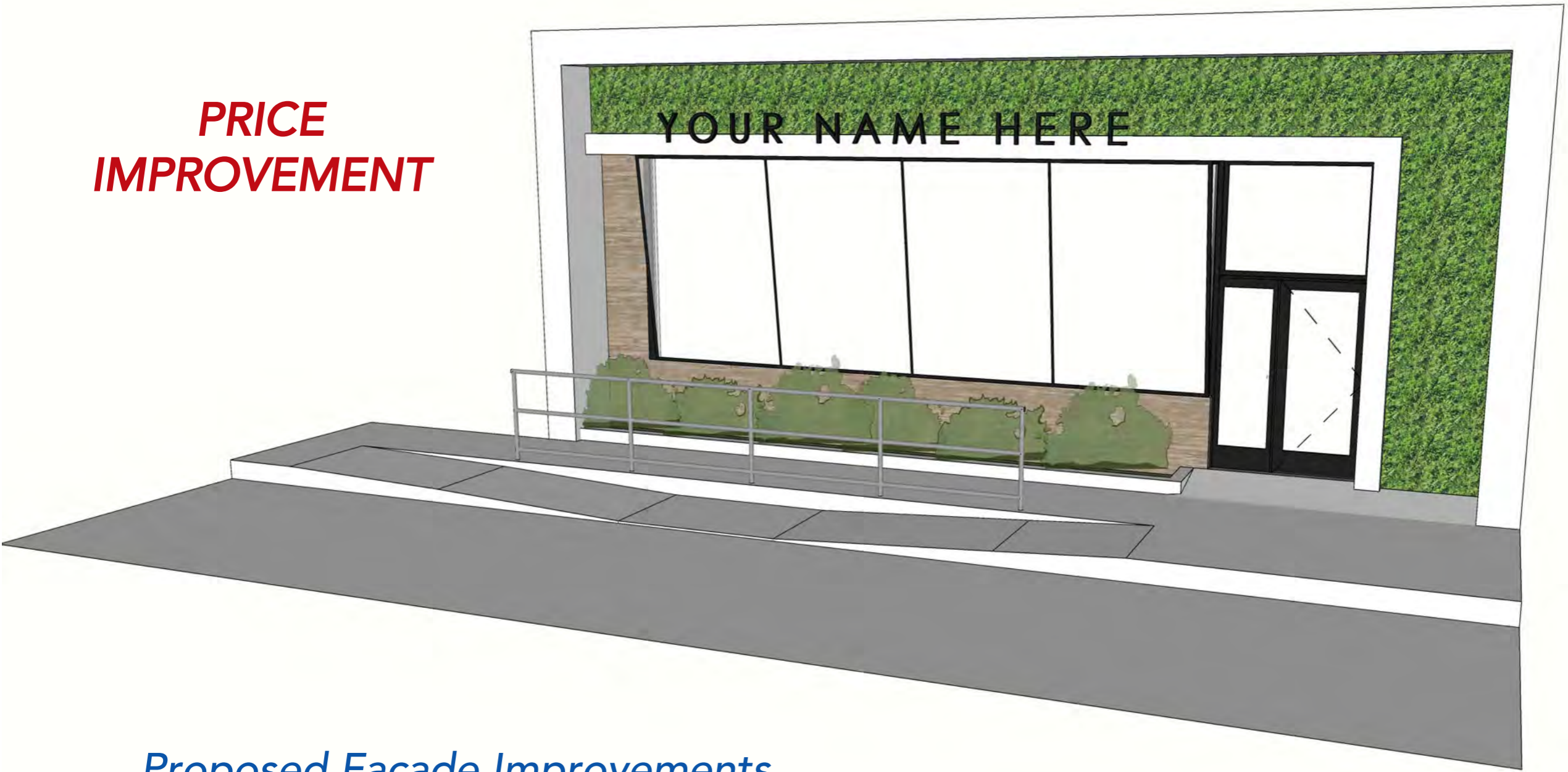


**PRICE  
IMPROVEMENT**



*Proposed Facade Improvements*

**FOR LEASE**

**JAMES K. STANFILL**  
TEL: 310.625.1132 | DRE# 01113910



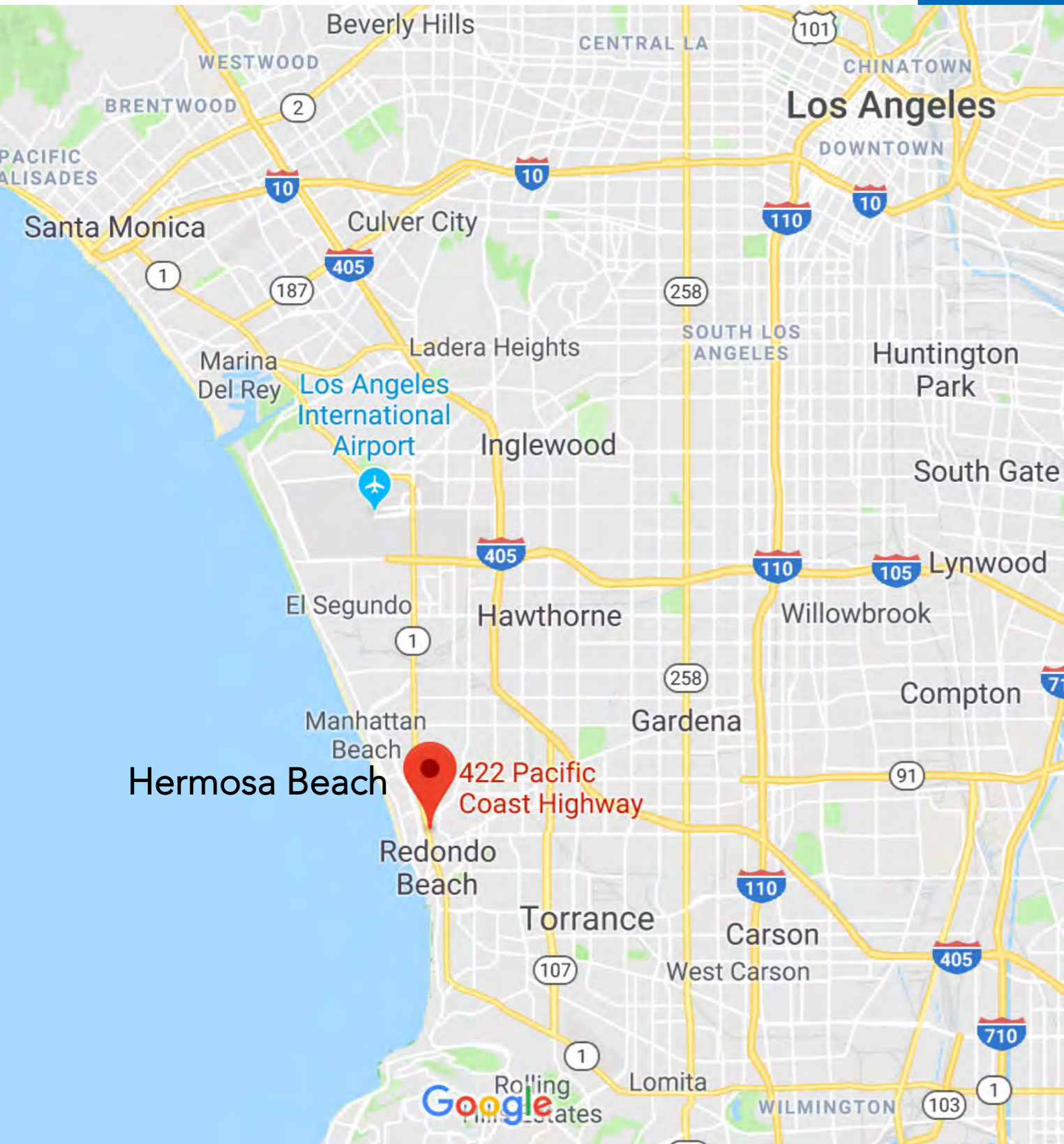
## 2,775 SQUARE FEET OF RETAIL / OFFICE SPACE

- **\$3.25** (was \$3.50) per square foot, Triple Net (NNN).
- Approximately \$0.78 psf NNN charges.
- Abundant parking behind the building.
- High Ceilings, polished cement floors, high end interior finishes, sky lights, new HVAC system and big bright front windows.
- Great high visibility location with incredible average daily traffic counts of 62,000 cars. In very close proximity to a myriad of amenities and excellent food options.

**Current Floor Plan**

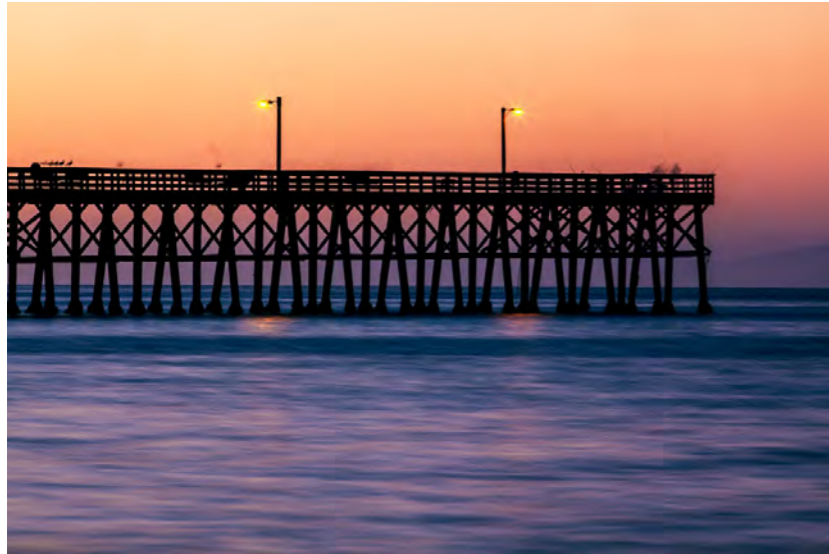
**Current Facade**





422 Pacific Coast Hwy  
Hermosa Beach, CA 90254

**AERIAL VIEW**



## **HERMOSA BEACH: A DYNAMIC, UP AND COMING BUSINESS ENVIRONMENT**

Hermosa Beach is featured as one of the top 10 beaches in the United States on the Travel Channel. Hermosa Beach, known as "The Little Gem by the Sea", has something for everyone. The surf, sand and palms welcome visitors and residents year round. This intimate sun drenched beachside village combines a spectacular coastline, wide sandy beach, a century old rich history, specialty shops, restaurants and lively festivals - long a favorite with Californians.

Hermosa Beach is located in the South Bay of Los Angeles nestled in between affluent Manhattan Beach to its north and vibrant Redondo Beach to its south. The city is popular for its beach volleyball, surfing, sunbathing, paddle boarding, restaurants and great weather. The average temperature is 70°F (22°C) in the summertime and 55°F (13°C) in winter. Westerly sea breezes ease occasional high summertime temps in the Los Angeles area and help to keep smog away. Hermosa averages 325 days of sunshine per year.

The population is approximately 19,789 with an average household income of \$155,163. Manhattan Beach has an average income of \$217,703 and Redondo Beach has an average income of \$126,671.