

FOR SALE - MEDICAL, RETAIL & OFFICE - ALL PERMITTED

Ocean Adjacent | Rare Owner/User Hermosa Beach Building

1001 HERMOSA AVENUE, HERMOSA BEACH, CA



NEWMARK

ERIC LASTITION

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

GEOFF LUDWIG

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

1001 HERMOSA AVENUE, HERMOSA BEACH, CA



PRIME COASTAL FRONTAGE: One block off the beach and The Strand, near Hermosa Pier and Pier Plaza dining/entertainment.



AFFLUENT SOUTH BAY DEMOGRAPHICS: Strong household income supports premium retail, dining, wellness, and professional services.



LIFESTYLE DRIVERS: Year-round outdoor activity (beach, surfing, volleyball, running/cycling), community events, and live music/entertainment.



FOOT TRAFFIC & BRAND EXPOSURE: Constant pedestrian and bike flow from the beach and nearby hotels, restaurants, and boutiques.



PARKING OPTIONS: Seven dedicated covered spaces at the building, plus public city lots/garages and metered street parking within a short walk.



AMENITIES: Walker's paradise with access to dense clusters of dining, nightlife, retail, and hotels - supporting all-day and weekend demand.



1001 HERMOSA AVENUE, HERMOSA BEACH, CA

Building Details

RENTABLE BUILDING AREA

7,404 RSF

PERMITTED USES

Medical / Dental / Retail / Office / Fitness

CURRENT BUILDOUT

First Floor - unimproved

Second Floor- multiple offices

YEAR BUILT

1961

STORIES

Two

PARKING

Seven dedicated covered parking spaces,
plus public lots and street metered parking

ZONING

HBC2YY

[Click for Zoning Uses](#)

SALE PRICE

\$5,950,000 (\$803.62)

