

Rocketship Park—aka Los Arboles Park

The one that almost got away...

"The Rocketship" was established at Los Arboles Park, 5101 Calle de Ricardo, next to Riviera Elementary School, in 1960. The Riviera and much of the South Bay was made up of aerospace workers and the whole country was enthralled in space travel, plus rooting for the United States to beat the Russians to the moon. Many "Rocketships" were established in playgrounds across the country during that era. (Yes, there were/are clones of "our" Rocketship in other playgrounds in other states!)

After Riviera Elementary School was built in 1952, there was no adjacent park, just a sand lot, blowing in the wind. In 1959, Hollywood Riviera resident and landscape architect, Richard P. Gawne, volunteered his services to design a new park. The Riviera Garden Club offered to landscape it. The park, with the gorgeous view, was completed and the Rocketship installed.



Photo courtesy Lauren Orchowski

On his early morning walk in the early 1990's, Riviera resident Bob Dees came across the Los Arboles Rocketship laying on its side. City workers were dismantling and carting it away. The metal ship was rusting and the City was going to mothball it. Local PTAs, children and neighbors let out a cry. Katy Geissert, then the Torrance Mayor, quickly put a halt to the destruction of the park landmark. The Rocketship was then refurbished, strengthened and reinstalled (in a slightly different place) back at the park in 1992. The Torrance Historical Society welcomed it back with an "Historical" marker.

Many rocketship playgrounds had been established across the country in the 1960's according to Author and Photographer, Lauren Orchowski, who travelled many thousands of miles to research these disappearing playground objects. Her photography of the "ships" and the story are documented in her 2010 book: "Rocket Science, Rocket Shaped Playgrounds," by Lauren Orchowski. When Lauren visited the Riviera Rocketship in 2008 she said it was the only rocketship that she'd found refurbished and brought up to current safety codes.

After a life of more than 50+ years, who knows how many children have enjoyed a make-believe "take off," spinning the gears at the top of the three levels? Luckily, this piece of history lives on for future generations of children to enjoy. Thanks to all those who created the park and saved our special historic rocketship.

We love historical photos of the Hollywood Riviera ~ if you have anything fun, we'd love to share it here! Just email or call us and we'll get it posted!! Thanks, *Kelly & Laura*



KELLY EVANS (310) 613-2465
REALTOR | BRE# 01070091 | KELLY@KELLYANDLAURA.COM

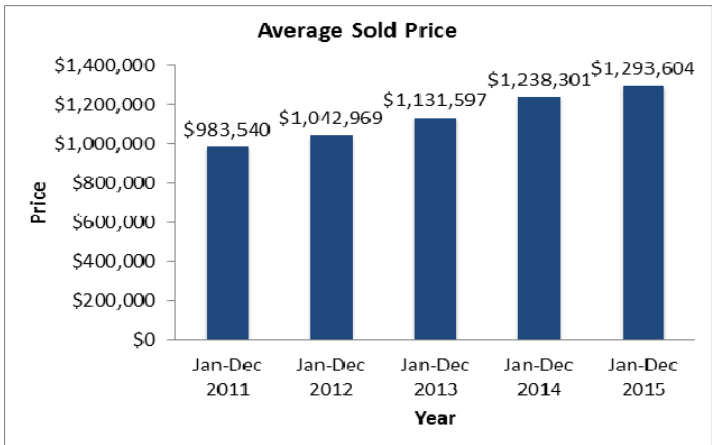
LAURA MEDINA (310) 738-7355
REALTOR | BRE# 01309575 | LAURA@KELLYANDLAURA.COM

*****ECRWSS*****

Local
Postal Customer

PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

**ANNUAL COMPARATIVE
HOME SALE TRENDS IN THE
HOLLYWOOD RIVIERA
(JANUARY– DECEMBER) 2011-2015**



**Call or email us today for the
current market value of your
property.**

KELLY EVANS
Kelly@KellyandLaura.com (310) 613-2465
LAURA MEDINA
Laura@KellyandLaura.com (310) 738-7355



