

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 JANUARY 12, 2026

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

- Attachment 1: International Boardwalk Placer.ai Report – Brian Campbell (BC Urban)
- Attachment 2: 2025 BeachLife Festival Placer.ai Report – Brian Campbell (BC Urban)
- Attachment 3: Redondo Beach Harbor Placer.ai Report – Brian Campbell (BC Urban)

CONTACT: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR



Property Overview

Property:



IBW
132 International Boardwalk, Redondo Beach, CA 90277

May 1 - May 10, 2025



IBW
132 International Boardwalk, Redondo Beach, CA 90277

May 1 - May 10, 2024



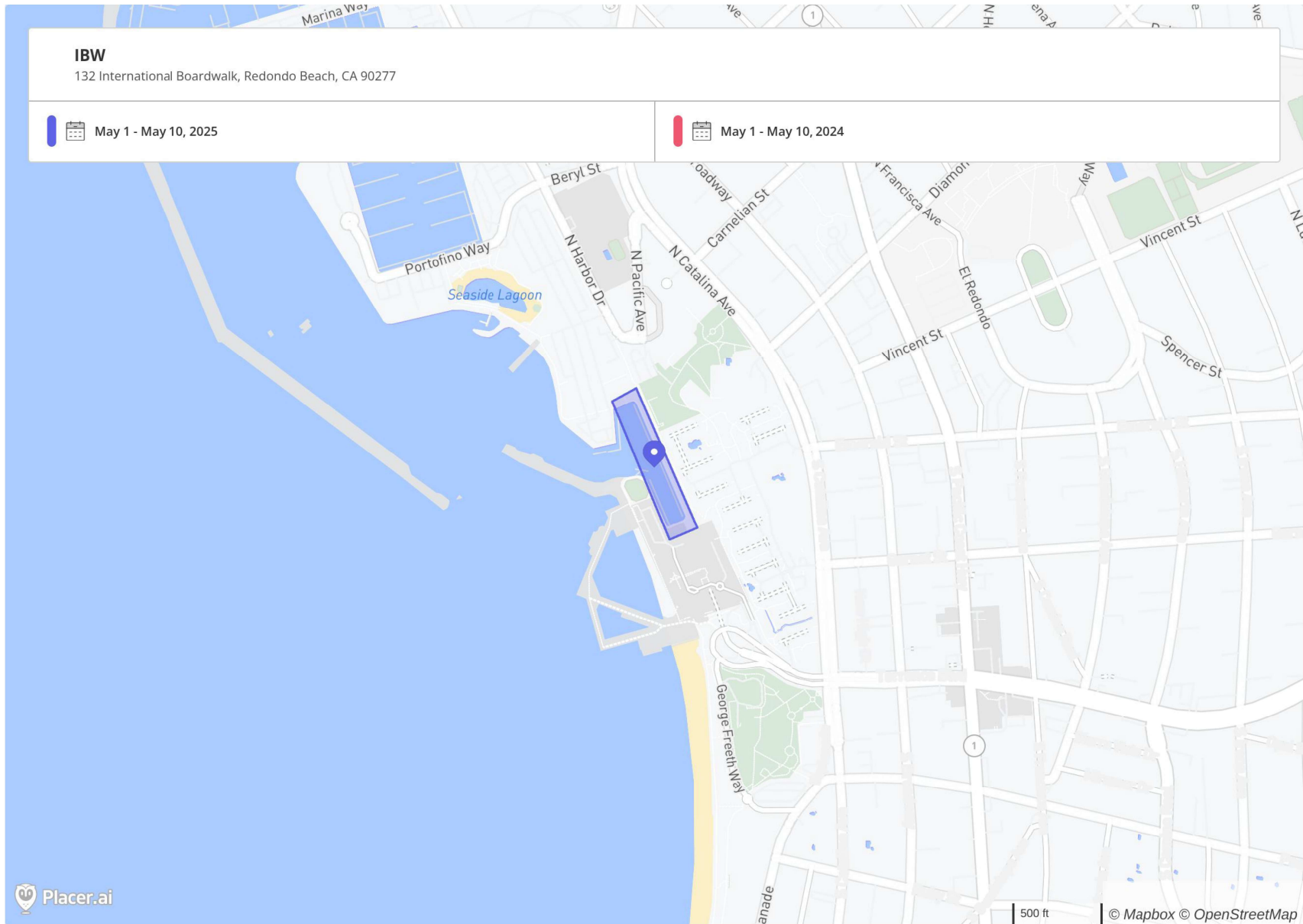
Scan to view on placer.ai platform





Property Overview

Time Compare





Metrics

Metric Name	IBW International Boardwalk, Redondo Beach, CA	IBW International Boardwalk, Redondo Beach, CA
Visitors	20.9K	14.1K
Visit Frequency	1.11	1.16
Avg. Dwell Time	79 Min	72 Min
Panel Visits	917	537
Visits YoY	+36%	-3.6%
Visits Yo2Y	+31.1%	-15.4%
Visits Yo3Y	+15%	-35.4%

IBW - May 1st, 2025 - May 10th, 2025

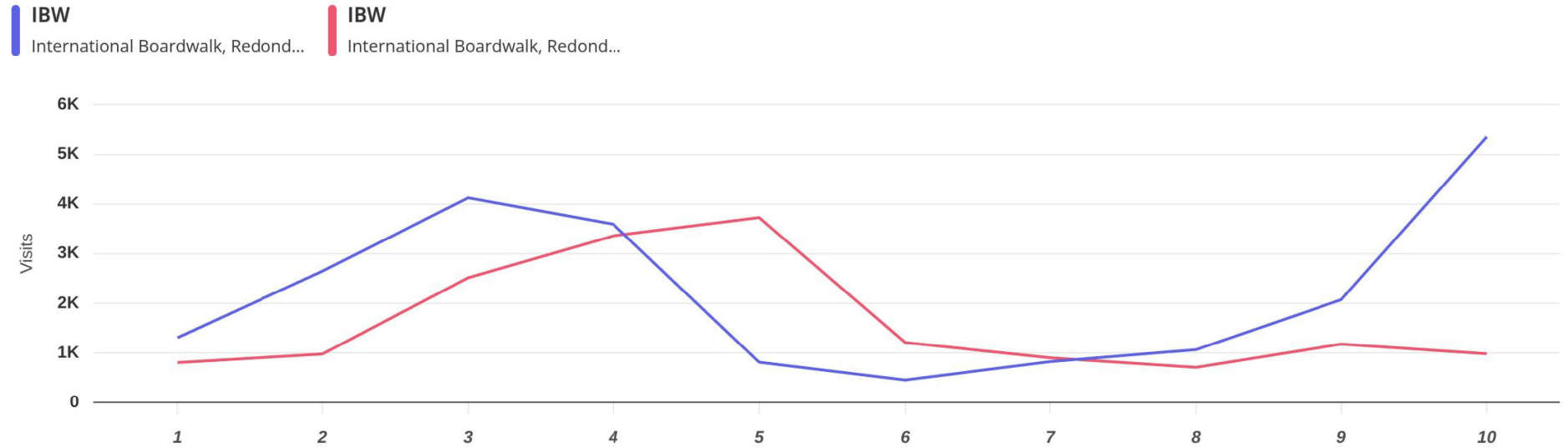
IBW - May 1st, 2024 - May 10th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





