

FOR SALE

Ocean View Office/Retail Space in Walker's Paradise

205 PIER AVENUE, HERMOSA BEACH, CA



NEWMARK

ERIC LASTITION

Exec. Managing Director
t 310-491-2047
eric.lastition@nmrk.com
CA RE Lic. #01119647

GEOFF LUDWIG

Exec. Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

205 PIER AVENUE, HERMOSA BEACH, CA

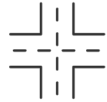


NEWMARK

205 PIER AVENUE, HERMOSA BEACH, CA



Located in the heart of beautiful Downtown Hermosa Beach



Prestigious Pier Avenue address two blocks from the Pacific Ocean



Exclusive covered parking in dedicated subterranean structure



Walker's paradise with immediate access to abundant amenities



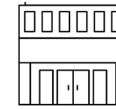
Walking distance to the sand, The Strand, and beach activities



Access to local events such as Fiesta Hermosa, AVP, and St. Patrick's Parade



Abundant natural light, outdoor decks, and inspiring sunset views



Rare office space with a variety of small suite layouts and flexible terms



NEWMARK

205 PIER AVENUE, HERMOSA BEACH, CA

Building Details

RENTABLE BUILDING AREA

5,659 RSF

PRODUCT

Office / Retail

TENANCY

Multiple

YEAR BUILT

2012

STORIES

Two office stories + street level retail

PARKING

18 parking stalls

ZONING

Specific Plan Area - 11 (SPA-11)

[Click for Specific Plan Area Uses](#)

SALE PRICE

\$6,950,000 (\$1,228.13 PSF)

