South Bay Moves welcomes you to

Redondo Beach



History · Lifestyle · Schools · Real Estate

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SOUTH BAY MOVES

Dig into the backstory . . .

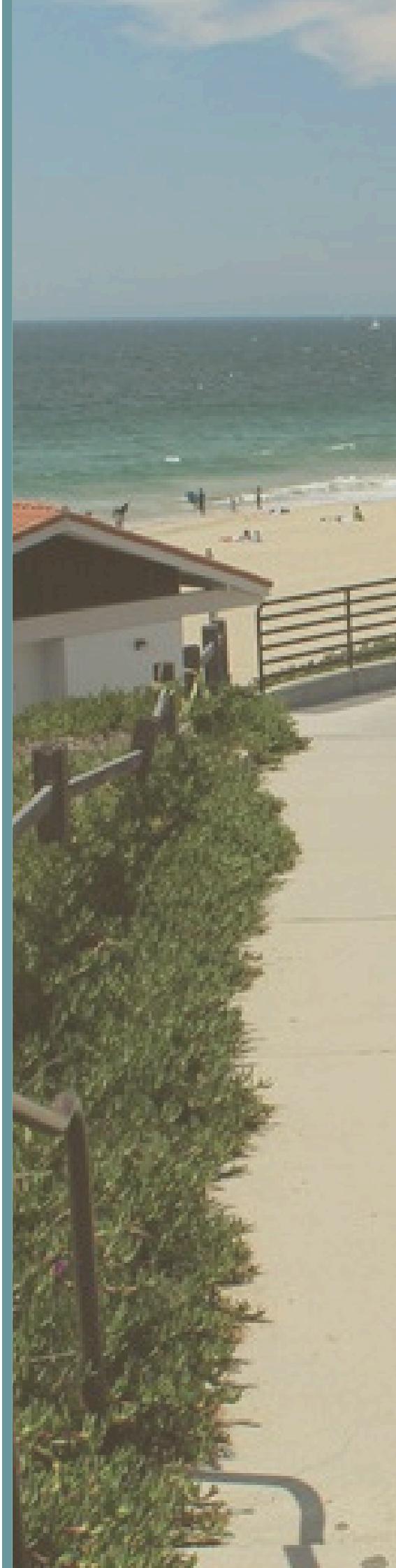
The City of Redondo Beach was officially incorporated in April of 1892. It is the South Bay's oldest and largest beach community and the 9th city to be incorporated in Los Angeles County.

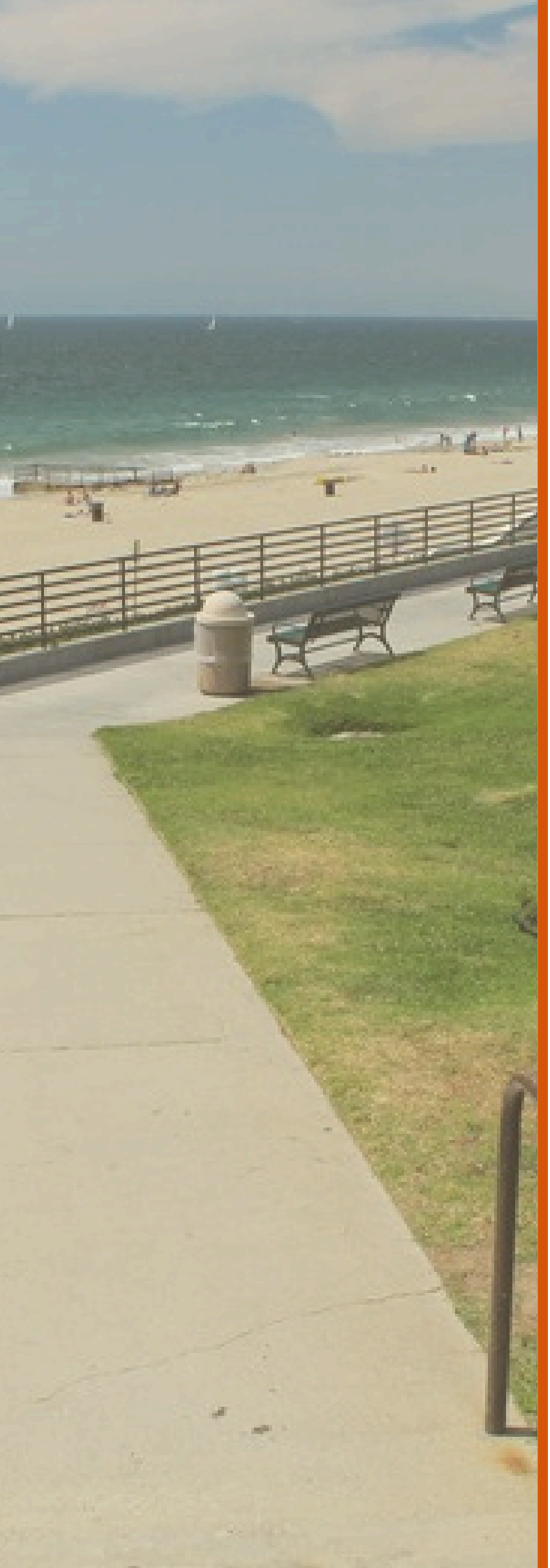
The city was founded largely on the success of the shipping and lumber industries and operated as a busy port for much of its early years. At the same time, the tourist industry also helped establish early Redondo. Developers Captain J.C. Ainsworth and his business partner, R.R. Thompson established the Redondo Railway Company and the Redondo Hotel Company in 1889.

