



2,000 SF 1st Generation Restaurant — AVAILABLE FOR LEASE

- **Grocery-Anchored Stability:** Anchored by Trader Joe's, this 52,867 SF neighborhood center offers unmatched traffic draw and tenant resilience.
- **Ultra-Premium Coastal Location:** Situated at the iconic gateway intersection of PCH & Aviation Blvd in Hermosa Beach, the center benefits from affluent demographics, with average household incomes exceeding \$170K and home values over \$2 million within a one-mile radius.
- **Diverse Tenant Mix:** In addition to Trader Joe's, the center hosts a curated mix of tenants such as El Pollo Inka, Five Below, and national beauty and retail brands—delivering both convenience and variety for the community.
- **Exceptional Traffic and Exposure:** Positioned at a high-visibility corner with significant traffic flow from both PCH and Aviation Blvd — the center commands high exposure and excellent accessibility, harnessing both vehicular and pedestrian movement typical of coastal retail corridors.



Park Pacific Shopping Center

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