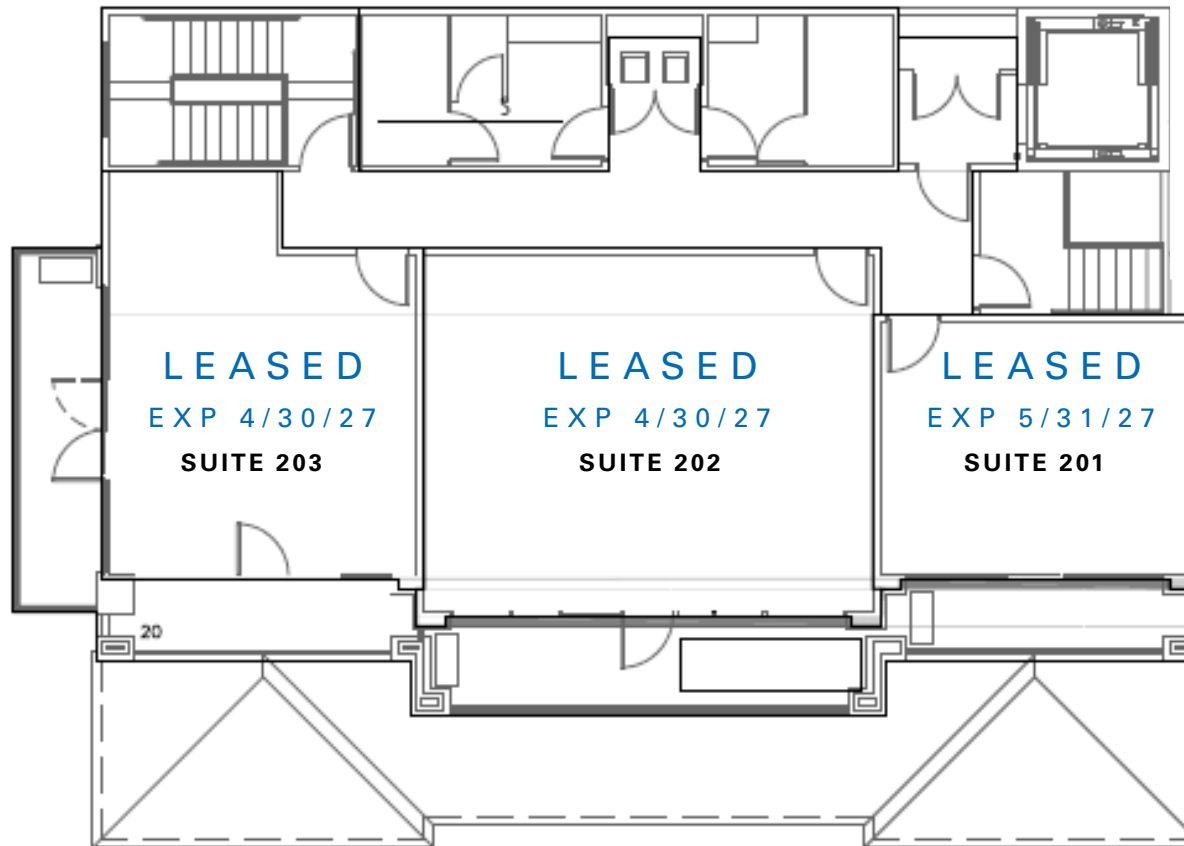
NEWMARK



205 PIER AVENUE, HERMOSA BEACH, CA

Floor Plan - 2nd Floor Office

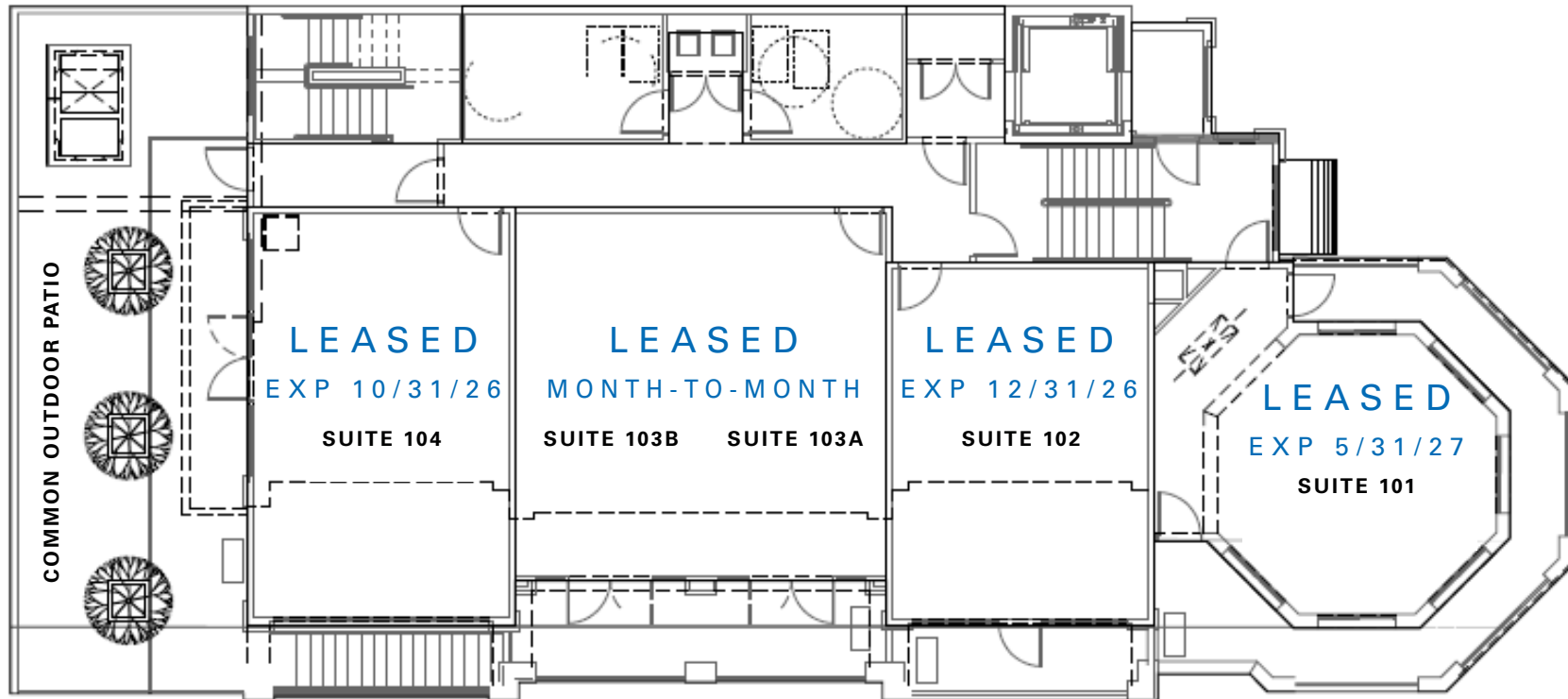
LEASED



205 PIER AVENUE, HERMOSA BEACH, CA