Visits Trend



Daily | Visits

IBW - May 1st, 2025 - May 10th, 2025

IBW - May 1st, 2024 - May 10th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)

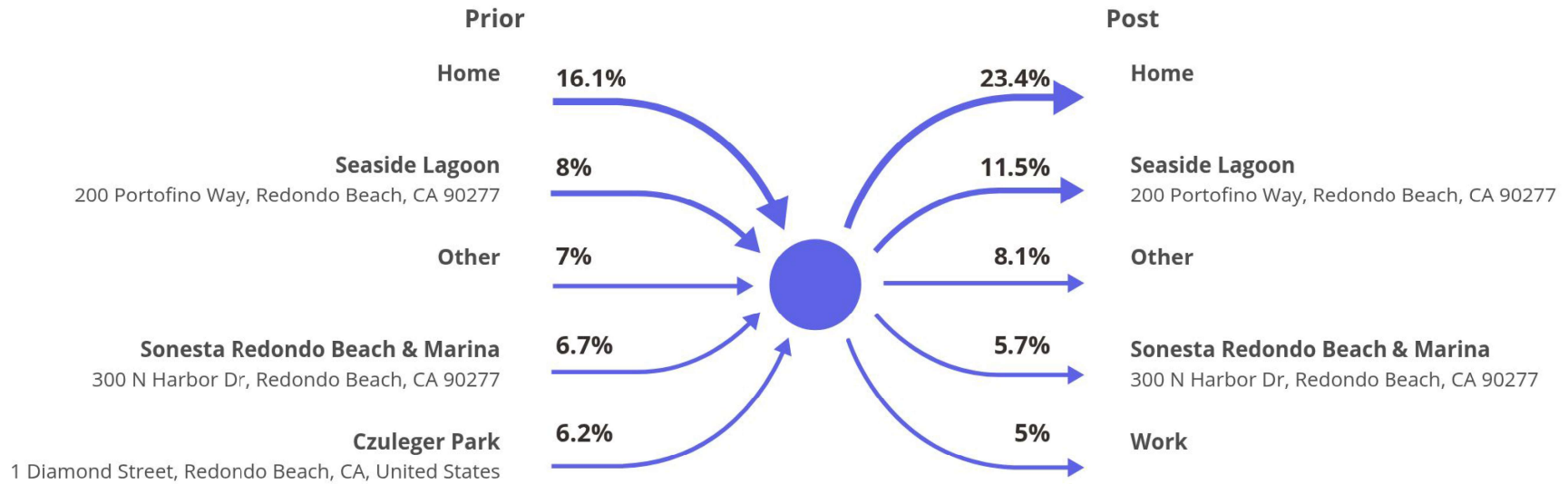




Visitor Journey

IBW

International Boardwalk, Redond...



Show by: | May 1st, 2025 - May 10th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

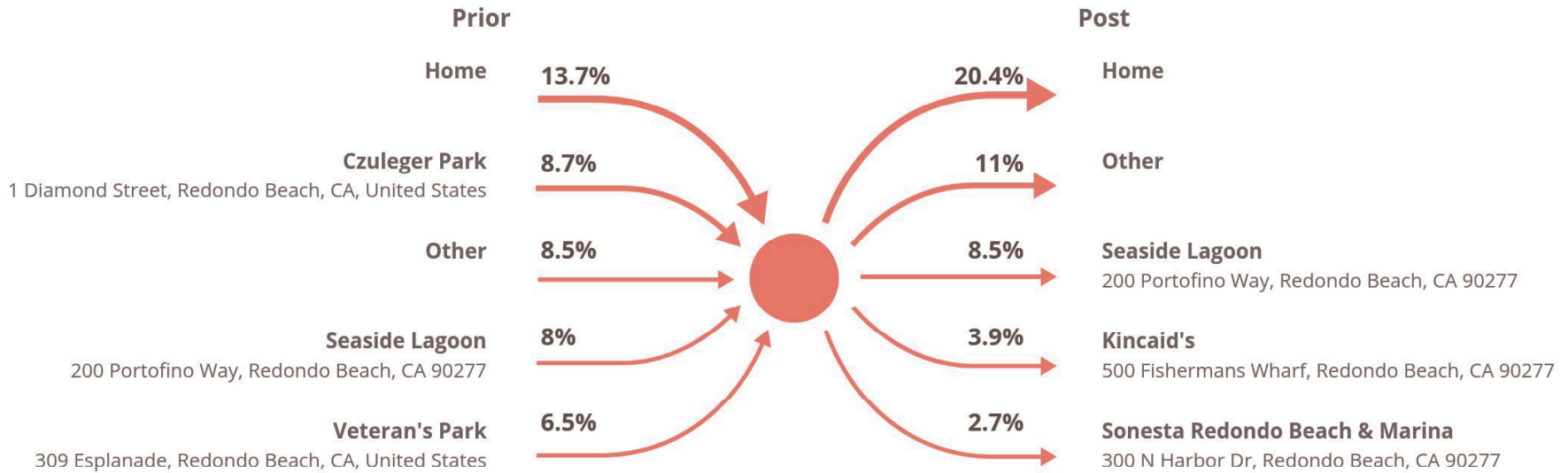




Visitor Journey

IBW

International Boardwalk, Redond...



Show by: | May 1st, 2024 - May 10th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

