



\$1,620,000

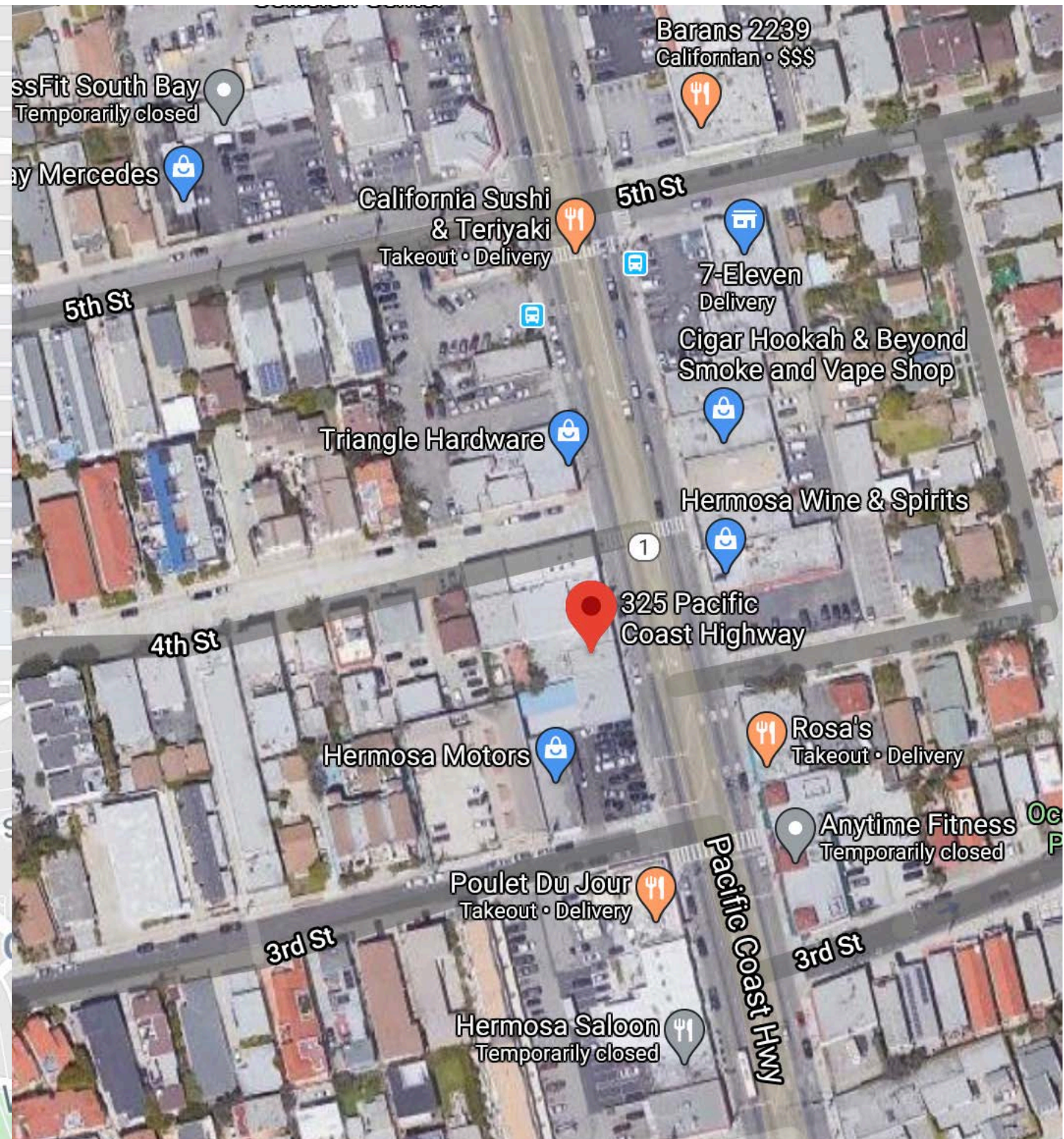
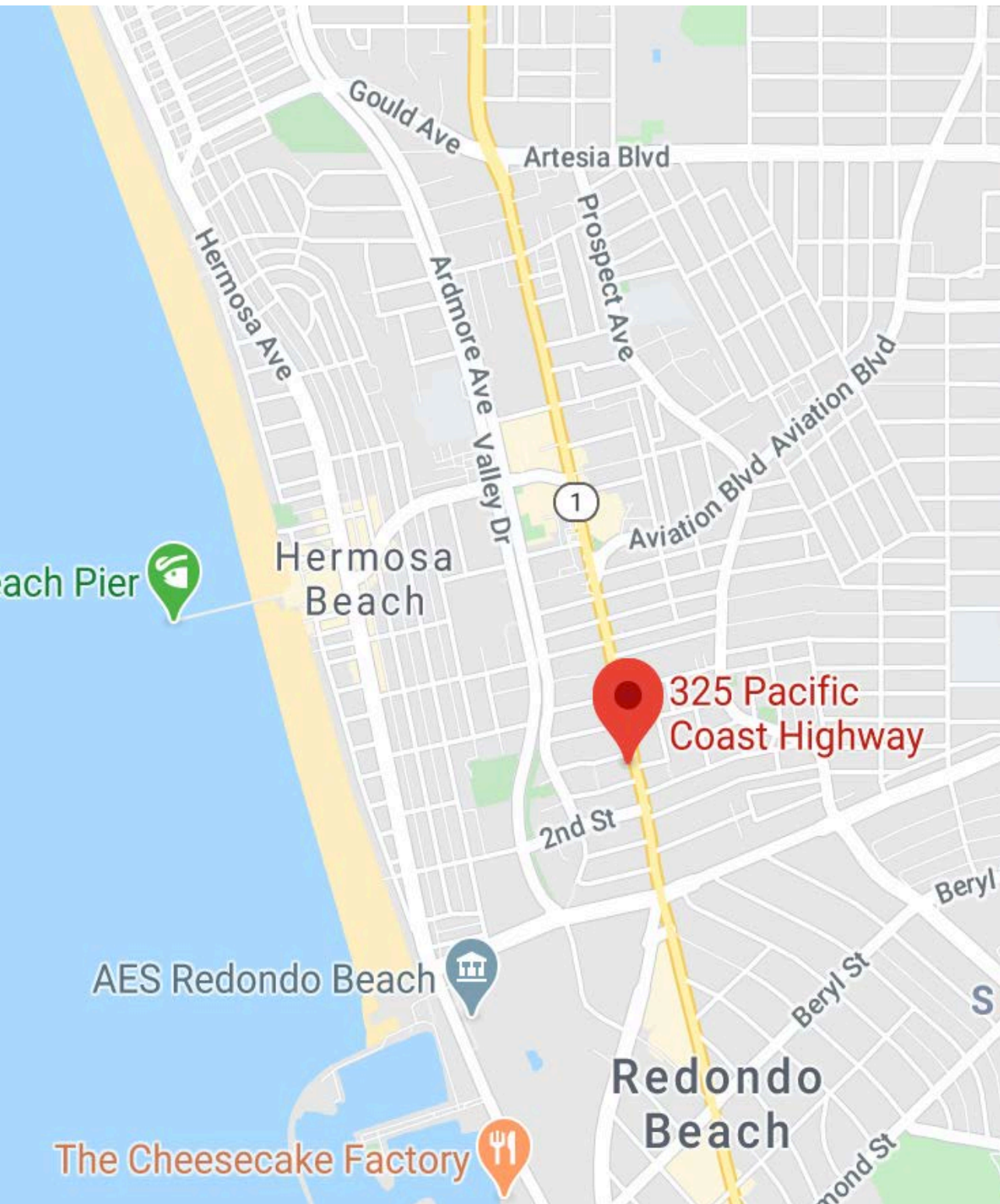
FOR SALE

