

New Ownership, Complete Renovation

210 Pacific Coast Highway,
Hermosa Beach, CA 90254



PRICE IMPROVEMENT



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PROPERTY INFORMATION

LOCATION	210 Pacific Coast Highway Hermosa Beach, CA 90254
BUILDING SIZE	Approximately 7,500 square feet
LAND SIZE	Approx. 16,200 square feet (0.37 Acres)
RENTAL RATE	\$4.50 \$3.95 per square foot, Triple Net (NNN)
PARKING	Approx. 20 spaces (3.64/ 1000)
ZONING	HBC3
YEAR BUILT	1925

- 140 feet of frontage on high traffic count PCH
- Suitable for a variety of uses either with the existing building or a new development located only a few blocks from the beach.
- Hard Corner location that sees 55,518 cars per day.
- Affluent Beach Community with average household income of \$209,447, median home value of \$1,699,100, and 177,000 people living within a 3 mile radius.



FEATURES



- Amazing Retail Opportunity on large lot
- Strategically located property on a signalized hard corner with 140 feet of frontage on Pacific Coast Highway in Hermosa Beach.
- Adjacent to so many great retailers like Whole Foods, Vons, Trader Joes, Vons, Learned Lumber, CVS, Rite Aid, Holiday Inn Express, West Marine, Mitsubishi Motors, Petco, and FedEx Office.
- Over 20 car parking with ability to stack more cars.
- Almost 66,000 cars pass this property daily
- Located directly across from CVS and Holiday Inn Express.
- Suitable for so many different retail uses including food, general retail, showroom, or automotive.
- Very affluent demographic with annual household income at \$190,720.
- Super high density location with almost 200,000 people within a 3 mile radius.



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 \$209,447. Manhattan Beach has an average income of \$217,703 and Redondo Beach has an average income of \$126,671.