

South Bay Locals Guide



Presented by
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a south bay love letter

The first time I came across the South Bay, I was a freshman in college. A friend invited me to check out something called “Six-Man,” and I had no clue what I was walking into (cue locals laughing knowingly). As I pulled into Downtown Manhattan Beach, I was completely taken aback. Having spent summers exploring beach towns up and down the coast—from Santa Barbara to Newport Beach—and attending college in San Diego, I thought I’d seen it all. But Manhattan Beach was different.

The charming little shops, the dramatic hillside homes overlooking the ocean, and the friendly (not to mention beautiful) people immediately stole my heart. I knew this place was special, and from that moment, I also knew I wanted to live here one day.

Years passed, and life took me to Brentwood and then Newport Beach, where I was managing a Chase Bank branch. When an opportunity arose to relocate to the South Bay and manage a new branch in Redondo Beach, I didn’t hesitate. I didn’t know much about Redondo Beach—or anyone there, for that matter—but I knew it was part of the South Bay, and that was enough for me.

I started out in North Redondo Beach, but soon discovered that South Redondo offered something I couldn’t resist: beach access right at my doorstep. It’s the kind of thing you only realize once you live here. That move marked the beginning of a life I couldn’t imagine any other way.

Now, nearly 15 years later, I’ve never looked back. The South Bay has been more than just a home to me; it’s been the perfect place to raise my children. Since 2014, when I welcomed my first child, and again in 2017 with my second, this community has provided an incredible environment for my family. Their friends, their schools, their memories—it’s all tied to this place.

As I reflect on my time here, I realize how fortunate I’ve been to experience life across nearly every corner of the South Bay, from North and South Redondo to Rolling Hills and Manhattan Beach. This guide is my love letter to the area: a collection of my favorite places, activities, and experiences that make this community so special.

I hope you enjoy exploring my favorite spots and, most importantly, come to discover what makes the South Bay a place like no other. I am so happy you are here!

xo Carissa



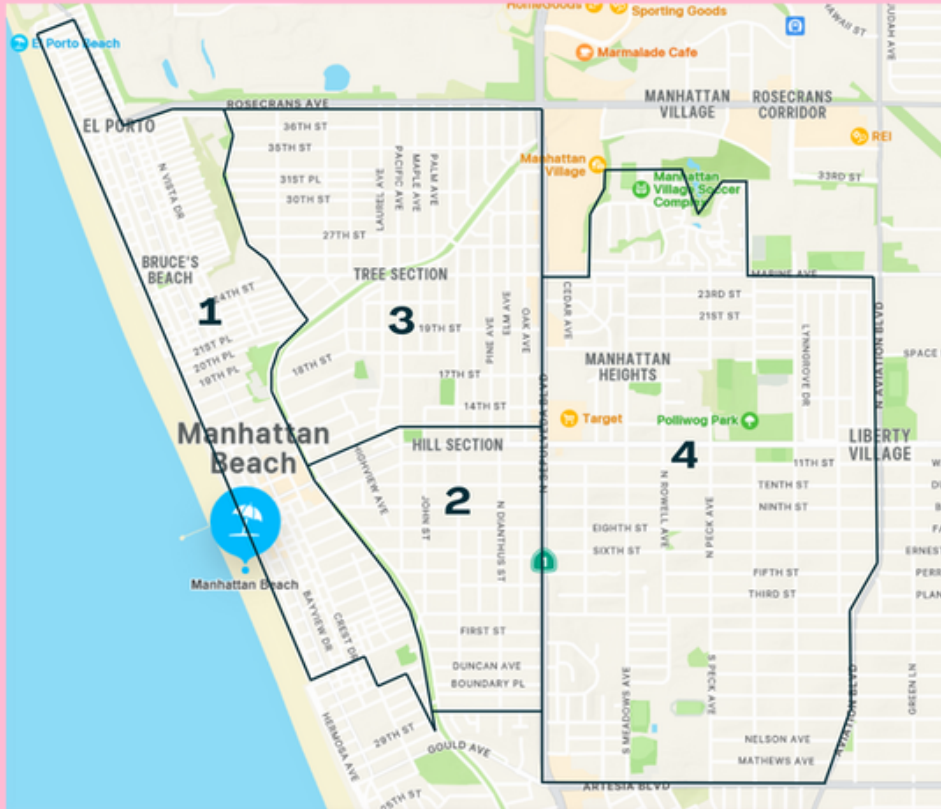
manhattan beach 90277

2024 single family home statistics

median sales price: \$3,300,000

price change (year over year): 9% increase

total sales: 238



1

the sand section stretches from the hermosa beach border to el porto. homes sit on smaller lots—around 2,700 sq. ft. for full lots or 1,350 sq. ft. for half lots—and are often vertical to maximize space. this neighborhood offers walkability, beach access, and a lively coastal lifestyle.

schools: grand view elementary and robinson elementary.

