

Beach Cities Health District

Pursuant to Government Code Sections 54220-54234

Date: September 3, 2026

To: Qualified Housing Sponsors, Local Public Agencies, and Other Interested Parties

RE: Notice of Availability (NOA) of 601 S PCH, Redondo Beach, by Beach Cities Health District

As required by Government Code Section 54220 of the State of California, Beach Cities Health District is providing notification that the District intends to sell the surplus property listed in the accompanying table (the “**Property**”).

The District authorized its Chief Executive Officer to negotiate for a possible sale of the Property at a special meeting of the board of directors of the District on September 25, 2019 (the “**Authorization Date**”), and the District has determined that it would like to move forward with a potential sale of the Property.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this NOA was sent via certified mail or electronic mail to notify the District of your interest in acquiring the Property. However, this offer shall not oblige the District to sell the Property to you. During this 60-day notice period, the District also will market the Property to other potential buyers as permitted under the prior version of the Surplus Land Act that was in effect on the Authorization Date.

The Property is subject to that certain Lease by and between the District and Leap & Bound Child Development Center, LLC (“**Lessee**”) dated May 18, 2006 and as amended from time to time, including by the Addendum attached to the Lease, the Second Amendment to Lease executed on or about March 9, 2016, and the Third Amendment to Lease executed on or about May 18, 2026 (collectively, the “**Lease**”). Paragraph 39.1 of the Lease includes a right of first refusal in favor of Lessee, which would allow Lessee to purchase the Property at a purchase price equal to the price offered by an independent bona fide third-party purchaser or equal to the maximum appraised value of the Property.

If your agency is interested in acquiring the Property, the District will enter into at least ninety (90) days of good faith negotiations with you pursuant to Government Code Section 54223.

The District will consider all offers received for the Property, including without limitation any offer made by your agency, Lessee pursuant to its right of first refusal, and other interested persons.

As required by Government Code Section 54227, if the District receives more than one letter of interest during this 60-day period from any of you and those offers exceed any other offer received, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the District in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to Monica Suua, Chief Financial Officer at 1200 Del Amo Street, Redondo Beach, CA 90277. You may also direct your questions to monica.suua@bchd.org or by calling (310) 374-3426, ext. 8210.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Property Identification

Property Name	Leap and Bound Child Care Development Center
Address	601 S. PCH, Redondo Beach, CA 90277
Assessor's Parcel Number	7508-017-013
Size (Ares/Sq Ft)	15,865 SF Lot / 7,697 SF Building
Current Zoning	C-2
Existing Use	Commercial / Educational Facility
General Plan Designation	C-2 (Commercial Coastal Zone)
Environmental Conditions	None