Between the combined successes of the port, the railway and the Hotel Redondo entrepreneurs, visitors, and early property owners laid the ground-work for Redondo Beach to evolve into the thriving community it is today.

In 1907, as a publicity stunt, George Freeth was brought over from Hawaii to Redondo Beach to demonstrate surf-board riding and became California's first surfer. Redondo Beach is hence the birthplace of west coast surfing.

Today the city is clearly separated into two distinct zones; South Redondo Beach and North Redondo Beach.





The defining boundary between North and South Redondo lies at 190th St./Anita St. North Redondo's zip code is 90278 and South Redondo's is 90277. Public schools in the city are part of the Redondo Beach Unified School District. The city is bordered by Hermosa Beach to the north, the city of Torrance to the east, and Palos Verdes to the south. A portion of North Redondo Beach even borders the city of Manhattan Beach.

As you travel throughout the city, you will notice clusters of themed street names. Each of these clusters reaches to a distinct point in time in the city's rich history. The "Gem Streets" are named after what once was a popular destination called Moonstone Beach, where deposits of gemstones could be found along the coast. "The Girl Streets" were named after the female descendants of Manuel Dominguez, who was the original landholder of what is now Redondo Beach. The oldest portion of North Redondo reflects numerous street names adopted to celebrate the success of American tycoons that led the Industrial Revolution.

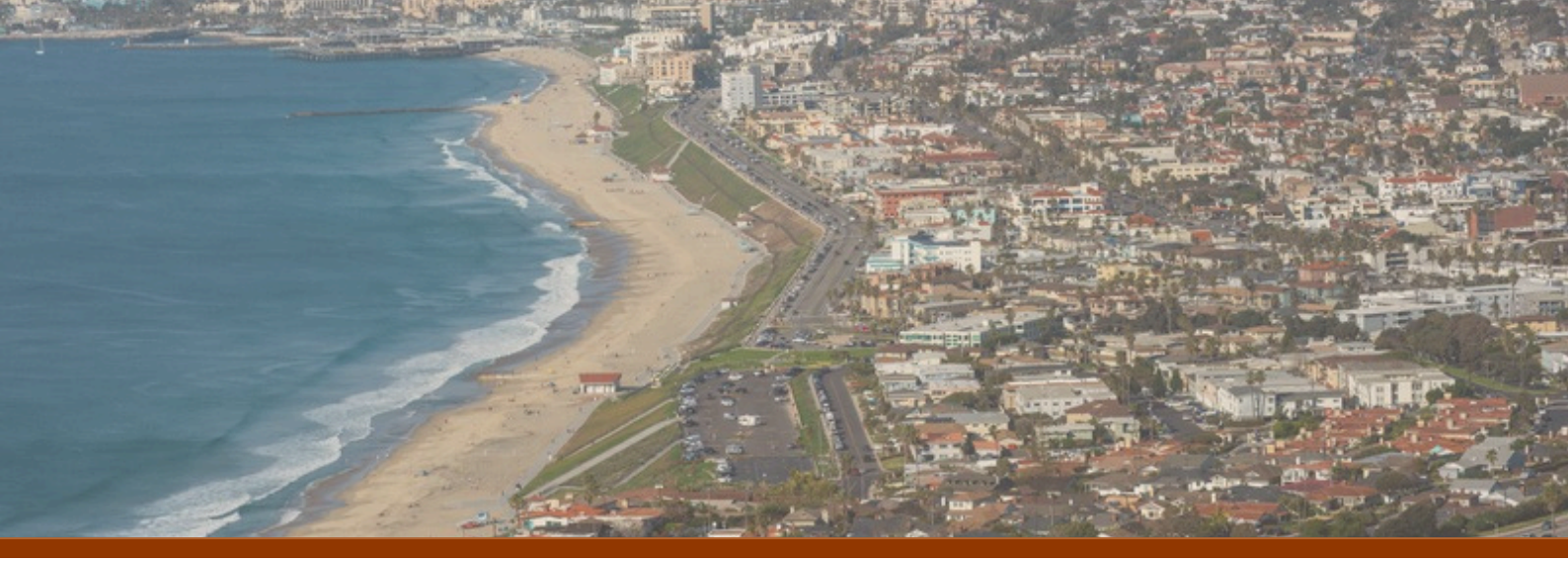
There are three (and-a-half) real estate MLS sections of South Redondo Beach, with numerous subsections throughout. The "half" comes from the fact that area 128 (Hollywood Riviera) in truth belongs to the City of Torrance, however a Redondo-based post office in this section gives it a 90277 zip code and a "Redondo Beach" address. This is important to note when shopping for homes based on school preferences. Homes within the 128 MLS section actually are zoned to attend schools within the Torrance Unified School District.