2

the hill section is manhattan beach's crown jewel, featuring luxurious hillside homes with sweeping ocean and city views. many of the lots are oversized, with many being over 6,000 sqft and large homes, typically greater than 5,000 sqft. the hill section is also conveniently located close to downtown shops, restaurants, and the beach.

3

the tree section is a quiet, family-friendly area with tree-lined streets and a strong sense of community. lots are larger, typically 4,000–5,000 sq. ft., allowing for spacious homes and yards. it's ideal for families seeking privacy while staying close to the beach.

schools: pacific elementary.

4

east manhattan beach includes the neighborhoods of mira costa, manhattan heights, liberty village, and the gated manhattan village. homes here are typically larger, many around 7,500 sq. ft., and have historically been more affordable per sqft than other areas of manhattan beach.

schools: pennecamp and meadows elementary, manhattan beach middle, and mira costa high school.

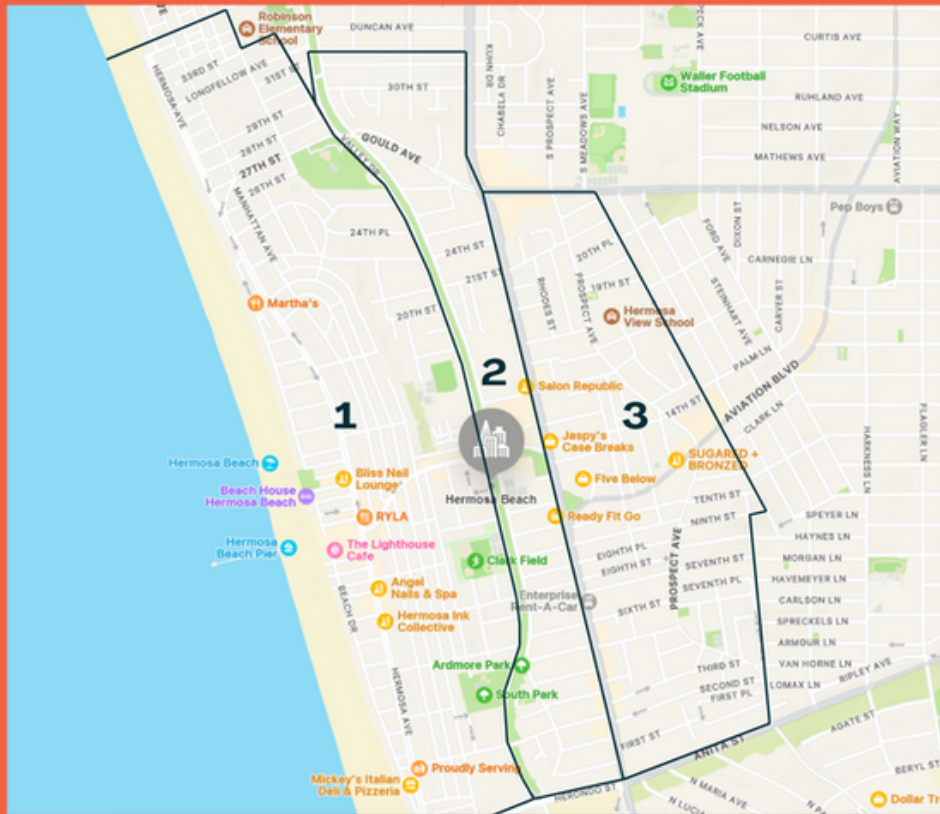
hermosa beach 90245

2024 single family home statistics

median sales price: \$2,650,000

price change (year over year): 4% increase

total sales: 90



1

hermosa's sand section offers beachfront living with direct access to the strand, pier, and vibrant dining. lots average about 2,700 sq. ft., with many condos, townhomes, and multi-level homes designed to capture ocean views.

schools: hermosa vista (grades 2-4)