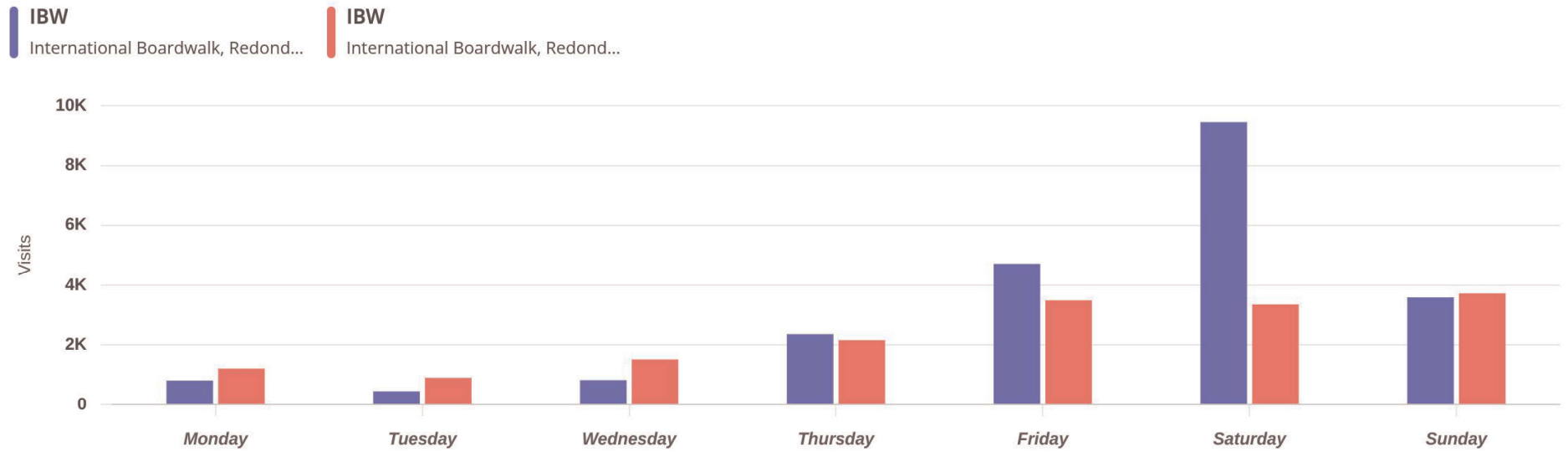




Property Overview

Time Compare

Daily Visits



Visits

IBW - May 1st, 2025 - May 10th, 2025

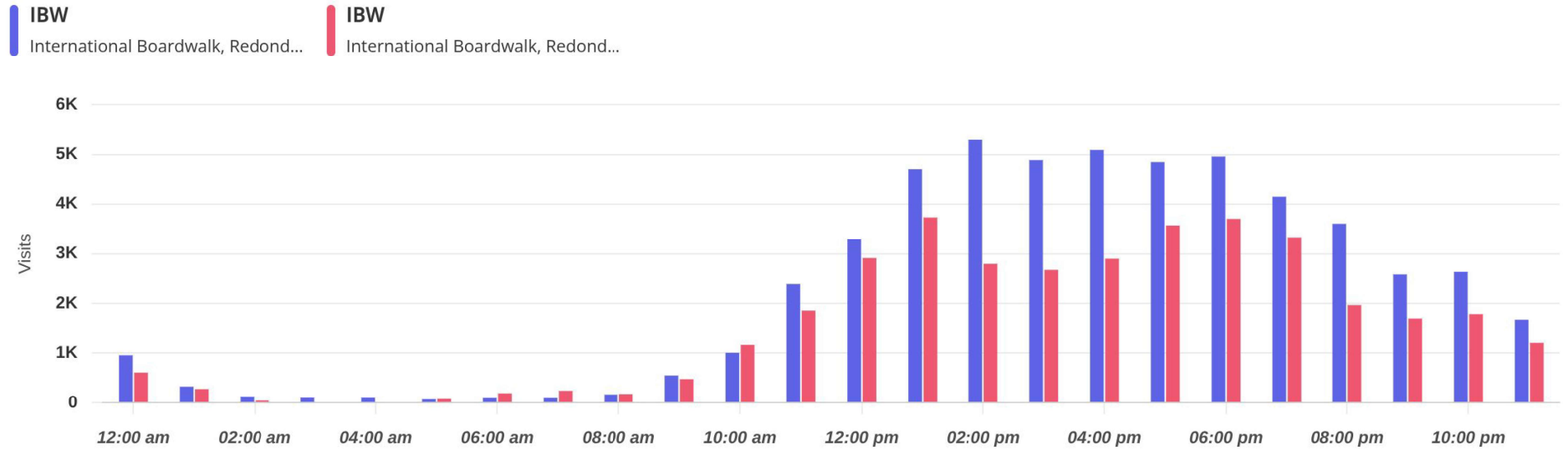
IBW - May 1st, 2024 - May 10th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





Hourly Visits



Visits

IBW - May 1st, 2025 - May 10th, 2025

IBW - May 1st, 2024 - May 10th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





Favorite Places

IBW

International Boardwalk, Redond...

Rank	Name	Distance	Visitors (%)
1	 Seaside Lagoon 200 Portofino Way, Redondo Beach, CA 90277	0.3 mi	5.4K (25.8%)
2	 King Harbor Brewing 132 International Boardwalk, Redondo Beach, CA 90277	0 mi	4.9K (23.4%)
3	 Sonesta Redondo Beach & Marina 300 N Harbor Dr, Redondo Beach, CA 90277	0.3 mi	3.8K (18.4%)
4	 Del Amo Fashion Center 3525 W Carson St, Torrance, CA 90503	2.6 mi	3.5K (16.7%)
5	 R/10 Social House 179 N Harbor Dr, Redondo Beach, CA 90277	0.1 mi	3.4K (16.1%)
6	 Veteran's Park 309 Esplanade, Redondo Beach, CA 90277	0.3 mi	2.7K (12.9%)
7	 Kincaid's 500 Fishermans Wharf, Redondo Beach, CA 90277	0.1 mi	2.4K (11.6%)
8	 Czuleger Park 1 Diamond Street, Redondo Beach, CA 90277	0.1 mi	2.3K (11.1%)
9	 Captain Kidd's Fish Market & Restaurant 209 N Harbor Dr, Redondo Beach, CA 90277	0.1 mi	2.2K (10.4%)
10	 Building at 100 Fishermans Wharf 100 Fishermans Wharf, Redondo Beach, CA 90277	0.2 mi	1.9K (9%)

Category: All Categories | Min. Visits: 1

IBW - May 1st, 2025 - May 10th, 2025

IBW - May 1st, 2024 - May 10th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





Favorite Places

IBW

International Boardwalk, Redond...

Rank	Name	Distance	Visitors (%)
1	 King Harbor Brewing 132 International Boardwalk, Redondo Beach, CA 90277	0 mi	3.3K (23.6%)
2	 Seaside Lagoon 200 Portofino Way, Redondo Beach, CA 90277	0.3 mi	3K (21.3%)
3	 Czuleger Park 1 Diamond Street, Redondo Beach, CA 90277	0.1 mi	2.8K (20.1%)
4	 Sonesta Redondo Beach & Marina 300 N Harbor Dr, Redondo Beach, CA 90277	0.3 mi	2.4K (16.9%)
5	 Veteran's Park 309 Esplanade, Redondo Beach, CA 90277	0.3 mi	2K (14.1%)
6	 R/10 Social House 179 N Harbor Dr, Redondo Beach, CA 90277	0.1 mi	1.9K (13.5%)
7	 Del Amo Fashion Center 3525 W Carson St, Torrance, CA 90503	2.6 mi	1.7K (12.1%)
8	 Building at 100 Fishermans Wharf 100 Fishermans Wharf, Redondo Beach, CA 90277	0.2 mi	1.6K (11.3%)
9	 Kincaid's 500 Fishermans Wharf, Redondo Beach, CA 90277	0.1 mi	1.5K (10.7%)
10	 Captain Kidd's Fish Market & Restaurant 209 N Harbor Dr, Redondo Beach, CA 90277	0.1 mi	1.5K (10.7%)

