

***1316 Hermosa Ave.,  
Hermosa Beach, CA 90254***

**ONE BLOCK FROM THE OCEAN AND PIER AVE**



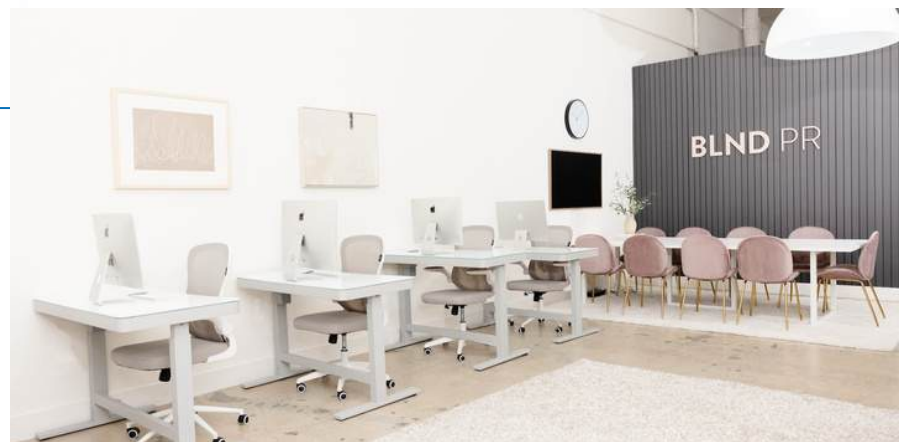
**Retail/restaurant space for lease  
in downtown Hermosa Beach**



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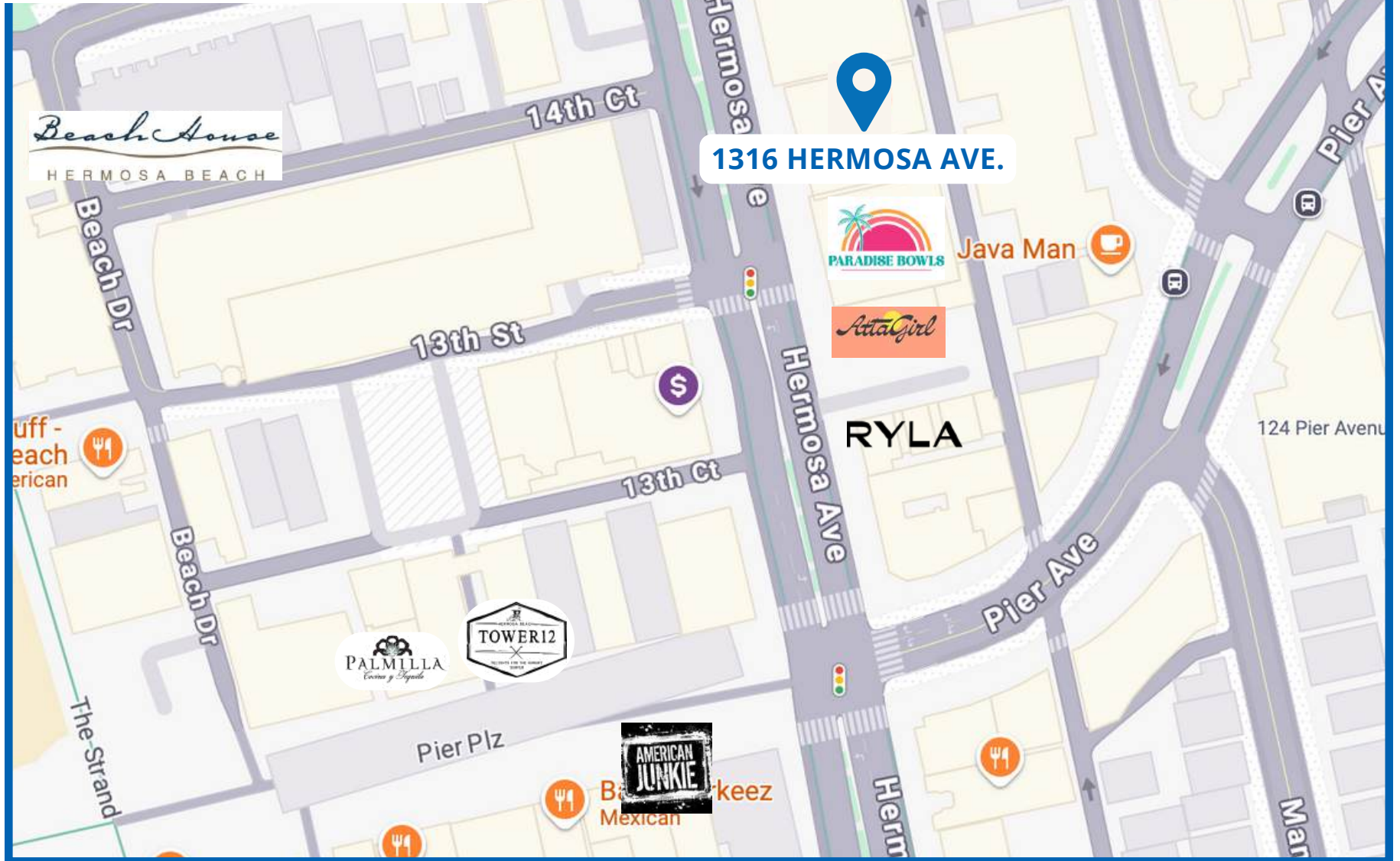
# PROPERTY INFORMATION

LOCATION	1316 Hermosa Ave., Hermosa Beach, CA 90254
SPACE SIZE	1,530 Square Feet
RENTAL RATE	\$5.00 psf per month NNN (\$1.20 psf per month NNN charges)
FEATURES	<ul style="list-style-type: none"><li>• Highly improved minimalist retail/potential restaurant space</li><li>• One block from Pier Ave. and the beach</li><li>• Surrounded by Hermosa Beach's finest restaurants including RYLA, Attagirl, Hermosa Beach Brewing Company, Underground, Paradise Bowls, Tower 12, and Palmilla Cocina Y Tequila.</li><li>• Wide open floor plan suitable for a variety of uses. Potential for outdoor seating.</li></ul>



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# MAIN STREET MAP OVERVIEW



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## **AREA HIGHLIGHTS**

Hermosa Beach is featured as one of the top 10 beaches in the United States on the Travel Channel. Hermosa Beach, known as “The Little Gem by the Sea”, has something for everyone. The surf, sand, and palms welcome visitors and residents year-round. This intimate sun-drenched beachside village combines a spectacular coastline, wide sandy beach, a century-old rich history, specialty shops, restaurants, and lively festivals - long a favorite with Californians. Hermosa Beach is located in the South Bay of Los Angeles nestled in between affluent Manhattan Beach to its north and vibrant Redondo Beach to its south.

The city is popular for its beach volleyball, surfing, sunbathing, paddleboarding, restaurants, and great weather. The average temperature is 70°F (22°C) in the summertime and 55°F (13°C) in winter. Westerly sea breezes ease occasional high summertime temps in the Los Angeles area and help to keep smog away. Hermosa averages 325 days of sunshine per year.



The population is approximately 19,789 with an average household income of \$155,163. Manhattan Beach has an average income of \$217,703 and Redondo Beach has an average income of \$126,671.



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