2

the valley section provides a serene, residential feel with tree-lined streets, local parks, and abundant single-family homes. lots are larger and private, making it the most sought-after neighborhood in hermosa. it is also just a short walk to the beach and downtown hermosa, making it a prime location.

schools: hermosa valley (5-8)

3

the hill section is a charming residential area with a mix of bungalows, new single-family homes, and some townhomes and condos. homes are often three levels to maximize views, many with expansive ocean vistas. the neighborhood offers easy access to pch and the beach.

schools: hermosa view (grades tk-1)

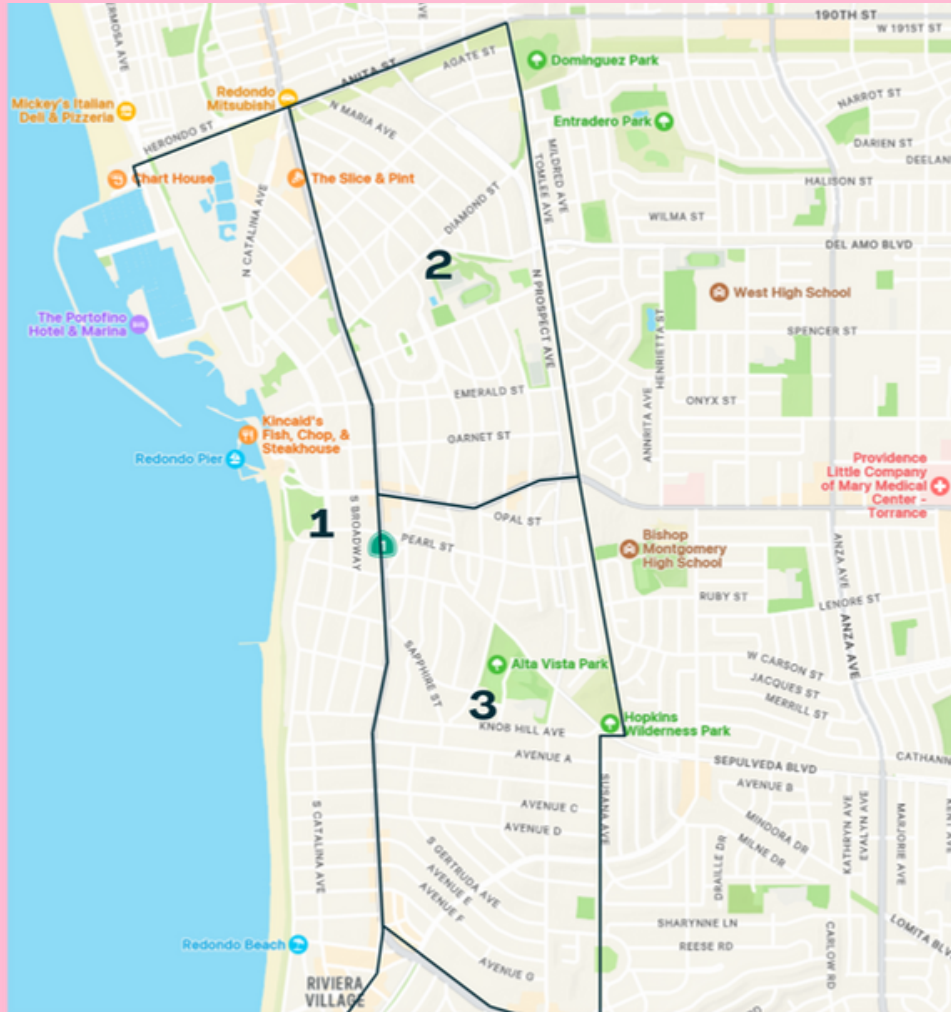
s. redondo beach 90277

2024 single family home statistics

median sales price: \$2,000,000

price change (year over year): 11% increase

total sales: 70



- 1 the lower avenues west of pch feature flat streets with condos and townhomes just steps from the sand and esplanade. "the village" is a large condo community near the pier, offering easy access to both redondo and hermosa beaches. riviera village is also conveniently located west of pch, making this area ideal for beachside living with shops and dining nearby.
- 2 north of torrance blvd features some single-family homes, but most properties are townhomes and condos. beach access is central, with both hermosa and redondo beaches just a short distance away. schools: beryl elementary, parras middle, and redondo union high school.
- 3 south of torrance blvd is mostly single-family homes on larger lots, around 5,000 sq. ft., many with ocean and/or city views. many homes are closely located to elementary schools and enjoy close proximity to the beach, riviera village, and the pier. schools: alta vista elementary and tulita elementary.