Floor Plan - 1st Floor Office

LEASED

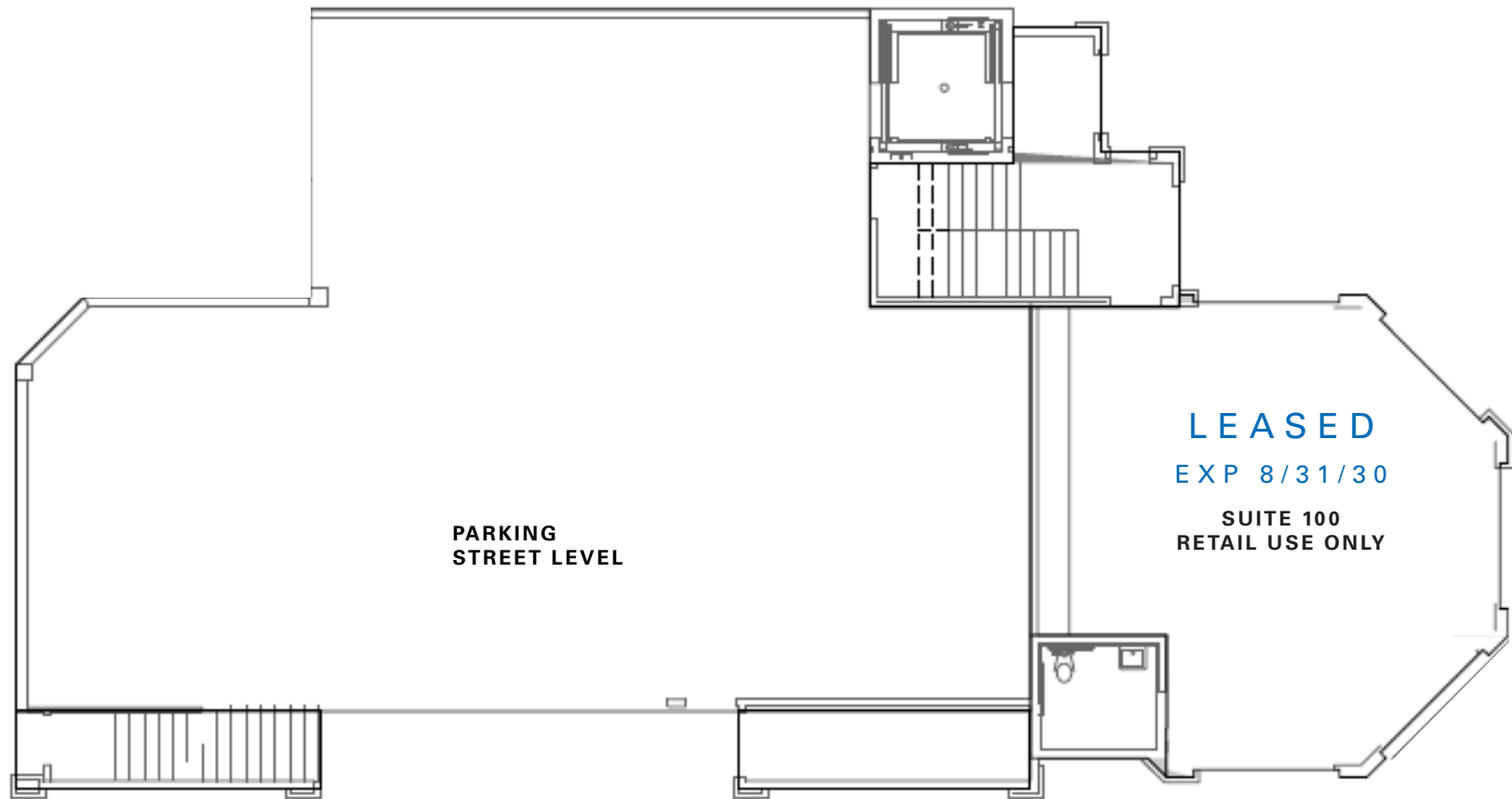


NEWMARK

205 PIER AVENUE, HERMOSA BEACH, CA

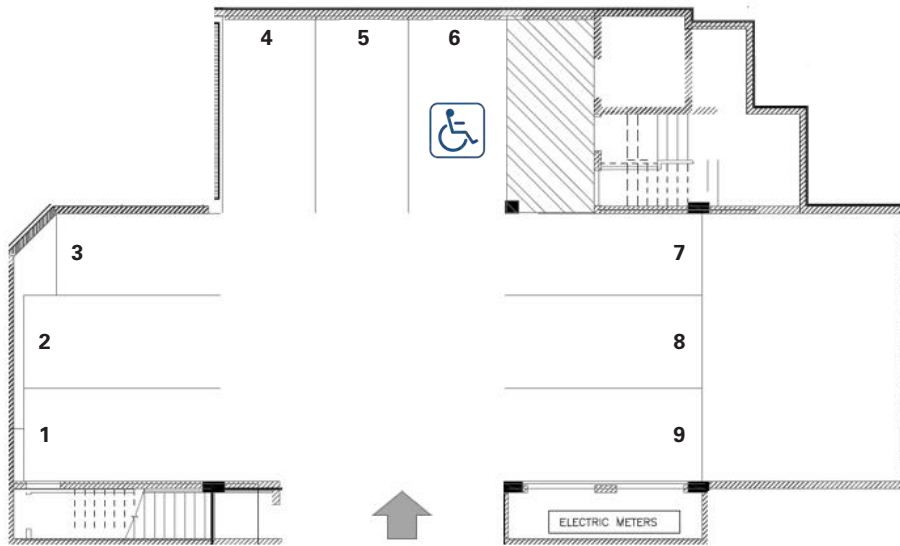
Floor Plan - Street Level Retail