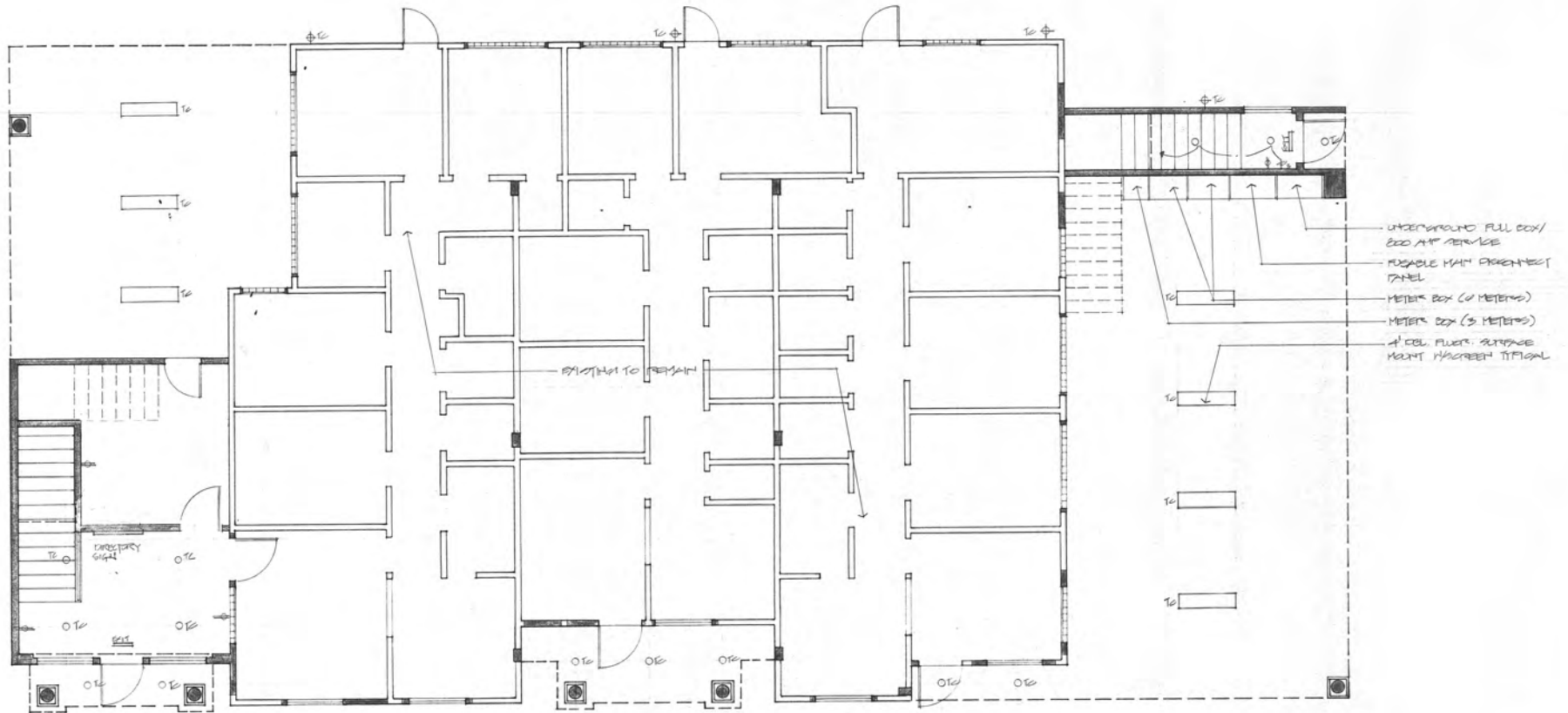
NEWMARK



1001 HERMOSA AVENUE, HERMOSA BEACH, CA

Floor Plan

FIRST FLOOR



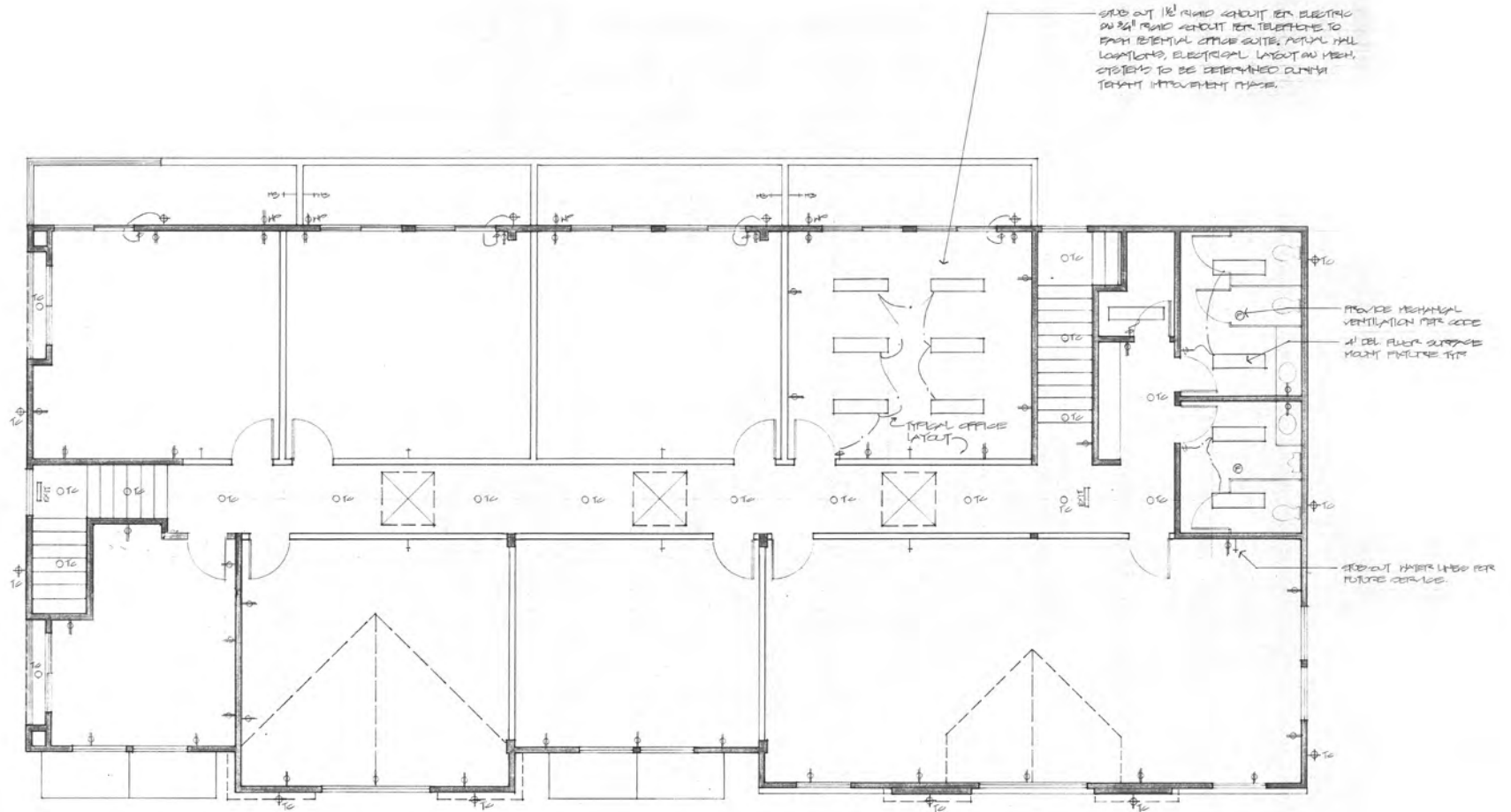