Category: All Categories | Min. Visits: 1

IBW - May 1st, 2025 - May 10th, 2025

IBW - May 1st, 2024 - May 10th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





Placer.ai

BCUrban
COMMERCIAL REAL ESTATE
PROPERTIES ACROSS
LLC

BeachLife 2025 Overview

Apr 1 - Jun 30, 2025

Property:



BeachLife Festival

Harbor Drive, Redondo Beach, CA 90277



Scan to view on placer.ai platform



Placer.ai

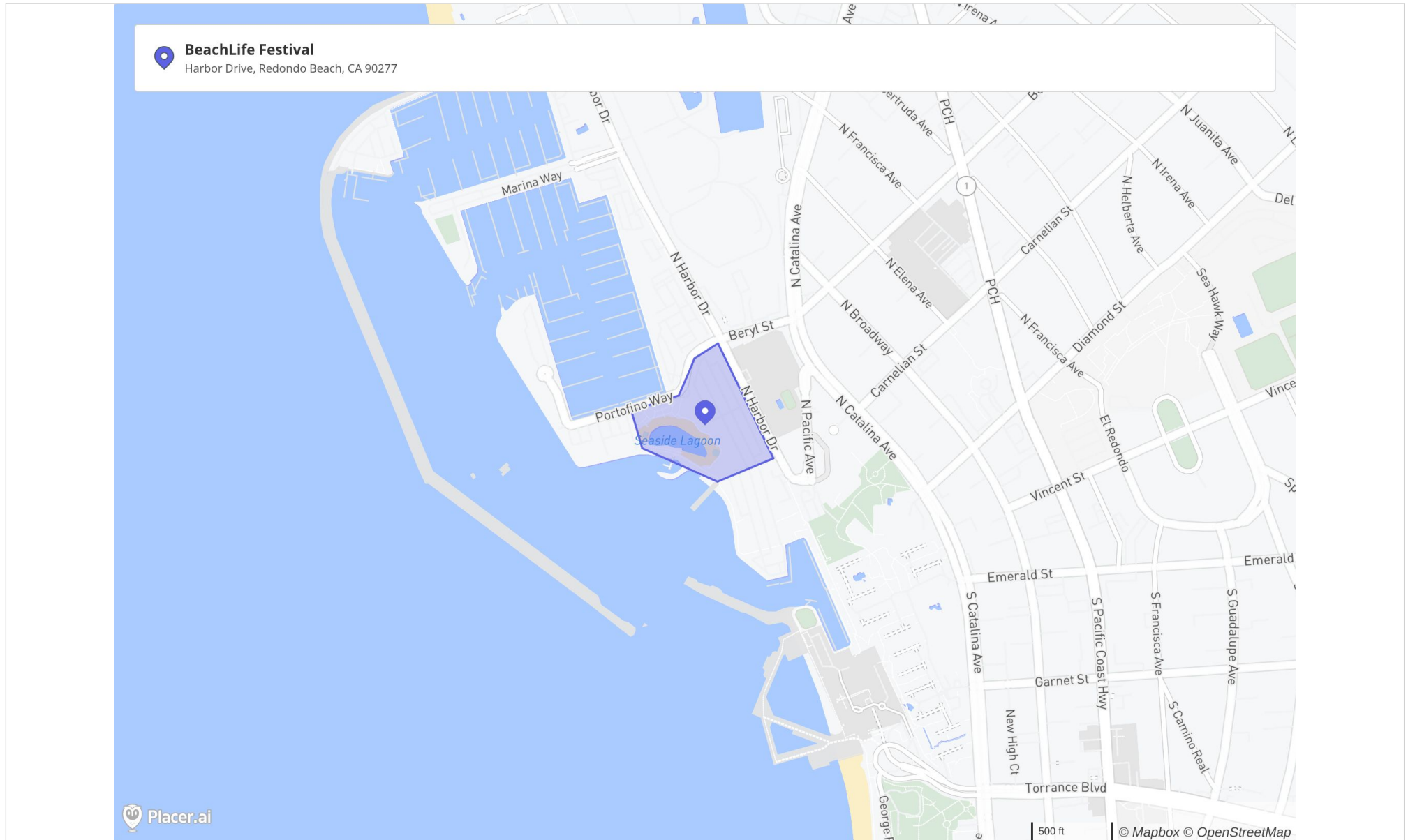
500 ft

© Mapbox © OpenStreetMap Improve this map



BeachLife 2025 Overview

Apr 1 - Jun 30, 2025





BeachLife 2025 Overview

Apr 1 - Jun 30, 2025

Metrics

BeachLife Festival
Harbor Drive, Redondo Beach, CA

Visitors	71.6K	Visits YoY	+76.9%
Visit Frequency	1.65	Visits Yo2Y	+87.8%
Avg. Dwell Time	179 Min	Visits Yo3Y	+84.6%
Panel Visits	4.9K		

Apr 1st, 2025 - Jun 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



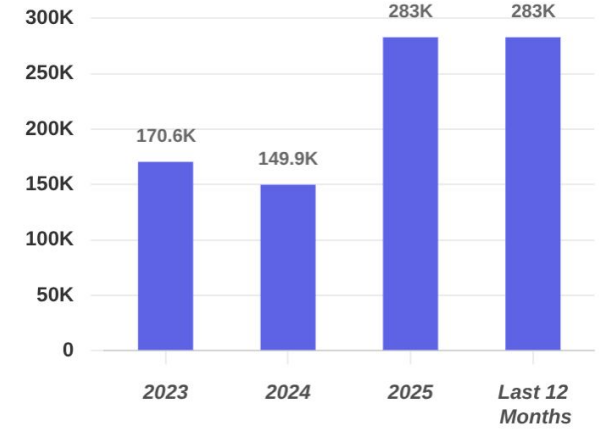
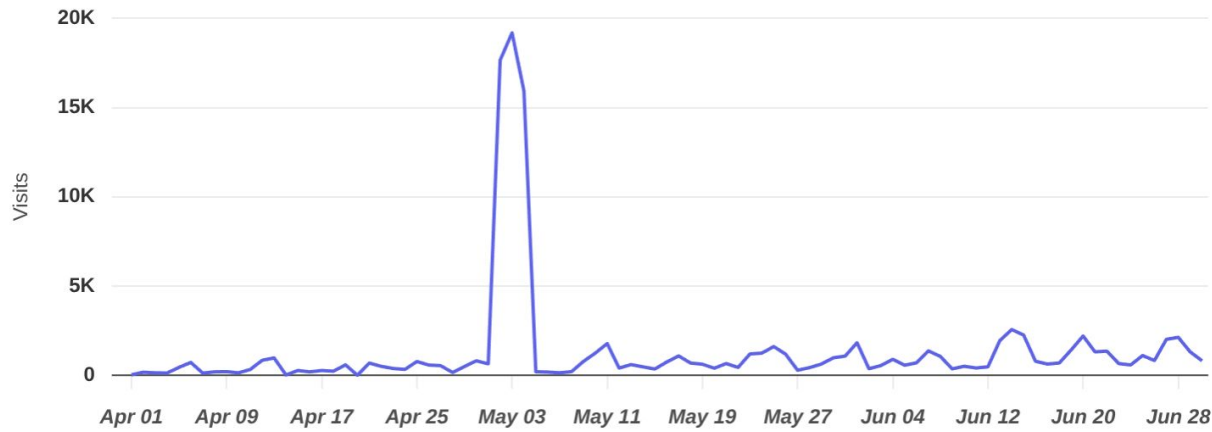