South Redondo Beach – Area 157
West of Pacific Coast Hwy

THE ESPLANADE · THE LOWER AVENUES · THE LOWER RIVIERA · THE PIER · THE MARINA

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The Esplanade

Beginning one block south of Veteran's Park, where Pearl St. crosses Catalina Ave. is a street called "The Esplanade," which is Redondo Beach's "Strand." The Esplanade runs along the cliff that leads down to the sands of Redondo's beaches. Much of this area was once the site of the Hotel Redondo, the sister hotel to the famed Hotel del Coronado in San Diego. The Hotel Redondo was demolished in 1925. Veteran's Park next to The Pier was once a part of the Hotel Redondo grounds. Today this area now begins with a stretch of hi-rise condominium developments that date to the 1970s. As you head south, the zoning changes and the condos give way to larger privately owned lots which feature traditional single family homes. About where Knob Hill Ave. meets The Esplanade is where zoning once again changes.

One block south of Knob Hill Ave. is where “The Avenues” begins. At Avenue A, oceanfront properties cease, and the public walkway begins. From Ave A south, homes sit on the east side of The Esplanade, overlooking the public walkway with unblockable views of the ocean. Here, a mix of apartments, condos, townhomes and a few single-family homes enjoy incredible views while also being within walking distance of all the community activity in nearby Riviera Village. Locals enjoy walking and/or riding bikes along this strip of oceanfront land, as it is very common to catch dolphins playing in the surf as well as sighting whales cruising along their seasonal migration route. The Esplanade terminates south at Miramar Park (also known as "Dolphin Park") where it continues on as Paseo de la Playa into a small sub-section known as the "Lower Riviera." At this convergence point, the beach is now locally referred to as "RAT Beach" (**R**edondo **A**nd **T**orrance). This is where the beach gives way to a small strip owned by the City of Torrance.

The South End

The Lower Avenues

From Avenue A south through Avenue I, where "The Village" begins, is a small area of flat avenues that lie between PCH and Catalina Ave. Homes in the Lower Avenues are largely single-family homes. Some duplexes can be found here and many of the smaller, original SFRs (single-family residences) offer detached ADU structures (accessory dwelling units). Residents enjoy larger lots, space between neighbors and a short walk to the beach and the Village. The lifestyle here is so sought after that homes rarely go on the market and when they do, they usually turn quickly.

The Lower Riviera (“the Riv”)

Where The Esplanade gives way to Calle Miramar and Paseo de la Playa at the round-about, there is a small area bordered by Catalina Ave., Palos Verdes Blvd. and Paseo de la Playa called the "Lower Riviera." Locals also like to dub this area "The Riv." The draw here is the proximity to the beach, The Village and the lower part of the Palos Verdes hill. Most homes are SFRs that sit on larger than typical lots for the proximity to the beach. Many homes enjoy sweeping views of the ocean that stretch as far as the Pacific Palisades. There are numerous streets ending in cul-de-sacs, which limits thru-traffic. Residents enjoy that "park-and-walk-everywhere" ocean-view lifestyle at a significant value over traditional "Sand Section" living in neighboring Manhattan Beach and Hermosa Beach. The Riviera Village is a huge draw for nearby residents. It is a popular hub of South Redondo community events, boutique shopping and dining options, and daily conveniences.





The North End

The Lower Avenues

On the north side of Torrance Blvd. in area 157, homes in this sub-section are in the area close to the Redondo Pier. This small section west of PCH begins at Torrance Blvd. and ends at Beryl St. There is a mix of SFRs, townhomes, condos and duplexes. Many lovingly restored, historic, turn-of-the-century homes can still be found in this section. Historic homes that meet the criteria of the Mills Act benefit largely from a rare tax code at a significant savings. Residents can easily walk to the Pier area to enjoy regular events, such as summertime concerts, free yoga, community movie nights, the Farmer's Market, and the annual Kite Festival. Redondo Beach is also the host of the beach cities Fourth of July fireworks show. Many locals start their 4th of July tradition by participating in the Village Runner 5k race in the Village that morning, then enjoying the fireworks later at Seaside Lagoon.

The Marina

West of PCH, North of Beryl St., terminating at Herondo St. (at the border of Hermosa Beach) is the smallest subsection of area 157. Here is where residential zoning largely gives way to commercial zoning. Residents can easily walk to events, recreational options and waterfront dining along the King Harbor marina zone. 2019 marked the successful launch of the first annual Beach Life Festival, a landmark event that transformed the area just north of The Pier to Seaside Lagoon into a 3-day festival celebrating beach life through music. Other local favorites are the Holiday Boat Parade hosted by the King Harbor Yacht Club, the 4th of July fireworks, the Kite Festival and the ever popular Superbowl 5k/10k fun run with a course that tours The Marina area.







South Redondo Beach – Area 156

South of Torrance Blvd.

ALTA VISTA · THE UPPER AVENUES

East of PCH/ South of Torrance Blvd.

Alta Vista

This subsection of area 156 lies between PCH, Torrance Blvd, Camino Real, and Knob Hill. This niche neighborhood surrounds the 19-acre Alta Vista Park, with many homes enjoying broad, unobstructed views of green parkland. Alta Vista Elementary and the Alta Vista Community Center also establish the heart of this section. Residents enjoy being within a short walk of the sprawling parklands, tennis and pickleball courts, as well as local schools. This neighborhood is also home to the annual South Bay Greek Festival, a hugely popular local summer event.