LEASED

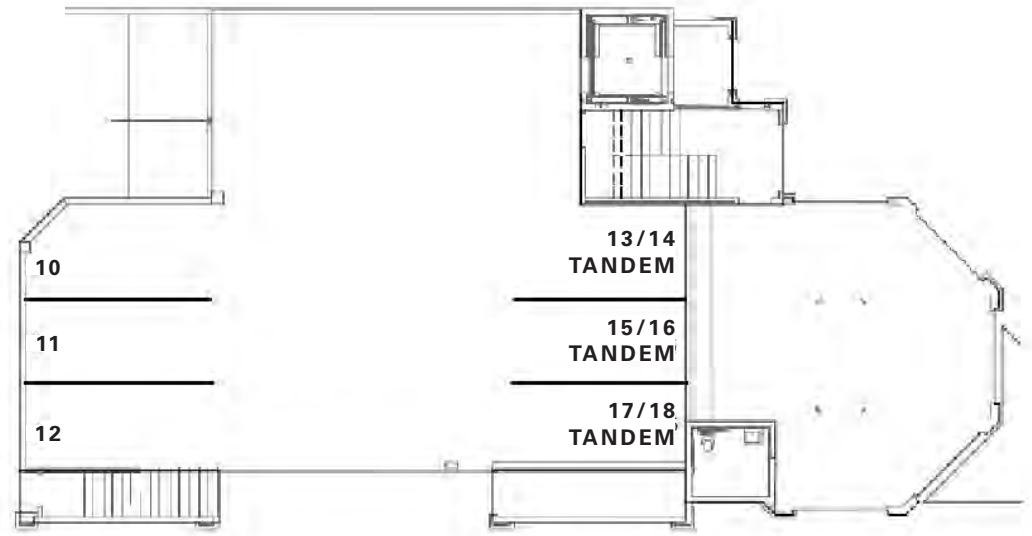


NEWMARK

Parking Levels



Entrance
STREET LEVEL



LOWER LEVEL

205 PIER AVENUE, HERMOSA BEACH, CA



PIER PLAZA
HERMOSA BEACH

205 PIER AVE.

PIER AVE.

