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## Redondo Beach Waterfront to Undergo \$30M Upgrade

By Morris Newman



Developer Michael Zislis holds a rendering of Shade Hotel

REDONDO BEACH, CA—In an ambitious effort to revive this city’s waterfront as a regional attraction, two developers are working together with the **City of Redondo Beach**, to transform the area, including the pier and the **King Harbor**, into a new shopping and recreation destination.

The City of Redondo Beach Waterfront Revitalization represents the most comprehensive re-creation of the area in decades, according to city officials, who emphasized that the new project will maintain Redondo Beach’s identity as a working waterfront. That stretch includes an existing fishing marina, 1,500 boat slips and existing restaurants.

Among the proposed projects is the **Shade Hotel**, to be developed by local businessman **Michael Zislis**, while the **Redondo Landing** shopping center is to be redeveloped by **Robert Resnick**, president of **RDR Properties**, the master leaseholder of the property.

Known officially as **Redondo Beach Waterfront Revitalization**, the project has three phases, the first of which is a \$25 million, 100,000 square foot Shade Hotel, slated for groundbreaking in 2012. A later phase, estimated at \$5 million, includes new streetscape, parks and boating facilities, covering five acres.

Renovation plans for the Redondo Landing call for all-new, heavy timber storefronts that are reminiscent of historic construction, remodeling of all tenant interiors, plus a “nautically themed” public art program including a photographic timeline of the pier.

Further into the future are 300,000 square feet of new retail, restaurants and commercial space. No estimated cost is available for this phase.

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