The Upper Avenues

The area from Avenue A south through Avenue G is known as the "Upper Avenues." Starting on the east side of PCH, the land begins to climb a hill which offers rare ocean views from some advantageously placed parcels. The Upper Avenues sit close to the Riviera Village. Many homes along The Avenues offer large lots with ample room for abundant square footage and even some pool-sized backyards. Students in this zone are mainly slated to attend Tulita Elementary school with a handful of addresses zoned for attendance at Alta Vista. (Always double check your specific address to verify actual zoned attendance.)





South Redondo Beach – Area 155

North of Torrance Blvd.

NORTH OF RUHS · SOUTH OF RUHS

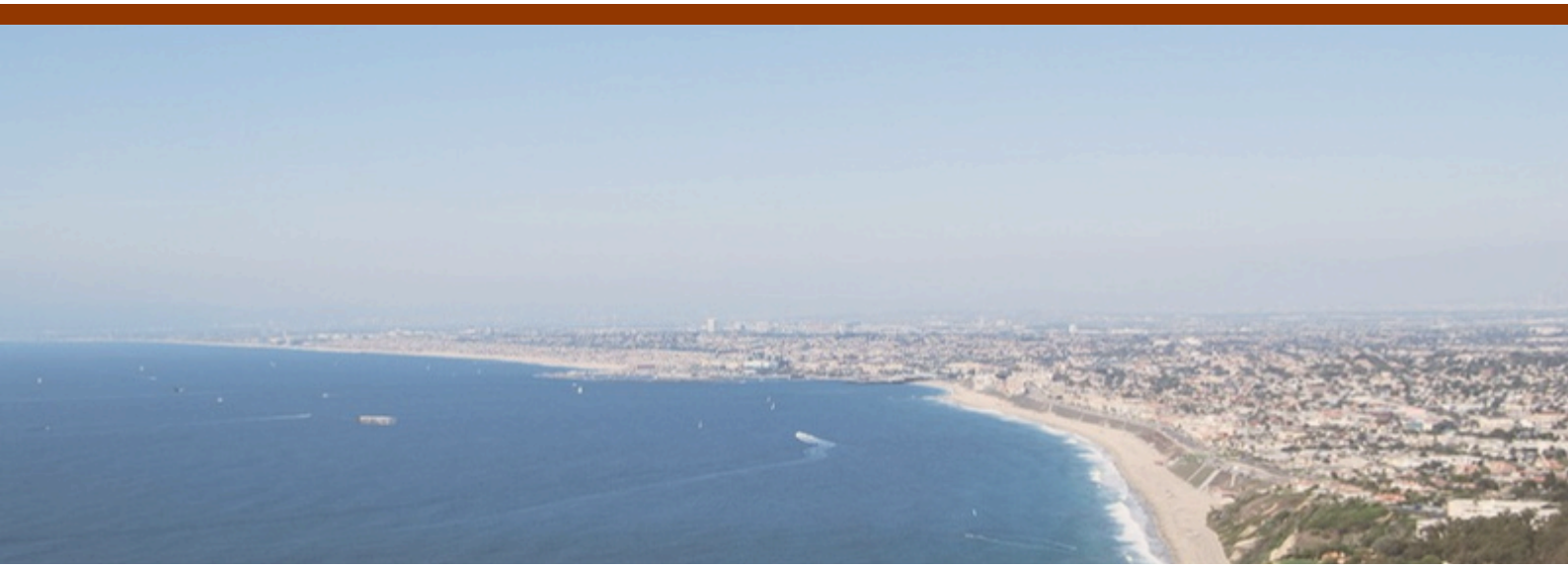
East of PCH/ North of Torrance Blvd.

North of Redondo Union High School

South of 190th St/Anita St., east of PCH, west of Prospect Ave. and north of Diamond St. is the area known as "north of the high school." This area includes a handful of blocks that lie north of Beryl St. and west of Flagler Ln. as well as one block east of Prospect from Diamond St. to Del Amo Blvd.

North of Beryl St. the hill slightly climbs towards its crest at Anita Street. Found here is a handful of homes on larger than typical lots that also take advantage of ocean views and ocean peeks. To the west of Prospect, the secondary crest is just past Beryl Heights Elementary at Juanita St., which also affords some rare views. Many homes on the west side of Paulina Ave. have an opportunity for a future ocean view with the addition of a second story.

Tree-lined streets here hold houses of many ages and styles. You're just moments away from the shops and small eateries in the nearby Redondo Shores Shopping Center where the neighborhood Whole Foods Market is located. All students in this zone attend Beryl Heights elementary school.



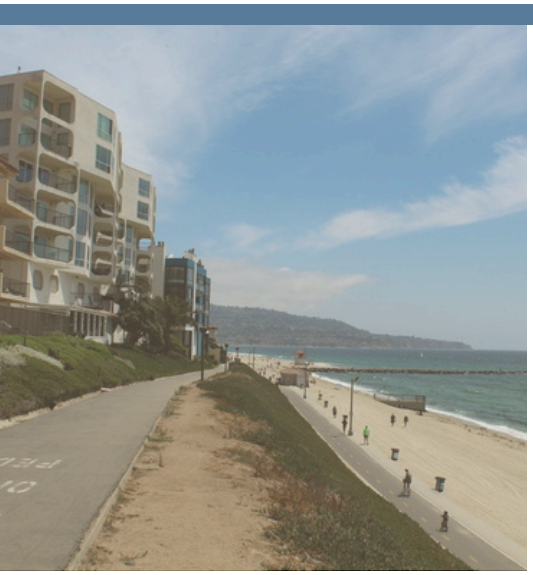
East of PCH/ North of Torrance Blvd.