BeachLife 2025 Overview

Apr 1 - Jun 30, 2025

Visits Trend

BeachLife Festival
Harbor Drive, Redondo Beach, CA



Daily | Visits | Apr 1st, 2025 - Jun 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



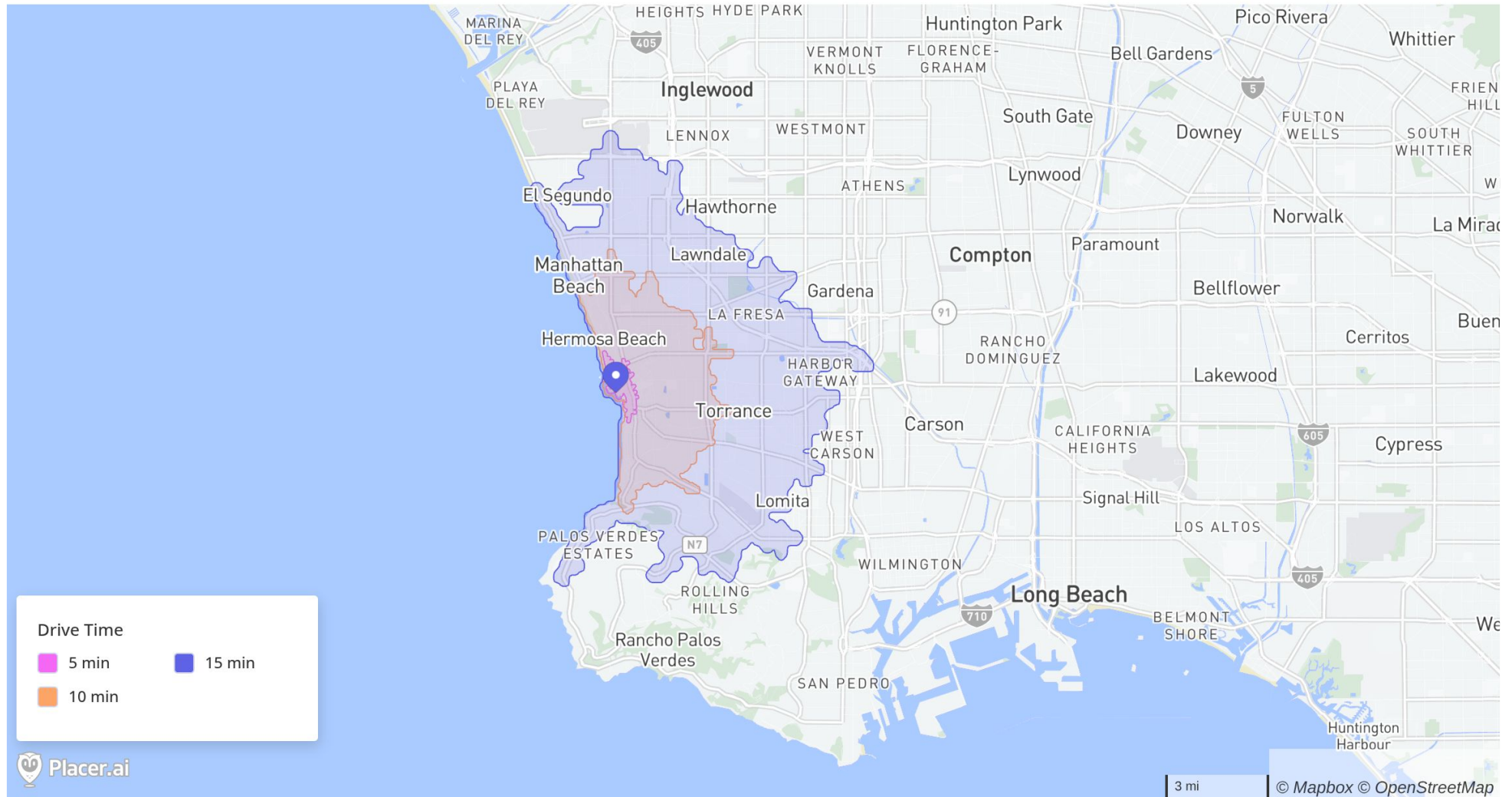


BeachLife 2025 Overview

Apr 1 - Jun 30, 2025

BeachLife Festival

Harbor Drive, Redondo Beach, CA





Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Demographic Summary

Persons per Household	1.71	67	2.26	88	2.36	92
Households with Children	(13.2%)	49	(26.3%)	98	(27.7%)	103
Household Median Income	\$113,969.58	143	\$154,074.67	194	\$155,855.14	196
Household Average Income	\$169,594.88	152	\$213,786.89	192	\$220,815.76	198
Household Average Discretionary Income	\$82,868.23	135	\$99,337.03	162	\$101,270.89	165
Median House Value	\$1.4M	369	\$1.39M	364	\$1.3M	341

