

# 2401 Pacific Coast Highway

## Hermosa Beach, CA 90254



# BLUE WATER

REALTY ADVISORS INC

**JAMES K. STANFILL, President**  
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### VARIETY OF USES

- Ideal for startups, graphic designers, technology professionals, accountants, insurance, and a wide variety of office and administrative uses
- Some medical uses such as one-on-one psychotherapy
- Perfect satellite office for a local resident
- Ocean-view suites with outdoor balconies, natural light for beautiful photography backdrops

### HEALTH SAFETY FEATURES

- Tenant-controlled independent HVAC systems
  - no shared vents with other suites
- Private en suite restroom in every unit
  - no common restrooms
- Natural ventilation with operable windows, open walkways, and sliding doors in west-facing suites
- Distancing options include dedicated outdoor balconies, two outdoor stairwells, open walkways, and a central elevator



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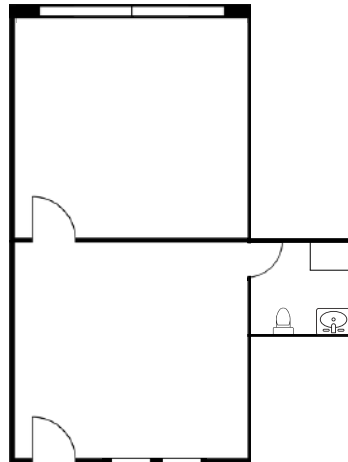
**SUITE 203**

**442 SF**

**\$2,600 PER MONTH, MODIFIED GROSS**

### **SUITE HIGHLIGHTS**

- Ocean view private office with dedicated outdoor balcony, 2nd office/ reception, private en suite restroom with new sink & toilet, storage cabinets in restroom, operable windows and new brown plank flooring.
- Updated with dimmable LED recessed lighting.
- Tenant-controlled HVAC system.
- One reserved gated subterranean parking space.
- Large monument sign inclusive for all tenants.
- Elevator access to reserved parking.
- Outdoor walkway
- FIOS Ready



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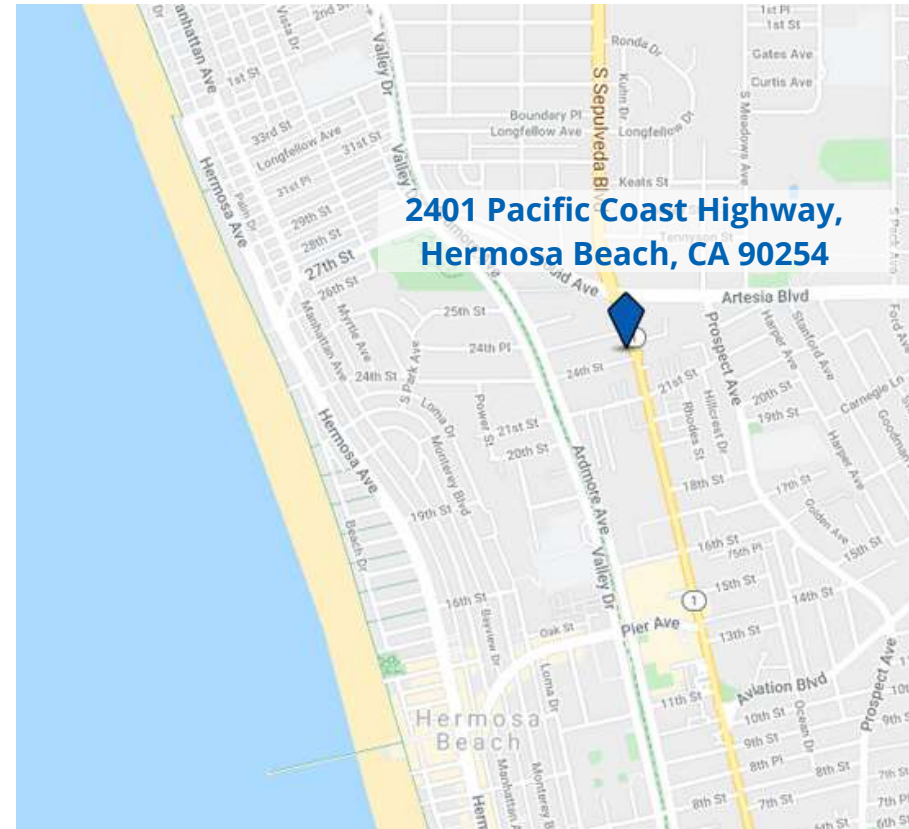


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### AREA HIGHLIGHTS

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, paddleboarding, 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.



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