KELLY & LAURA

**HOLLYWOOD RIVIERA
COMING SOON!**



212 Calle de Andalucia
4 Bed + Office/3.5 Bath
3439 Sq Ft ~ Great Backyard



123 Calle de Andalucia
3 Bed & 2 Bath, Remodeled
1682 Sq Ft ~ Pool



705 Calle Miramar
5 Bed & 4.5 Bath
2868 Sq Ft ~ Ocean/City Views



3868 Bluff Street
3 Bed & 2 Bath
1753 Sq Ft ~ Remodeled



**HOLLYWOOD RIVIERA APRIL 2016
REAL ESTATE MARKET UPDATE**

Top 10 Things to Love About Hollywood Riviera

- 1) Our great weather - with average of over 280 days a year of sunshine!
- 2) Proximity to Beaches & Bridle Trail - walkability to gorgeous stretches of pristine coastline, pier and Esplanade all w/ easy parking.
- 3) Riviera Village - great coffee, dining, shopping, work-outs, & sushi!
- 4) Close to one of the nations largest airports - LAX.
- 5) The people - pride of ownership clearly abounds in the Riviera.
- 6) Staycation - Living in the Riviera is like always being on vacation.
- 7) Sunsets - some of the most beautiful sunsets that are always being witnessed from a balcony or from the Esplanade @ Torrance Beach.
- 8) Water related activities - boating, kayaking, surfing, stand up paddle boarding, swimming, whale watching...the list goes on!
- 9) Hidden Bargain - compared to the other beach cities it's so much less \$/Sq Ft and not as congested. (**see below)
- 10) Schools/PTA - We have very active PTA's supporting our local schools which in turn makes our community more desirable.

****Dollar per square foot the Hollywood Riviera averages \$628 vs. that of Manhattan Beach @ \$1,024 per square foot! That's a huge difference. The average price of a home in the Hollywood Riviera over the last year was \$1,300,000 vs. Manhattan Beach's of \$2,571,000 - you could buy two houses here in the Riviera vs. Manhattan Beach! We are truly a hidden gem tucked away against the hill with our pristine, quiet beaches where you can actually find a parking spot!**

Soon we might even have a Tree Ordinance in place similar to that in Rolling Hills Estates. Stay tuned on that front, but as of the last city council meeting in March, things are looking positive in that direction.

HOLLYWOOD RIVIERA LIVING | MARKET REPORT

KELLY & LAURA

"Sisters SOLD on the Hollywood Riviera"

KELLY EVANS
REALTOR | BRE# 01070091
KELLY@KELLYANDLAURA.COM
(310) 613-2465

LAURA MEDINA
REALTOR | BRE# 01309575
LAURA@KELLYANDLAURA.COM
(310) 738-7355





Hollywood Riviera Real Estate Trends

1st Quarter 2016 - Homes SOLD

Address SOLD	Sq Ft	Beds	Baths	List Price	DOM	Sold Price
3936 Bluff St, TORR	1120	3	2	\$765,000	38	\$731,025
3888 Bluff St, TORR	1699	3	3	\$819,000	136	\$775,000
4615 Greenmeadows Ave, TORR	1222	3	2.5	\$729,000	42	\$784,300 ▲
5328 Highgrove St, TORR	1112	3	2	\$839,000	61	\$833,000
4317 Highgrove St, TORR	1666	3	1.5	\$889,000	103	\$889,000
4427 Newton St, TORR	1886	4	2.5	\$899,000	33	\$895,000
241 Via Alameda, RB	1008	3	1	\$1,000,000	36	\$955,000
4327 Vista Largo, TORR	2076	4	2.5	\$1,058,000	120	\$1,050,000
167 Via los Miradores, RB	1316	3	1	\$1,095,000	0	\$1,075,000
4101 Paseo de las Tortugas, TORR	1947	3	2.5	\$1,195,000	153	\$1,160,000
102 Calle de Arboles, RB	1715	3	2	\$1,299,000	204	\$1,200,000
620 Via Monte D'Oro, RB	1120	3	1	\$949,000	92	\$1,220,000 ▲
308 Via Pasqual, RB	3000	4	3	\$1,850,000	187	\$1,625,000
202 Via Alameda, RB	3327	5	4	\$1,899,000	68	\$1,835,000
222 Via Anita, RB	2400	4	3.5	\$2,200,000	4	\$2,210,000 ▲