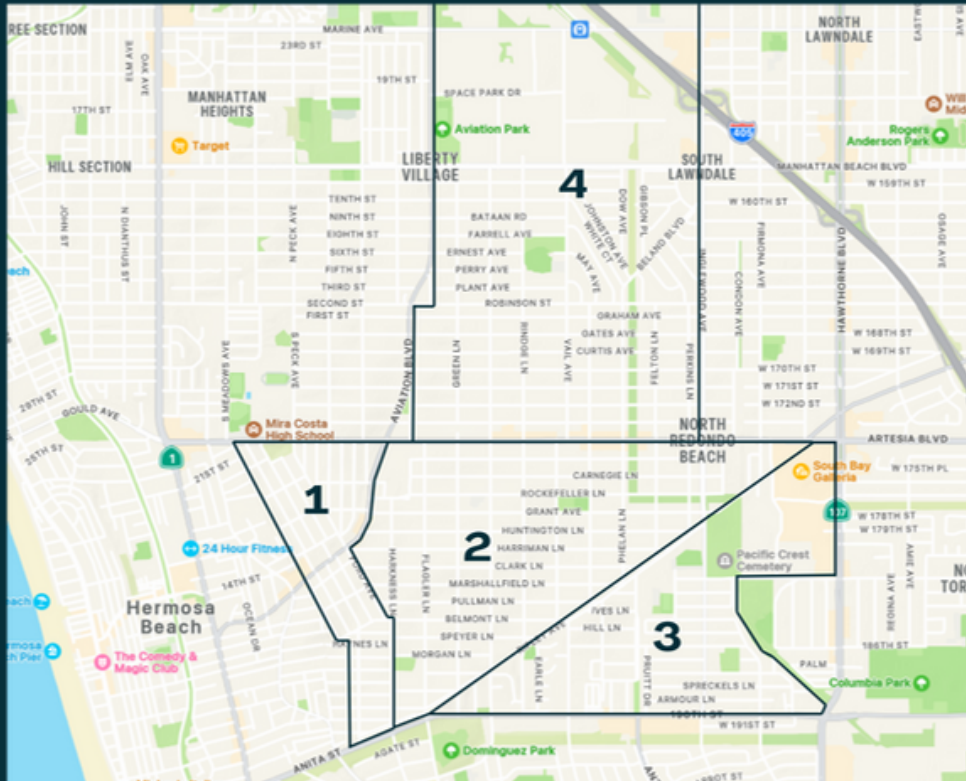
n. redondo beach 90278

2024 single family home statistics

median sales price: \$1,472,000

price change (year over year): 3% increase

total sales: 113



1

golden hills is a sought-after neighborhood known for its narrow, 25x100 ft lots and two-story single-family homes, often referred to as “tall and skinnies.” many properties are being remodeled or rebuilt, attracting young professionals and families. the area is close to jefferson elementary school, offers easy access to hermosa beach, and borders mira costa high school, which some homes may qualify for.

schools: jefferson elementary.

2

villas south, located south of artesia blvd, features a mix of single-family homes, townhomes, and small apartment buildings. the neighborhood offers a tranquil setting with peaceful streets and nearby public green spaces.

schools: birney elementary.

3

el nido occupies the eastern portion of north redondo, south of artesia blvd and east of ripley lane. the neighborhood features a mix of single-family homes, townhomes, and condos. el nido offers quick access to the south bay galleria and torrance, making it convenient for shopping and commuting.

schools: adams middle and washington elementary.

4

villas north and the trw tract are located east of aviation blvd, bordering manhattan beach to the west and lawndale to the east. this is a convenient location for commuters, with close freeway access. the neighborhood features a mix of single-family homes, townhomes, and condos. the trw tract, on the northeast corner, is composed entirely of single-family homes and is highly sought-after by young families.

schools: lincoln elementary.

dining.