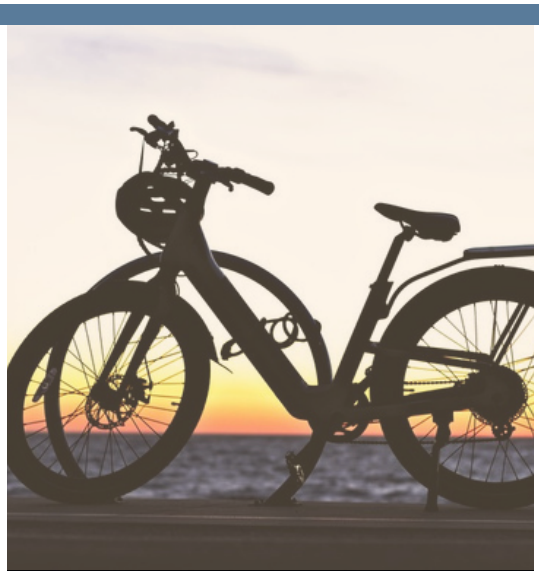
South of Redondo Union High School

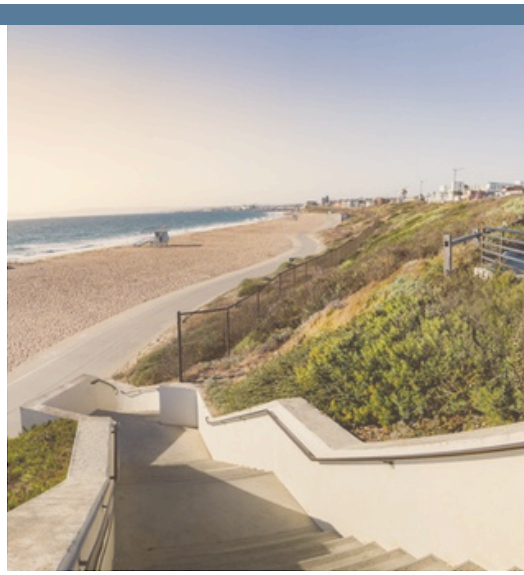
From Vincent St. south through Torrance Blvd. is the area known as "south of the high school." There is a small strip of real estate that makes up approximately one block east of Prospect Ave. from Del Amo Blvd. to Torrance Blvd. that qualifies as Redondo Beach.

There is a nice mix of smaller townhome communities with 5-6 homes in each, larger two-on-a-lot and three-on-a-lot style townhomes, SFRs and original, historic beach cottages in this niche. Homes surrounding Vincent Park utilize the small community park as an extension of their outdoor space. Skateboard enthusiasts enjoy riding the wide, gently sloping streets that lead to the beach and ocean.

Residents here are within walking distance of recreational outlets such as kayaking and paddle boarding, as well as bike riding along the Marvin Braude Bike Trail. This 21 mile, ocean-front public bike trail starts at the base of the Palos Verdes Peninsula at RAT Beach in Torrance and continues along the coast of Los Angeles County, ending at Will Rogers State Beach in the Pacific Palisades. Nestled between The Pier and The Marina, there is much to walk and bike to from this South Redondo location.









North Redondo Beach

GOLDEN HILLS/SILVER TRIANGLE · VILLAS NORTH · VILLAS SOUTH · EL NIDO

North Redondo Beach

The City of Redondo Beach is clearly divided into two sections, North Redondo and South Redondo. The dividing line is found at 190th St/Anita St. Its northern-most border lies along Manhattan Beach Blvd. and it continues as far east as Inglewood Ave. North Redondo also borders Manhattan Beach along Aviation Blvd. As the oldest incorporated city in the South Bay, Redondo Beach has a rich and interesting history dating back to the 1850s.

There are four real estate MLS sections within North Redondo Beach. Many home buyers are drawn to North Redondo for the proximity to major commuter routes and the range of entry-level real estate pricing offered. North Redondo is zoned for the majority of the city's commercial real estate and industrial space. It is home to aerospace and engineering companies such as Northrop Grumman that helped encourage the post-war surge of South Bay development and homeownership in the 1950s. Businesses such as these and others at the tech campuses of nearby Silicon Beach continue to anchor competitive careers here in the South Bay while contributing to the ongoing appreciation of real estate values in North Redondo Beach.

The Redondo Beach Performing Arts Center is located on the site of what once was Aviation High School. The school's track and field are all that remain of the former North Redondo campus, and now operates as an open-air, public fitness track and sports field.

When developing North Redondo, the city planned for a demand for housing and granted zoning variances that allowed for large parcels to be shared by multiple homeowners to increase housing density for the ever-growing city. This gave way to the now dominant "two-on-a-lot" and "three-on-a-lot" style homes found all throughout North Redondo.