AVERAGE SALES STATISTICS

	Avg List Price	Avg Sold Price	Avg DOM	Avg. \$ Per S/F	# Sold	Avg Sq Ft
Jan - March 2016	\$1,146,386	\$1,140,822	76	\$643	15	1774
Jan - March 2015	\$1,163,305	\$1,151,684	66	\$625	19	1844
Jan - March 2014	\$1,321,286	\$1,316,873	39	\$579	21	2274

Move Up Buyer/Seller Dilema = Low Inventory for 3rd Year in a Row Here in the Hollywood Riviera

The number of homes sold this quarter is low yet again and that's due to the low inventory. There are currently only 8 single family homes for sale here in the Riviera (as of 4/5/2016.) In a hot seller's market, trying to simultaneously sell one home and buy another can be a tough proposition. In a hot market there are usually multiple offers and it's often a deal killer to include in your offer to buy a new home a contingency to sell your existing home. Be prepared to do some juggling and stay flexible. There are many options including rent-backs, bridge-financing (which is costly), two mortgages (hopefully this is temporary), in-laws with an extra room, & hotel stays to name a few. Kelly & Laura are happy to strategize with you on the best plan of attack when it comes to your move, whether it's to a larger home or a smaller home! Call us today so we can customize a plan for you! Thanks, *Kelly & Laura*



TESTIMONIAL FROM HAPPY CLIENTS!



We are a busy family with 2 young active children. We had a lot of criteria and often changed our minds. Yes, we were that indecisive family. Kelly was amazing and patient through the process. She was supportive at every turn and hurdle. She helped us find a home in our price range, meeting all our criteria.

When that home had undisclosed issues, she was a smart negotiator and helped us work through unforeseen issues. We even had our mortgage broker comment that he couldn't believe the compromises we had arrived at! She has a network of resources that were able to provide suggestions with little, to no notice. She was extremely knowledgeable about the area, renovations, inspections and intricacies of home buying. She knew what to look for. She could tell us what were real issues and what issues were fixable. And her recommendations were spot on!

It's the big and the little things when you are buying a home. The kids loved Kelly, too! And that was important to us! This was my third home purchase and the least stressful. I am very happy where we wound up and happy that we found Kelly.

Sincerely, Hayley & Lote Thistlethwaite
Happy Hollywood Riviera Homeowners!!



Curious What Your Home Is Worth? Free Market Analysis Call or Email Us Today!

Kelly (310) 613-2465
Kelly@KellyandLaura.com
Laura: (310) 738-7355
Laura@KellyandLaura.com



ENTER TO WIN DINNER ON KELLY & LAURA!

ENTER TO WIN A \$100 GIFT CERTIFICATE FOR RESTAURANT OF YOUR CHOICE!



Kelly & Laura



@KellyandLaura



Kelly@KellyandLaura.com
Laura@KellyandLaura.com



Kelly Evans Realtor/Laura Medina Realtor

Go to any of our social media sites or email us and post us a message - "Enter me to win Dinner on Kelly & Laura!" We will post a photo of the recipient on our Facebook page and announce the winner on June 1, 2016. Winner will be notified by email or phone - please provide!

MORTGAGE NEWS

FROM BRIAN DIEDERICH OF RIVIERA FUNDING

2015/2016	30 Year Fixed	15 Year Fixed	5/1 ARM
October	3.80%	3.01%	2.89%
November	3.94%	3.16%	3.00%
December	3.96%	3.21%	3.04%
January	3.79%	3.07%	2.98%
February	3.62%	2.93%	2.83%
March	3.69%	2.97%	2.90%



1801 S. Catalina Ave #201 ~ Redondo Beach
310-989-4041 ~ BDiederich@RivieraFunding.com



RE/MAX ESTATE PROPERTIES

WWW.KELLYANDLAURA.COM



RE/MAX ESTATE PROPERTIES

WWW.HOLLYWOODRIVIERALIVING.COM