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**COMMERCIAL  
ASSET GROUP**



524

**Pacific Coast Highway**

Hermosa Beach, CA 90254

**PRIME HERMOSA BEACH  
RETAIL OPPORTUNITY**

- Rare coastal retail opportunity in one of Southern California's most desirable beach communities
- Highly visible location on Pacific Coast Highway (PCH)
- Excellent street frontage and signage exposure
- Strong daily traffic counts and affluent demographics
- Minutes from Hermosa Beach Pier, Manhattan Beach, and Redondo Beach
- Surrounded by established retail, restaurants, fitness, and entertainment uses
- Dense daytime population and year-round coastal tourism
- Convenient customer parking and easy access
- Ideal for retail, boutique fitness, specialty food, wellness, beauty, medical, showroom, or service-oriented businesses



524 PACIFIC COAST HIGHWAY, HERMOSA BEACH, CA 90254

# SURROUNDING AREA



## TOTAL POPULATION

**2 MILE: 99,500**

**5 MILE: 400,000**

**10 MILE: 1,400,000**

## AVERAGE HOUSEHOLD INCOME

**2 MILE: \$151,000**

**5 MILE: \$116,000**

**10 MILE: \$96,000**

## DAYTIME POPULATION

**2 MILE: 41,000**

**5 MILE: 58,000**

**10 MILE: 150,000**

# SITE PLAN

PACIFIC COAST HIGHWAY



## PARKING SUMMARY

|                     |           |
|---------------------|-----------|
| ● STANDARD SPACES   | 11        |
| ♿ ADA SPACE         | 1         |
| <b>TOTAL SPACES</b> | <b>12</b> |



NOT TO SCALE

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