Another variance allowed for splitting lots with a 50' frontage to a 25' frontage, which resulted in the many "tall and skinny" style homes more commonly found in the older sections of North Redondo that border Hermosa Beach and Manhattan Beach. To balance the density with recreational space, the city dedicated numerous parkettes sprinkled all throughout the North Redondo neighborhoods. The re-zoning added homes to the area at more accessible price points. This trend continues to draw new residents to North Redondo.

Hermosa/Manhattan Adjacent

Golden Hills - Area 154

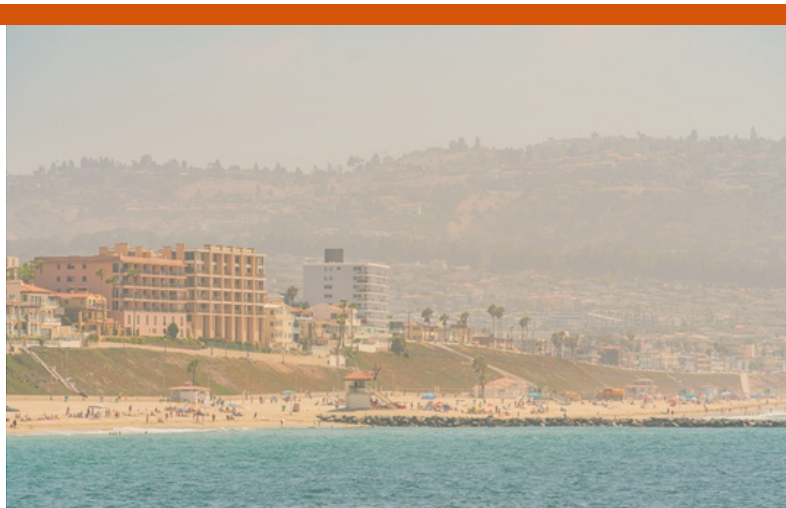
The Golden Hills neighborhood is hugely sought after in North Redondo Beach. Within it, there is one distinct sub-section, the Silver Triangle. The Golden Hills area is nestled between South Redondo, East Hermosa and the southern border of East Manhattan Beach. The location is a huge draw as it is very convenient for getting around the South Bay quickly and for connecting to major commuter routes.

"Tall-and-Skinny" style homes dominate the Golden Hills. The design style received the nickname largely in part due to the history of development in the area. The demand for affordable housing in the 1970s gave way to re-zoning which allowed builders to split 50' wide lots in half. Originally these parcels were allowed two "townhome-style two-on-a-lots" in the side-by-side fashion, rather than the tandem version that is more prevalent in other North Redondo areas.

Eventually, property owners were able to split lots and assign single APN numbers. The SFR built on 25' frontages became today's "tall-and-skinny" home. Also found here are a scattering of multi-unit properties and a smaller number of more traditional-style homes on 50' (or wider) lot frontages.

Most Golden Hills addresses are zoned for Jefferson Elementary School, and Jefferson students are also zoned to attend Parras Middle School in South Redondo Beach. Attendance boundaries are set by the Redondo Beach Unified School District and can change, so verify the current boundary for any specific address before relying on it.





Hermosa/Manhattan Adjacent

Silver Triangle

The Silver Triangle sits within the Golden Hills at the convergence of Aviation Blvd., Artesia Blvd., and Harper Ave., the three streets that form its boundaries. Its draw is where it lands: with Manhattan Beach on one side and Hermosa Beach on the other, residents here often describe it as having one toe in Hermosa and another in Manhattan Beach, without paying either city's price.

That price difference is the Silver Triangle's most compelling story from a real estate standpoint. Some homes here sit just a handful of houses from the Manhattan Beach city limit, yet prices reflect a meaningful discount relative to both neighboring cities. The majority of lots follow the same 25x100-foot configuration found throughout the Golden Hills, which means builders build up instead of out, resulting in the reverse floor plan that defines the neighborhood; with living, dining, and kitchen upstairs to capture light and air, and bedrooms, laundry, and garage on the ground level. Some homes also feature rooftop decks, a detail worth noting as that construction is no longer permitted in Manhattan Beach. The beach is an easy eight-to-ten minute walk or bike ride from most streets in the area.

For buyers considering this pocket, the intersection of Aviation and Artesia, the northern point of the Silver Triangle, is the subject of an active city corridor improvement plan aimed at transforming the area into a more walkable commercial hub with expanded dining, gathering spaces, and bike infrastructure. For a pocket that sits between Manhattan Beach and Hermosa Beach, that investment lands right at its doorstep.

When considering a purchase in the Silver Triangle, you are encouraged to verify your school zoning by entering your prospective address in the district's school locator app, as some homes here are zoned for Birney Elementary and Adams Middle School rather than the Jefferson Elementary attendance area that serves most of Golden Hills.

Villas North - Area 151

In the 1920s the Villa Tract was annexed and became "North Redondo." Today the tract is divided into two MLS areas simply known as Villas North and Villas South. The borders of Villas North are established as south of Manhattan Beach Blvd., west of Inglewood Ave., east of Aviation Blvd., and north of Artesia Blvd. This section borders Manhattan Beach to the west and has easy access to main commuter routes. The Metro K Line park-and-ride station on Marine Avenue is within moments of Villas North, providing direct rail access north through Inglewood and El Segundo to LAX and beyond, and the K Line extension into Torrance is approved and in planning. Like nearby Liberty Village in Manhattan Beach, it is close to major daily conveniences such as Costco and Trader Joe's, while also being approximately 15 minutes from LAX.