FIRST LEVEL PLAN

11/1/01

1001 HERMOSA AVENUE, HERMOSA BEACH, CA

Floor Plan

SECOND FLOOR

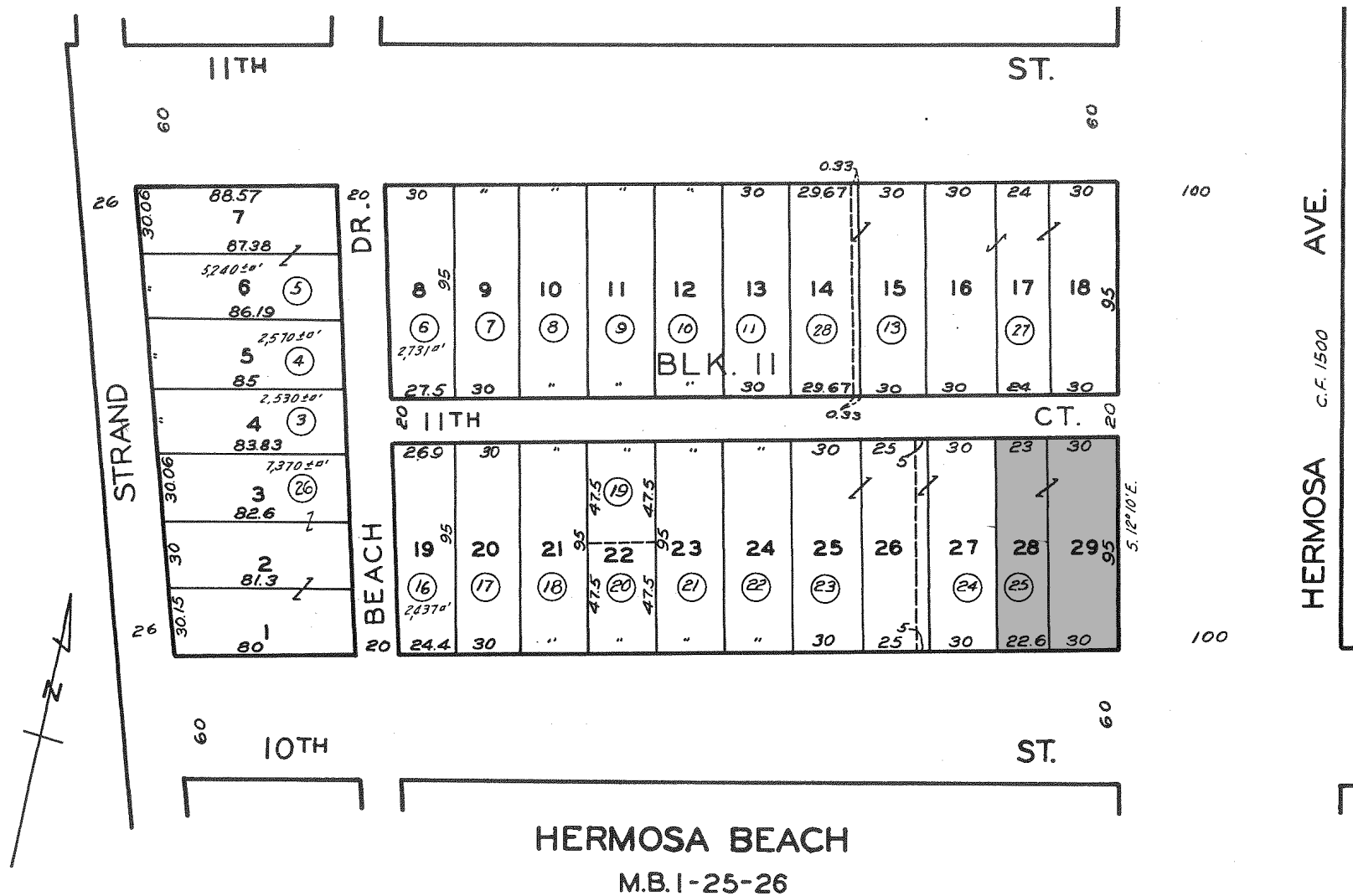


SECOND LEVEL PLAN

