

End Cap  
For Lease

524-530 Pacific Coast Hwy  
Hermosa Beach, CA 90254



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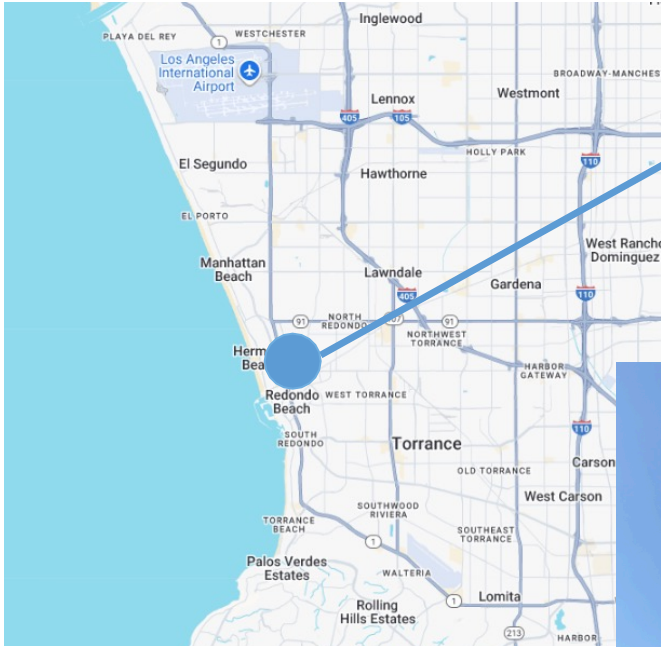
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# End Cap For Lease

524-530 Pacific Coast Hwy  
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## Property Highlights:

- Located on highly trafficked PCH, with traffic counts more than 56,000 ADT
- Huge pylon signage
- Large parking field in front of the store
- High income trade area drawing from affluent beach communities of Hermosa Beach, Manhattan Beach, and Redondo Beach.
- Minutes from Hermosa Beach Pier, the Strand, and downtown Hermosa's exciting restaurants, bars, and boutiques

## Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	34,245	101,387	181,580
Daytime Population	19,210	55,407	97,034
AHH Income	\$249,473	\$230,070	\$214,819



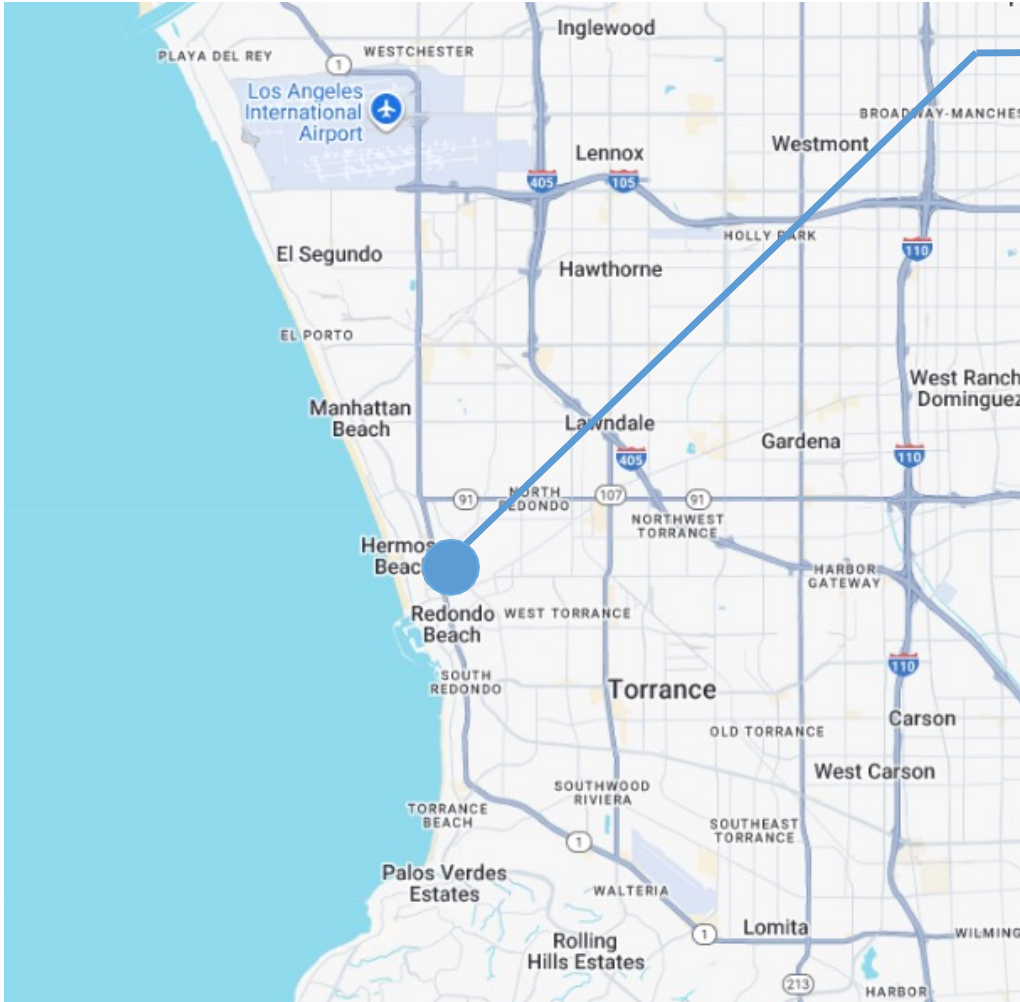
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