Two or three-on-a-lot style townhomes dominate the area. Many share a tandem-style lot configuration with a shared "common area" driveway. Some are detached with private outdoor spaces and some have front or back yards. **Understanding real estate values in this neighborhood takes expert knowledge of key variables such as the positioning of the unit on the shared lot, if there is private outdoor space, if the unit is detached or attached to neighboring units, if there is an active HOA, who built the home, etc.**

Because these small subdivisions were subject to the laws set forth by the Department of Real Estate and were part of an original condominium plan when developed, two-and-three-on-a-lot homes are often referred to as "units" and they show a Homeowner's Association in the history of public record. In some cases, homeowners have dissolved the HOA but still maintain a shared utility and/or insurance bill privately between property owners. If there is an active HOA still recognized between homeowners, the fees are very low and they cover things like insurance for the common area. It is not uncommon for owners of attached units to budget for and maintain a reserve for future items such as common deferred maintenance items like termite tenting, painting or roof repairs.

Your neighborhood expert will help navigate values between units that are subject to these variables.

There is a small sub-section of Villas North known as the TRW tract. This small patch of neighborhood is highly sought after for its gently curving, tree-lined streets that feature rows of single-family homes on larger lots.

The TRW Tract

There is a small sub-section of Villas North known as the TRW tract. This small patch of neighborhood is highly sought after for its gently curving, tree-lined streets that feature rows of single-family homes on larger lots.

This neighborhood can feel very similar to the Upper Avenues in South Redondo. It is called the TRW tract because it was developed post-WWII to accommodate employees of the nearby TRW campus, which is now Northrop Grumman.

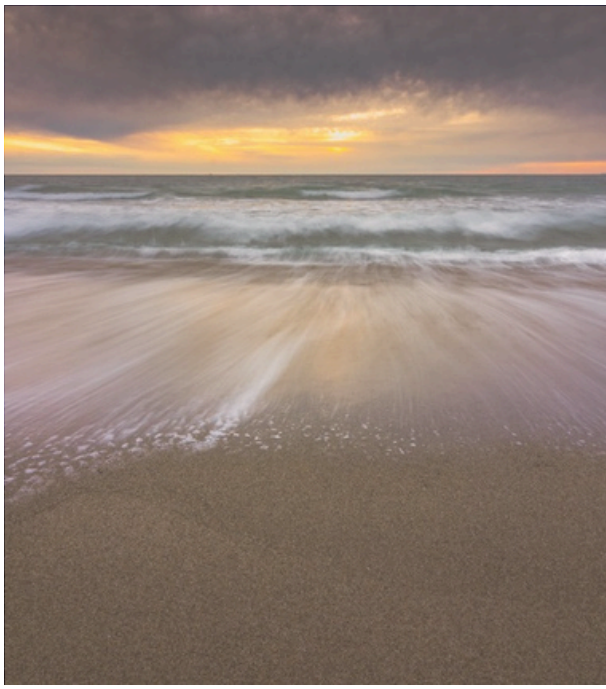
The borders of the TRW tract are established as west of Inglewood Ave., north of Robinson Ave., south of Manhattan Beach Blvd., and east of Vail Ave.

This is a collective of single family homes on larger lots east of Vail Ave. and north of Robinson St. Homes in this section are within walking distance of nearby Anderson Park, a 12-acre city park home to the Senior Center and local Scout houses. Aviation Park, the former site of Aviation High, is adjacent to this neighborhood and offers a public jogging track and sports field.

