

FOR LEASE

RETAIL / OFFICE SPACE

1402 PACIFIC COAST HIGHWAY
HERMOSA BEACH, 90254

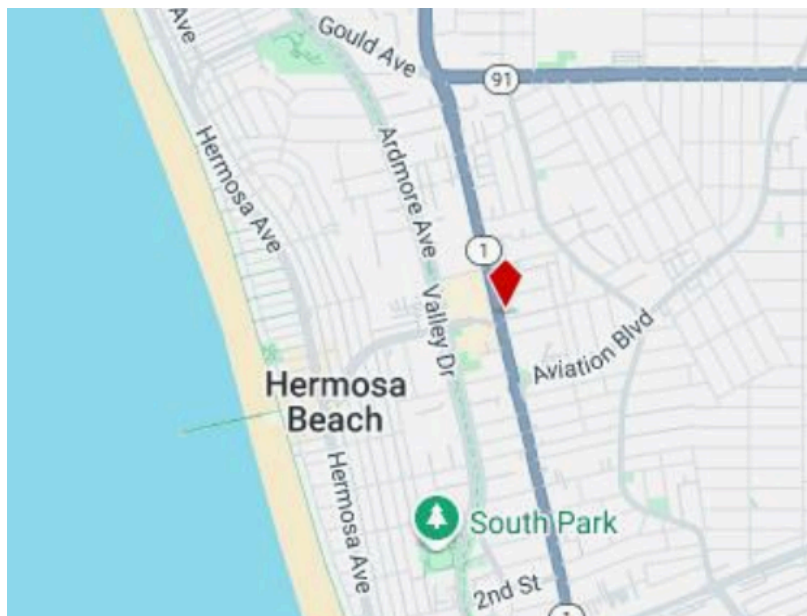


This high-visibility retail space for lease in Hermosa Beach offers a prime location on the heavily trafficked Pacific Coast Highway (PCH), ideal for retail, boutique, or service-based businesses seeking a strong coastal presence. The standalone retail building features an open floor plan, large storefront windows perfect for signage and displays, and six convenient on-site parking spaces for customers.

Located just minutes from the beach, downtown Hermosa Beach, and Pier Avenue, this prime retail location is surrounded by popular restaurants, fitness studios, national chains, and thriving local businesses, making it a rare opportunity for brands looking to grow in a high-foot-traffic, high-income Southern California market.

PROPERTY DETAILS

- Rental Rate: \$42.00 /SF/YR
- Property Type: Retail
- Property Subtype: Freestanding
- Gross Leasable Area: 3,000 SF
- Year Built: 1941
- Walk Score ®: 96 (Walker's Paradise)
- Rental Rate Mo: \$3.50 /SF/MO
- Ceiling Height: 10ft
- Power: 3 phase 1,000 amp system
- Zoning: HBC3
- Parking Spaces: 6
- NNN: \$0.21 SF/MO



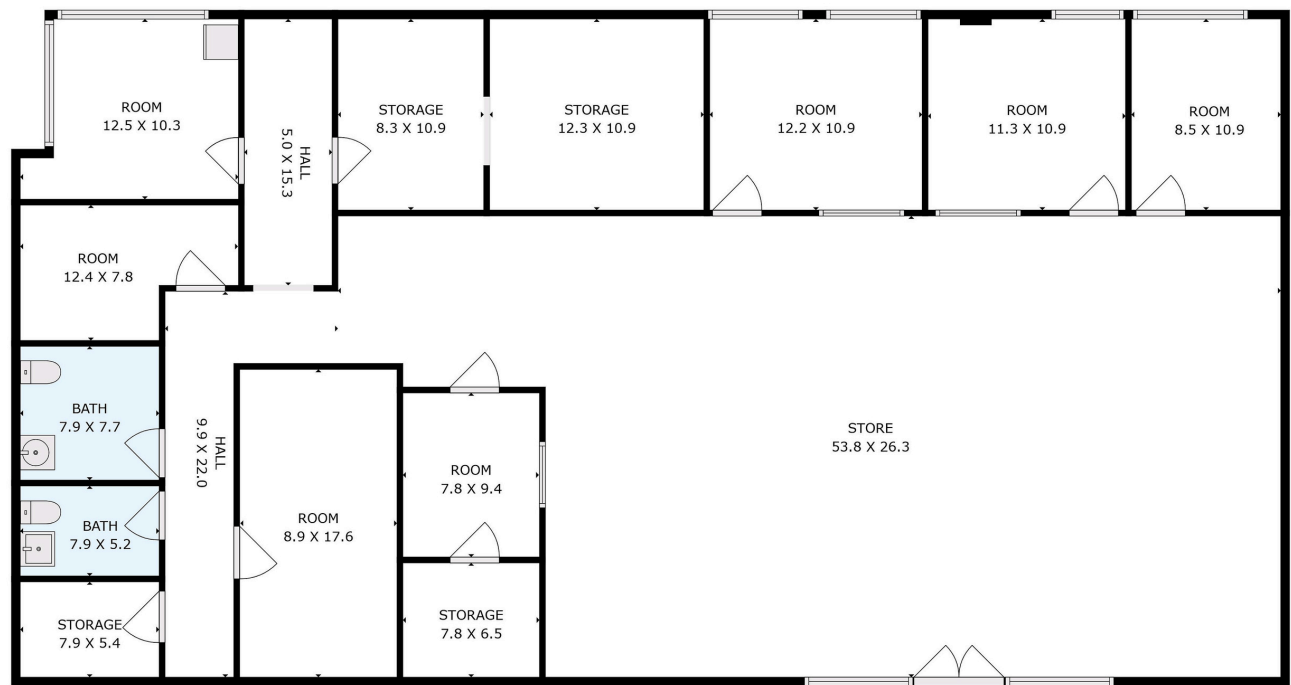
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FLOOR PLAN