The South Bay offers a vibrant food scene, with a wide range of restaurants serving everything from fresh seafood to innovative fusion dishes, all set in a relaxed coastal atmosphere.



fine dining	1	arthur j barans the rex beachlife grotto
mexican	2	esperanza palmilla riviera mexican or panchos
seafood	3	fishing with dynamite salt & pearl
sushi	4	sugarfish izakaya sushi chitose
ocean views	5	blue water strand house sea level
breakfast	6	martha's good stuff yellow vase cafe altamura bluestone lane
quick & fresh	7	paradise bowls chicken maison the source cafe
vegan	8	lil vegerie the green temple
sweets	9	manhattan creamery

parks.

The South Bay is home to beautiful parks, offering scenic spaces for relaxation, outdoor activities, and stunning views of the coast.



- 1** polliwog park | manhattan beach
- 2** north and south valley | hermosa beach
- 3** veterans park | redondo Beach



farmers markets.

The South Bay features vibrant farmers markets, offering fresh, local produce and unique artisanal goods in a lively, community-driven atmosphere.



- 1** manhattan beach @ the metlox plaza
tuesdays from 11am - 2pm
- 2** redondo beach @ veteran's park
thursdays from 8am - 1pm
- 3** hermosa beach @ valley & 11th
fridays from 12pm - 4pm
- 4** redondo beach @ riviera village
sundays from 8:30am - 1pm



exercise

The South Bay boasts excellent nail, hair, and skin care salons, offering professional services in a relaxing and stylish environment.



yoga

1

soho yoga | hermosa beach

pilates

2

form | hermosa beach

**strength
training**

3

the yard | hermosa beach

4

f45 | hermosa & manhattan



self care & health

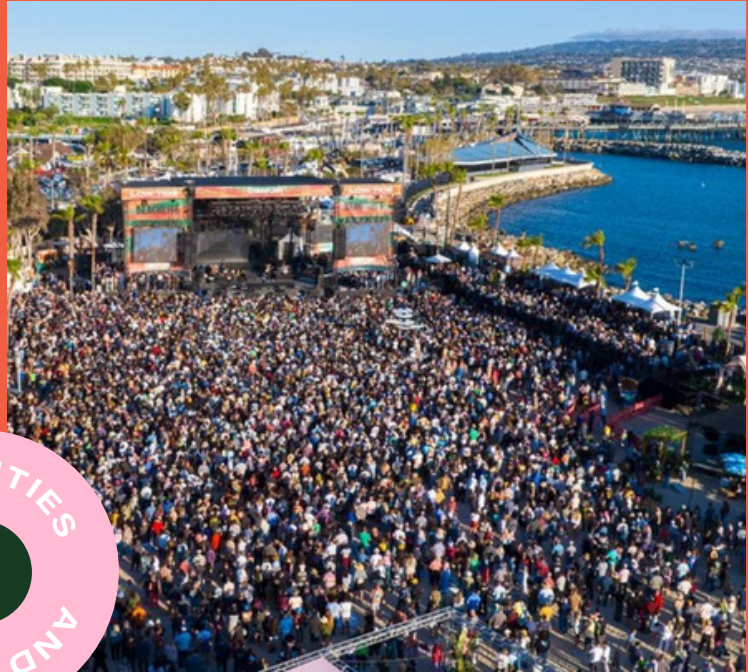
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- | | | |
|-----------------------|---|---|
| hair | 1 | mikell coiffure manhattan beach |
| skin | 2 | pure dermatology manhattan beach |
| nails | 3 | bliss nail lounge manhattan, hermosa, & redondo |
| | 4 | polish by sand spa hermosa & manhattan |
| acupuncture / cupping | 5 | kuleana health spa hermosa beach |
| chiropractic | 6 | proactive chiropractic redondo beach |

bars, activities & entertainment

The South Bay features a variety of bars, fun activities, and entertainment options, making it a perfect destination for both relaxation and excitement.



- | | | |
|-------------------------------|-----------|--|
| golf/ spa | 1 | terranea rancho palos verdes |
| ice skating | 2 | la kings ice rolling hills estates |
| summer
concerts | 3 | summer concert series manhattan beach hermosa beach redondo beach rancho palos verdes el segundo |
| festivals | 4 | beachlife redondo beach |
| live music | 5 | sainte rocke redondo beach |
| | 6 | naja's place redondo beach pier |
| | 7 | the lighthouse hermosa beach |
| karaoke | 8 | panchos manhattan beach |
| bars &
lounges | 9 | downstairs manhattan beach |
| | 10 | shellback tavern manhattan beach |
| | 11 | the bullpen redondo beach |
| | 12 | x speakeasy manhattan beach |

Enjoy

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