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



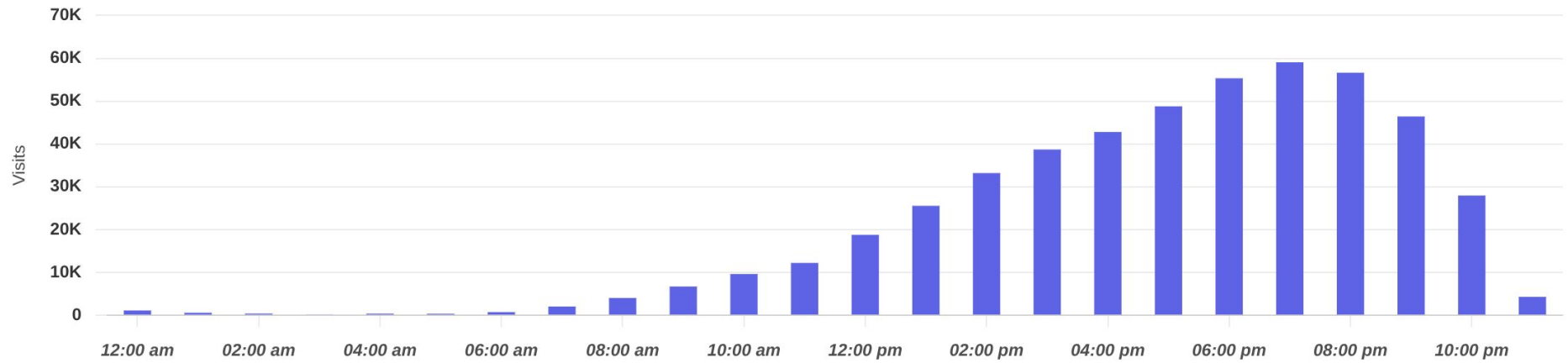


BeachLife 2025 Overview

Apr 1 - Jun 30, 2025

Hourly Visits

BeachLife Festival
Harbor Drive, Redondo Beach, CA



Visits | Apr 1st, 2025 - Jun 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



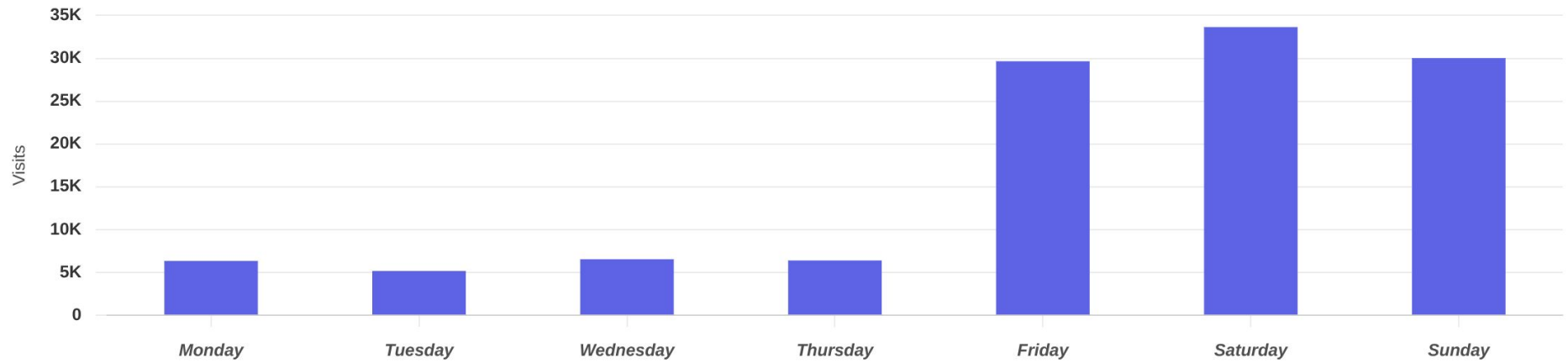


BeachLife 2025 Overview

Apr 1 - Jun 30, 2025

Daily Visits

BeachLife Festival
Harbor Drive, Redondo Beach, CA



Visits | Apr 1st, 2025 - Jun 30th, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025

Property:



Redondo Beach Marina and Properties
245 N. Harbor Drive, Redondo Beach, CA 90277



Scan to view on placer.ai platform

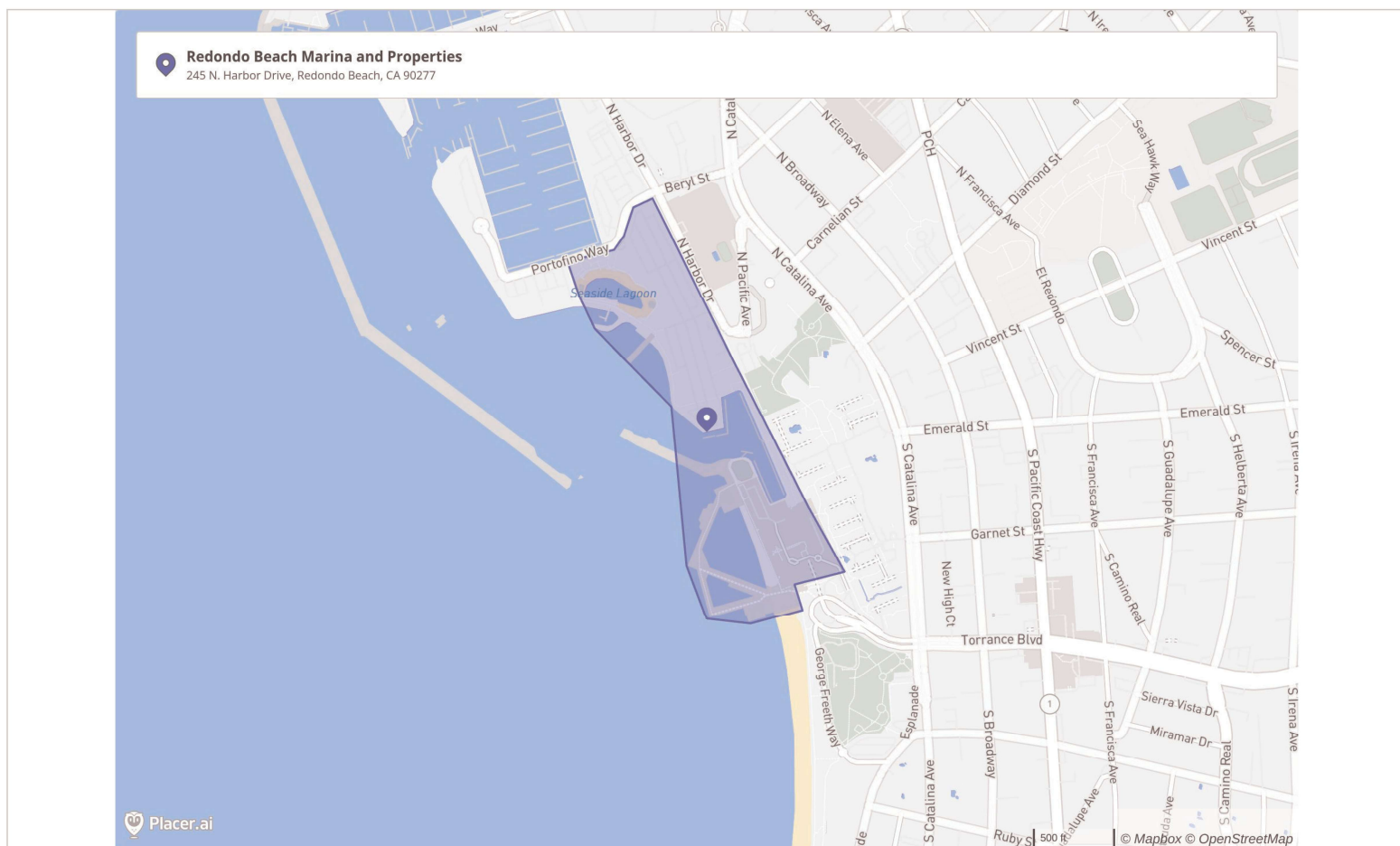


500 ft

© Mapbox © OpenStreetMap Improve this map



Jan 1 - Dec 31, 2025





Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025



Metrics

Redondo Beach Marina an...
N. Harbor Drive, Redondo Beach,...

