

# RARE CREATIVE OFFICE SPACE IN DOWNTOWN HERMOSA BEACH

1332 Hermosa Ave #14, Hermosa Beach, CA 90254



**AVAILABLE: 1,100 SF 2ND FLOOR CREATIVE OFFICE SPACE**

## FEATURES:

- Entrance located on Hermosa Ave street level
- Located in the heart of Downtown Hermosa Beach within walking distance to several amenities: Restaurants, Boutique Fitness Studios, Retail Shops and across from the Public Parking Structure
- Bright open space with an ocean view, skylights, hard wood floors, and kitchen
- Shower located in unit for afternoon workouts on the beach

## DEMOGRAPHICS:

### Maryl (Haire) Binney

Lic. 01357931

Phone: 310-379-2228 ex 4

maryl@highlandpartnerscorp.com



#### POPULATION

1 Mile	24,006
2 Miles	80,126
3 Miles	153,502
5 Miles	378,761



#### AVERAGE HH INCOME

1 Mile	\$199,656
2 Miles	\$184,678
3 Miles	\$171,097
5 Miles	\$134,534



#### DAYTIME POPULATION

1 Mile	11,782
2 Miles	29,319
3 Miles	67,738
5 Miles	196,125



#### EST. HOUSEHOLDS

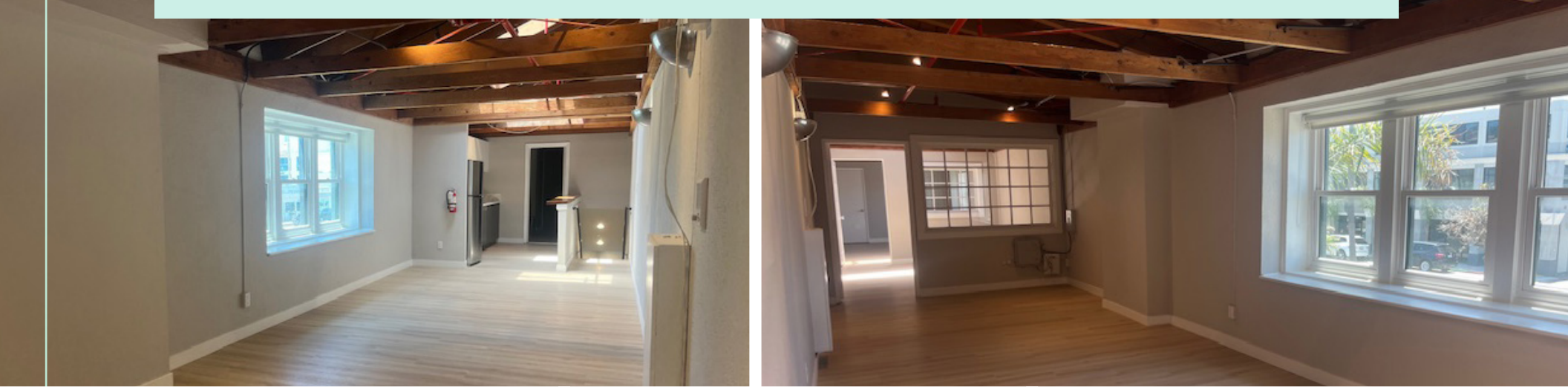
1 Mile	11,780
2 Miles	35,798
3 Miles	65,960
5 Miles	151,556



Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

# RARE CREATIVE OFFICE SPACE IN DOWNTOWN HERMOSA BEACH

1332 HERMOSA AVE #14, HERMOSA BEACH, CA 90254



**Maryl (Haire) Binney**  
Lic. 01357931  
Phone: 310-379-2228 ex 4  
maryl@highlandpartnerscorp.com



Highland Partners Corp. | 880 Apollo Street, Suite 329 | El Segundo, CA 90245  
[www.highlandpartnerscorp.com](http://www.highlandpartnerscorp.com)

© 2024 | Highland Partners Corp. | The information being provided by Highland Partners Corp. and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies. 1332 Hermosa Ave\_BRO\_v04.indd | 07/24

# RARE CREATIVE OFFICE SPACE IN DOWNTOWN HERMOSA BEACH

1332 Hermosa Ave #14, Hermosa Beach, CA 90254

## AREA AMENITIES



**SITE**



Highland Partners Corp. | 880 Apollo Street, Suite 329 | El Segundo, CA 90245  
www.highlandpartnerscorp.com

**Maryl (Haire) Binney**

Lic. 01357931

Phone: 310-379-2228 ex 4

maryl@highlandpartnerscorp.com

© 2024 | Highland Partners Corp. | The information being provided by Highland Partners Corp. and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies.  
1332 Hermosa Ave\_BRO\_v04.indd | 07/24