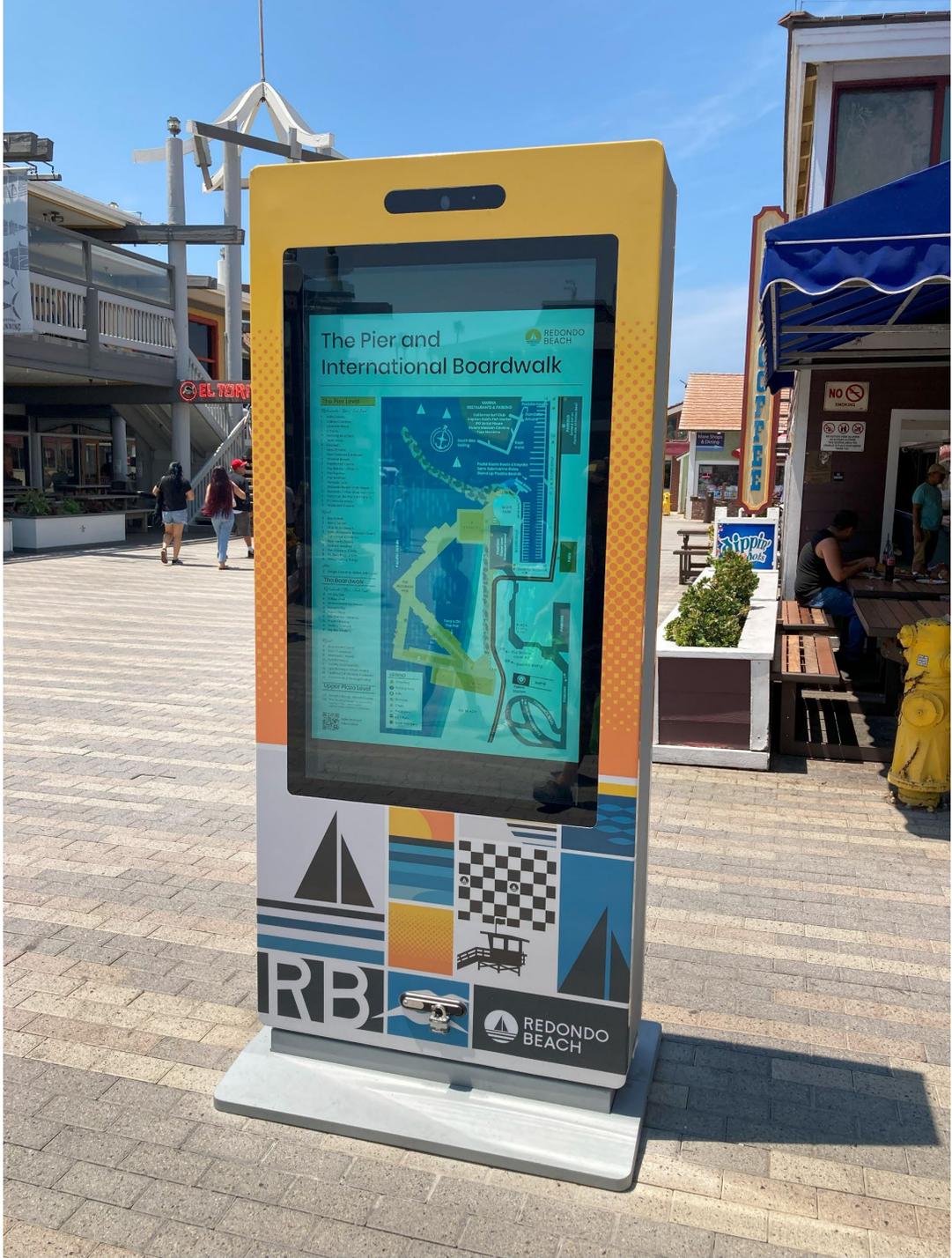
### how to help

- take a bucket and a trash grabber from the pickup station
- bring them on your paddleboard while you paddle in the harbor
- pick up any trash you find and put it in the bucket
- once you get back, deposit the trash you find in a garbage can
- return the grabber and bucket to this station

happy paddling!



Troop 4255's harbor pickup station





# The Pier and International Boardwalk



**The Pier Level**

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**Upper Pier Level**

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**RB**

REDONDO BEACH



WELCOME  
OPEN  
Happy Hour  
4-7 PM



FOLLOW THAT DREAM

ADT

Welcome to  
The Cantina

Cantina  
Hours



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