TOTAL: 2369 sq. ft
FLOOR 1: 2369 sq. ft
EXCLUDED AREAS: STORAGE: 323 sq. ft
WALLS: 110 sq. ft

TENANT OR BUYER TO VERIFY SCHEMATICS/MEASUREMENTS OF PROPERTY FEATURES AND LAYOUT

1402 PACIFIC COAST HWY
HERMOSA BEACH



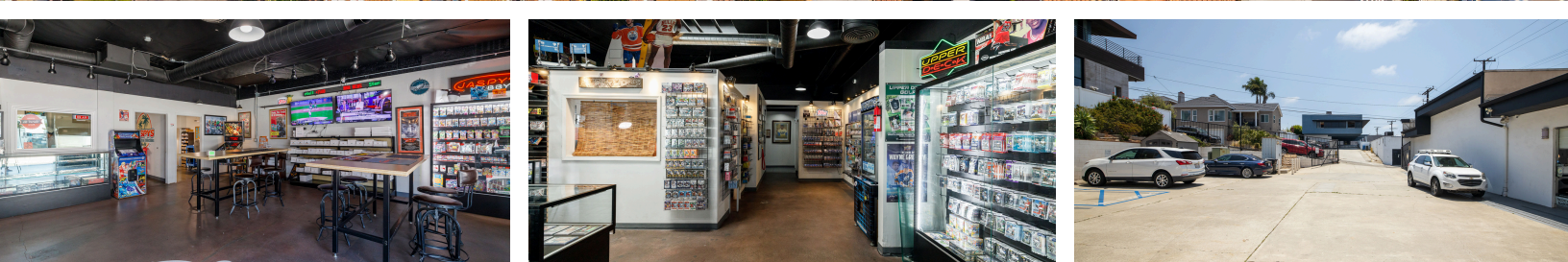
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| Demographics | 1 mile | 3 miles |
|-------------------|-----------|-----------|
| Population | 36,268 | 182,107 |
| Households | 15,010 | 71,127 |
| Median Age | 41.80 | 42.20 |
| Median HH Income | \$154,535 | \$125,521 |
| Daytime Employees | 14,285 | 83,045 |



| Traffic | | | | |
|---------------------|-----------------------|-------------|---------------|----------|
| Collection Street | Cross Street | Traffic Vol | Last Measured | Distance |
| 14 th St | - | 43,053 | 2025 | 0.02 mi |
| Pacific Coast Hwy | 14th St S | 45,182 | 2025 | 0.02 mi |
| Pacific Coast Hwy | 14th St S | 45,274 | 2024 | 0.02 mi |
| Pier Ave | Pacific Coast Hwy E | 46,041 | 2020 | 0.02 mi |
| 1 | - | 50,108 | 2020 | 0.03 mi |
| Pacific Coast Hwy | 13 th St N | 54,075 | 2025 | 0.06 mi |
| Pier Ave | Pacific Coast Hwy E | 15,497 | 2025 | 0.08 mi |
| Ardmore Ave | 16 th St N | 5,597 | 2025 | 0.16 mi |
| Aviation Blvd | Ocean Dr E | 25,941 | 2025 | 0.17 mi |
| Aviation Blvd | - | 46,500 | 2022 | 0.18 mi |