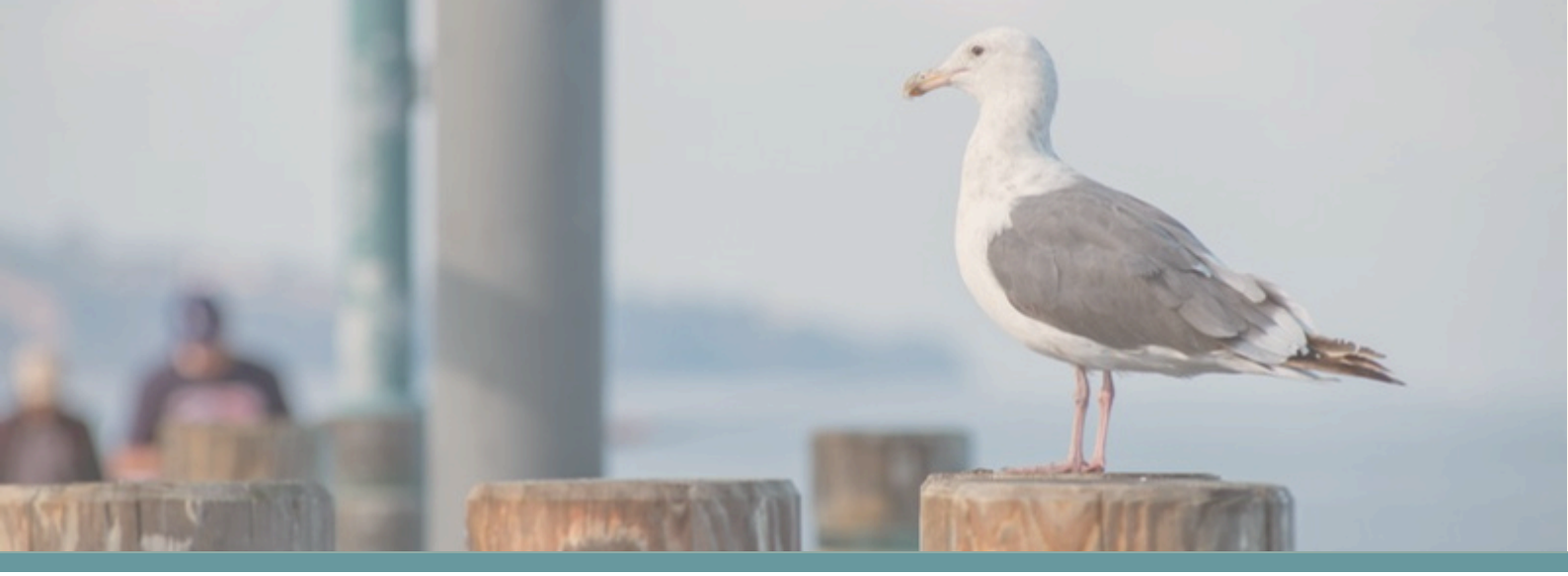
Food trucks are known to gather in the parking lot at the Redondo Beach Performing Arts Center, and the city also hosts an annual carnival at this location.

You can utilize the RBUSD school finder app to verify elementary school attendance by property address. **Students here are zoned to attend Adams Middle School and RUHS.**









Villas South - Area 152

Villas South is not defined by a traditional grid. The boundary cuts off along the north at Aviation Blvd. while following Ripley Ave. ending where the two intersect and become Redondo Beach Blvd. The triangular boundary starts east of the Golden Hills area at Harkness Ave. This area is zoned for more multi-family properties than Villas North.

Like Villas North, townhomes of various configurations are also prevalent throughout the neighborhood. Numerous local parkettes add open space and play areas to the neighborhood. Pricing here allows for many first-time buyers to become South Bay homeowners.

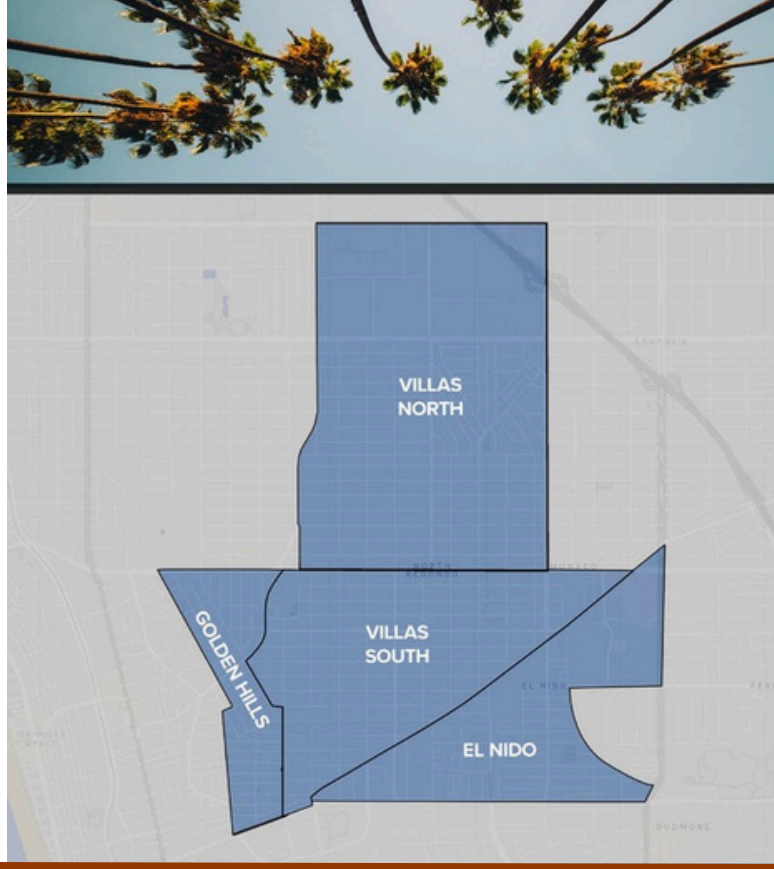
El Nido - Area 153

The El Nido section of North Redondo Beach starts southeast of Ripley Ave. and ends at the 190th St. border. It is bordered to the east by Inglewood Ave. with the exception of a small pocket near El Nido Park that belongs to the City of Torrance.

SFRs here average 3 bedrooms and 2 baths, some of which have been added to or remodeled over the years. These homes typically are set back from the main street providing for storybook curbside appeal. Most have larger, pool-sized backyards.

Residents enjoy being close to Target and upscale shopping found at the South Bay Marketplace as well as being within walking distance of both Washington Elementary school and Adams Middle School. The two schools sit right next to each other.









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