1001 HERMOSA AVENUE, HERMOSA BEACH, CA

Parcel Map

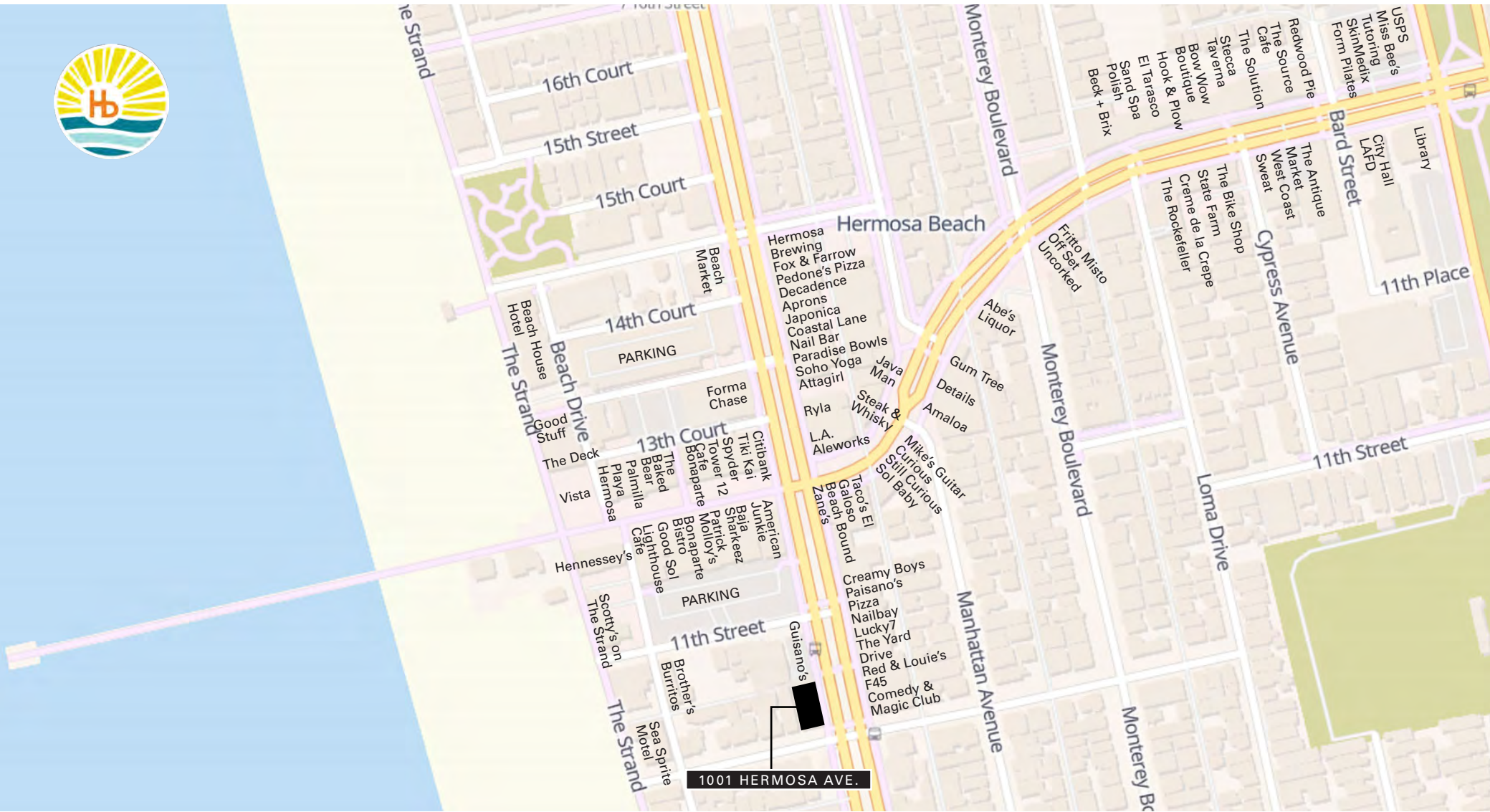
4187-004-025



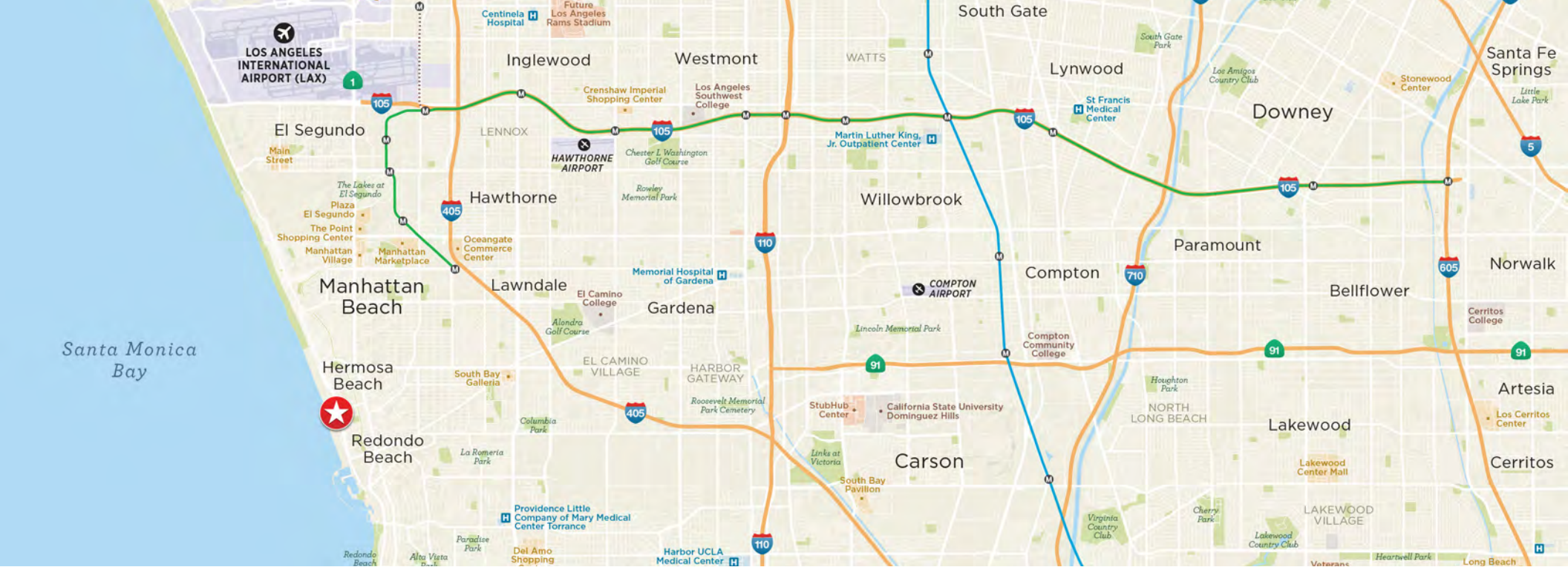
NEWMARK

1001 HERMOSA AVENUE, HERMOSA BEACH, CA

Downtown Amenities



NEWMARK



1001 HERMOSA 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.