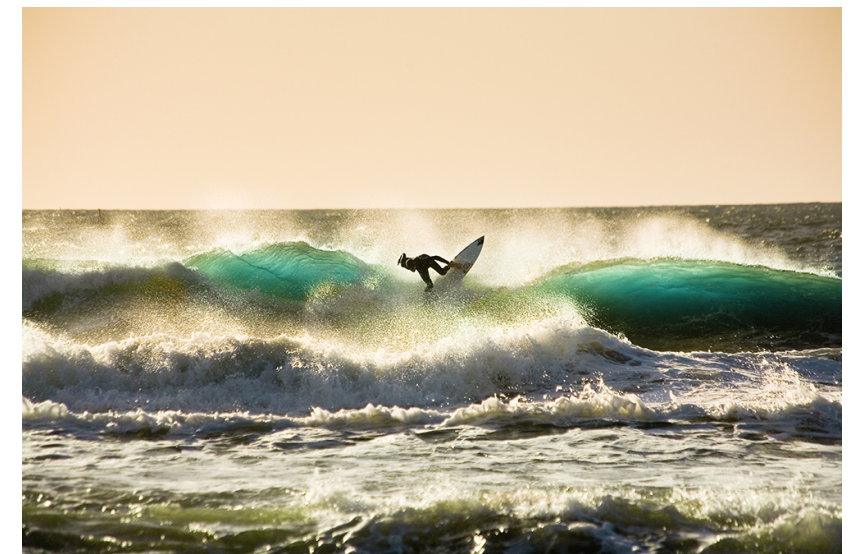
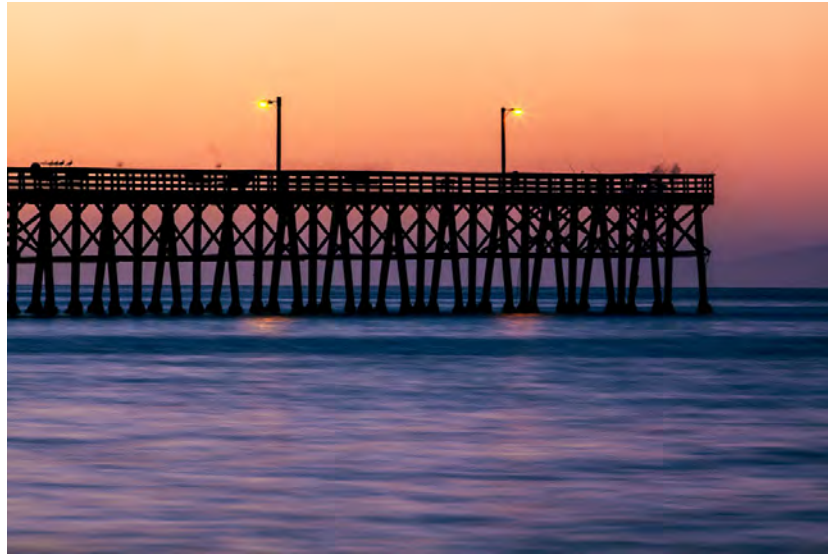
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2,513 SQUARE FEET OF RETAIL OR OFFICE BUILDING 4,352 SQ FT of LAND

- Great high visibility location with incredible high daily traffic counts of approximately 62,000 cars. In very close proximity to a myriad of amenities and excellent food options.
- Private courtyard space.
- Abundant street parking adjacent to free city parking lot.
- Currently two separate retail/ office spaces but could be combined as one.





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.