

NEW CONSTRUCTION, CENTER OF TOWN  
CREATIVE OFFICE SPACE IN HERMOSA BEACH



**NineTen  
Hermosa**

**96 STEPS TO THE SAND**

NINE TEN HERMOSA | 910 Hermosa Ave., Hermosa Beach, CA 90254

**CBRE**



## PROPERTY OVERVIEW

910 Hermosa Avenue is a three story ±11,569 square foot newly constructed office building in the boutique beach city of Hermosa Beach. The building is situated in the Beach Cities submarket which consists of approximately 1 million square feet of office product with a consistently competitive occupancy rate in the 90% range. The Beach Cities submarket enjoys close proximity to several engines of growth such as Los Angeles International Airport, the Ports of Los Angeles and Long Beach, and high-tech aerospace and defense companies of El Segundo. Additionally, the property is really highlighted by its key location in the center of the entertainment and retail rich quaint and growing beach community of Hermosa Beach.



# COASTAL LIFESTYLE IN AN URBAN SETTING



## PROPERTY FEATURES

-  Address: 910 Hermosa Ave., Hermosa Beach, CA 90254
-  Spectacular ocean views
-  Walking distance to numerous retail amenities
-  Date of Completion: 2022
-  Building Type: Office/Retail
-  Building Size: ±11,569 SF
-  Outdoor Area
-  Parking Area: 19 spaces
-  Stories: 3 stories
-  Zoning: HBC2YY



# NEXT GENERATION WORKPLACE

# ABOUT HERMOSA BEACH



Hermosa Beach is at the center of Los Angeles County's South Bay coastline along the Santa Monica Bay. The town is the very essence of the Southern California lifestyle, with an average of 283 sunny days per year and nighttime temperatures that rarely dip below 50 degrees. With two miles of sandy beach shoreline, Hermosa attracts more than a million visitors to the beach each year. The small-town charm of Hermosa Beach is highlighted in commercial areas like Downtown and Pier Avenue, well known for their many diverse restaurants and local retailers. There are architecturally diverse residences on the Strand, bungalows scattered throughout the town, and multi-level homes with ocean views. Hermosa Beach is within a short commute of many of the largest and best-known names in corporate America in the aerospace, tech, industrial, service and financial fields.

- Centrally located in a highly desirable area of iconic Beach Cities
- Panoramic Pacific Ocean views

\*Source: <https://www.hermosabeach.gov/our-community>

## FOR MORE INFORMATION CONTACT:

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