HERMOSA AVE.

MANHATTAN AVE.

MONTEREY BLVD.

LOMA DR.

NEWMARK

205 PIER AVENUE, HERMOSA BEACH, CA

Hermosa Beach Amenities

DINING + DRINKS



RETAIL + BANKING + SALON



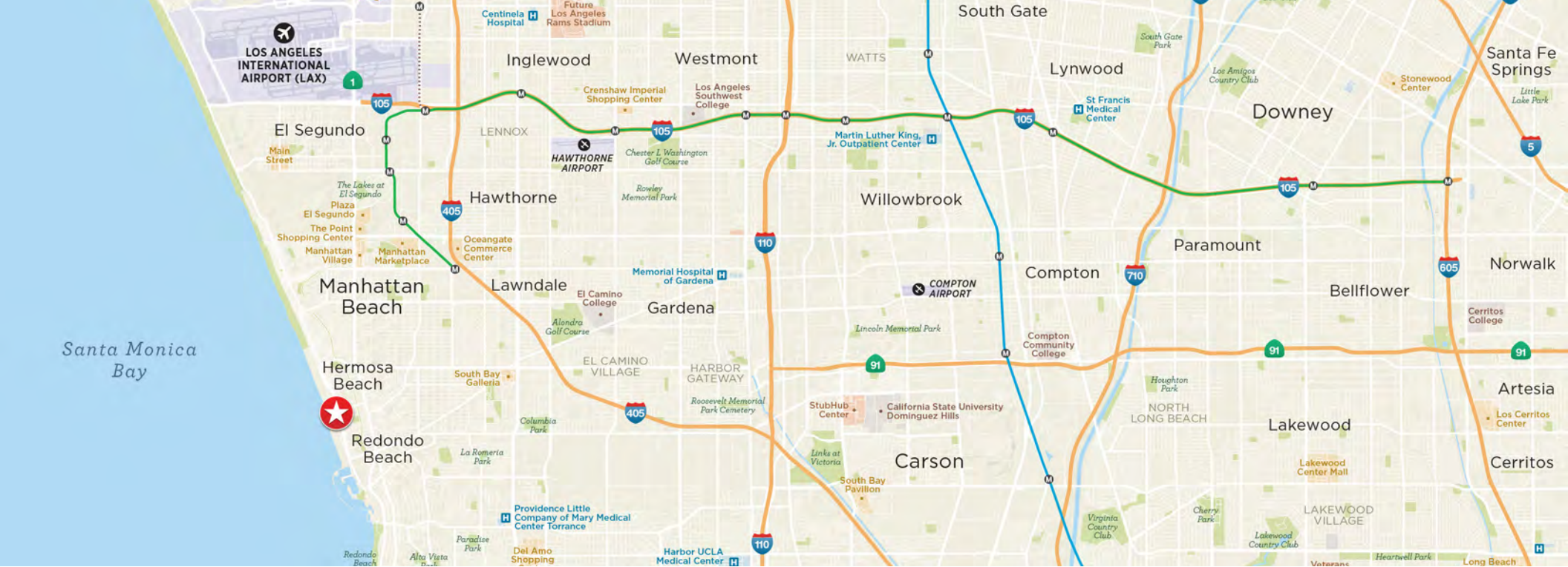
FITNESS + HEALTH



COFFEE + JUICE + BAKERIES



NEWMARK



205 PIER AVENUE, HERMOSA BEACH, CA

Contacts

ERIC LASTITION

Exec. Managing Director
 t 310-491-2047
 eric.lastition@nmrk.com
 CA RE Lic. #01119647

GEOFF LUDWIG

Exec. Managing Director
 t 310-491-2077
 geoff.ludwig@nmrk.com
 CA RE Lic. #01232244

Corporate License #01355491. The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