Visitors	1.2M	Visits YoY	+2.3%
Visit Frequency	1.98	Visits Yo2Y	+7.7%
Avg. Dwell Time	91 Min	Visits Yo3Y	+7.8%
Panel Visits	108.5K		

Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





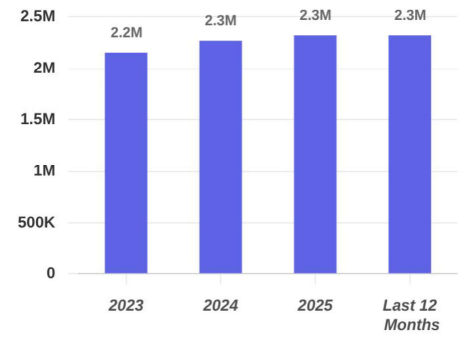
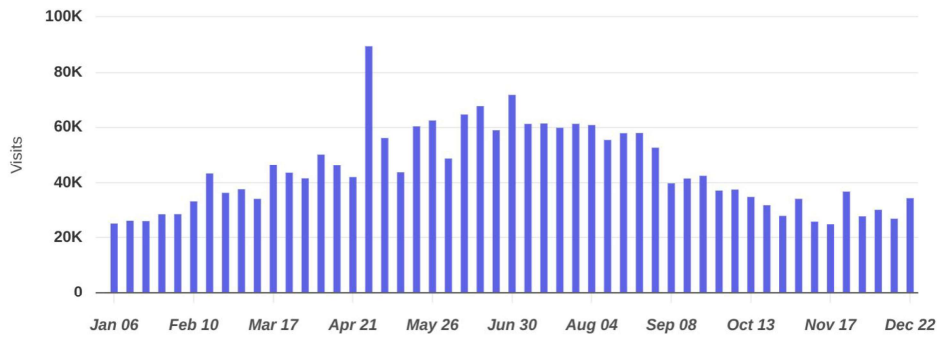
Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025

Visits Trend

Redondo Beach Marina an...

N. Harbor Drive, Redondo Beach...



Weekly | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



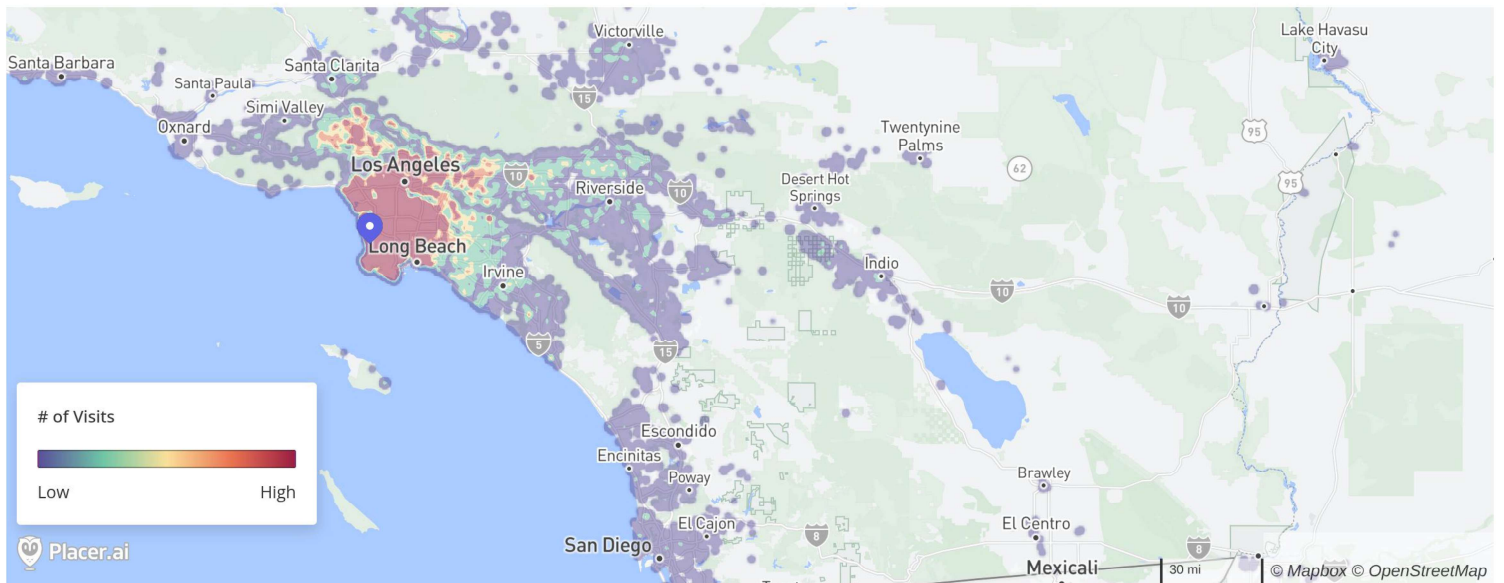
Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025

Trade Area

Redondo Beach Marina an...

