



Second homes: Live like the rich and famous in L.A.'s South Bay

By Larry Olmsted, USA TODAY

Stretching about 20 miles south from the Los Angeles International Airport, the coastline of Santa Monica Bay is known as "the South Bay." First made famous in surf songs by native sons the Beach Boys, the area today is one of the nation's most desirable — and pricey — second-home areas.

South Bay's attractions are long beaches, good weather, proximity to Los Angeles, shopping and dining, and accessibility to LAX. It includes the three "beach cities" of Manhattan Beach, Redondo Beach and Hermosa Beach, along with the Palos Verdes peninsula and the more residential cities of El Segundo, Torrance and Lawndale.

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There is a lot of variety in both atmosphere and price. Manhattan Beach and Palos Verdes are the wealthiest areas, with median home prices of more than \$1.5 million, which rank them high on Forbes' list of most expensive ZIP codes. Many waterfront houses run \$6 million to \$10 million. Torrance is the most affordable city in the South Bay, though with the largest industrial base, it has the fewest second-home owners.

In El Segundo and the three beach towns, the focal points are beaches. Each town has a main street lined with restaurants and shops culminating in a pier. Redondo is a regional destination for its seafood eateries, Hermosa is known for its nightlife and bar scene, and posh Manhattan Beach skews older. One development here, Manhattan Village, is a top choice for second-home owners, including many professional athletes. "It is one of the only gated communities in the South Bay, with pools, sidewalks, golf and with benefits you wouldn't get in a standard house on the street," says realtor Cindy Shearin.

On the southern coast, Palos Verdes is much more rural, with extensive equestrian facilities and high-quality golf courses. The highest-profile development in the entire region is the 102-acre Terranea in Rancho Palos Verdes, a new luxury resort and spa offering villas and casitas from \$2.25 million to more than \$5 million ([terranea.com](#)).

A look at three South Bay neighborhoods

Manhattan Beach: Nicknamed "the pearl of the South Bay," it's the glitziest of the three beach cities and closest to the airport and downtown L.A. It is also the most expensive, with a median home price of more than \$1.6 million. Because the Manhattan Village development is inland, prices are lower, with a wide range of townhouses and single-family houses starting in the \$700,000s and most under \$2 million ([manhattanvillage.com](#)).

Palos Verdes Peninsula: The farthest from downtown L.A., this area is hillier, with a coastline of rocky bluffs instead of beaches. Southern California's answer to the Monterey Peninsula, it's filled with golf courses and equestrian estates. As expensive as Manhattan Beach, it is more rural and reserved, home to the posh new Terranea resort and the Trump National Golf Club. There are only a handful of homes offered under \$1 million.

Central South Bay: This area includes Hermosa and Redondo Beach. In hip Hermosa, condos start close to \$500,000, and the least expensive single-family house is around \$900,000. Because Redondo is a bit farther from L.A., it's more affordable, but it still has a vibrant village and pier scene. Small condos here start at more than \$300,000 and single-family houses at more than \$500,000. It also includes 1800 Pacific Coast Highway, a development of townhouses above stores that's within walking distance from the beach ([1800pch.com](#)).

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Terranea Resort



Courtesy of Kelly Evans, ReMax Palos Verdes Realty

ON THE MARKET

High price: \$3,960,000

This villa is on the golf course in the Terranea development in Rancho Palos Verde, with views of the ocean and Catalina Island. While the buyer receives full ownership, occupancy is restricted to 90 days annually, with the home in the resort rental pool - generating owner income - the rest of the time.

- **High price:** \$3,960,000
- **Bedrooms:** 3
- **Bathrooms:** 3 1/2
- **Size:** 2,630 square feet
- **Features:** Large private courtyard, indoor and outdoor fireplaces, gourmet kitchen, terraces off master bedroom and great room, laundry room, two-car garage, fully furnished.

Midrange price: \$719,000

Built in 2000, this is the largest of four styles of townhouse condos in the 1800 Pacific Coast Highway community in Redondo Beach, a mix of retail and residential.

- **Bedrooms:** 4
 - **Bathrooms:** 3
 - **Size:** 1,800 square feet
 - **Features:** Master bedroom with oversized sunken tub and walk-in closet, office, den, patio, gated parking, family room with fireplace, large kitchen with pantry, laundry closet.
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