N. Harbor Drive, Redondo Beach, ...



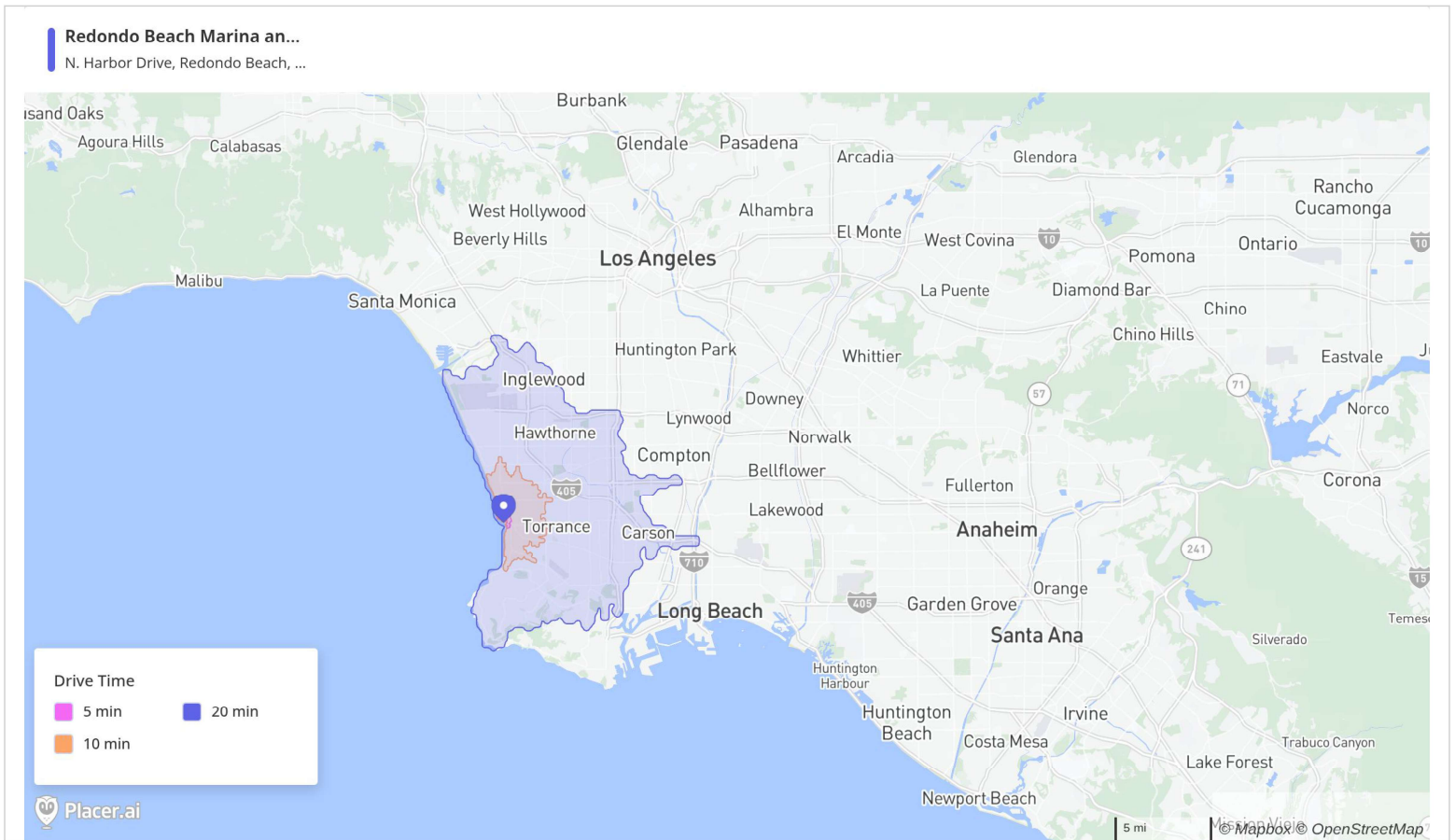
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025





Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025

Benchmark: Nationwide

5 Min Drive

10 Min Drive

20 Min Drive

Demographic Summary

Persons per Household	1.77	69	2.27	89	2.57	101
Households with Children	(10.9%)	41	(25.7%)	96	(27.8%)	104
Household Median Income	\$103,422.16	130	\$146,461.31	184	\$123,384.04	155
Household Average Income	\$170,477.03	153	\$201,793.99	181	\$176,804.75	159
Household Average Discretionary Income	\$78,543.99	128	\$95,496	156	\$85,734.19	140
Median House Value	\$1.35M	355	\$1.39M	364	\$1.15M	302

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





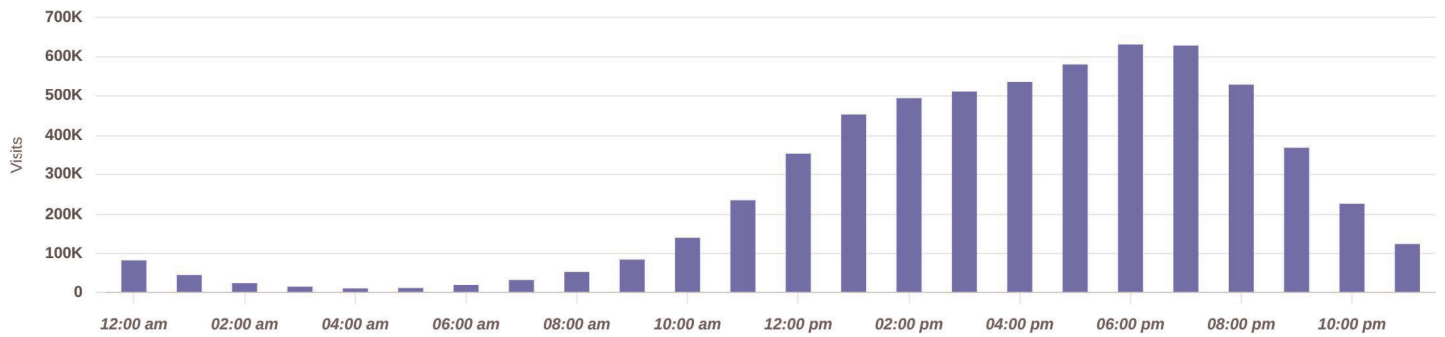
Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025

Hourly Visits

Redondo Beach Marina an...

N. Harbor Drive, Redondo Beach...



Visits | Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





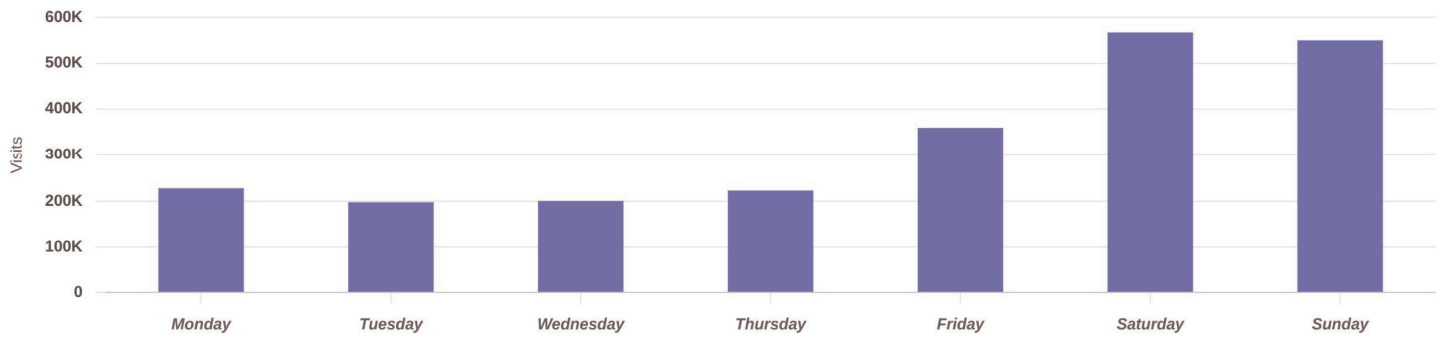
Redondo Beach Harbor 2025

Jan 1 - Dec 31, 2025

Daily Visits

Redondo Beach Marina an...

N. Harbor Drive, Redondo Beach...



Visits | Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

