



860 Pacific Coast Hwy,  
Hermosa Beach, CA 90254



real

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# PROPERTY OVERVIEW



## TYPE

Retail



## SIZE

3,133 SF



## PRICE

\$4.85 PSF + Tenant to pay  
Property Tax bill and  
Insurance directly



## TERM

Negotiable



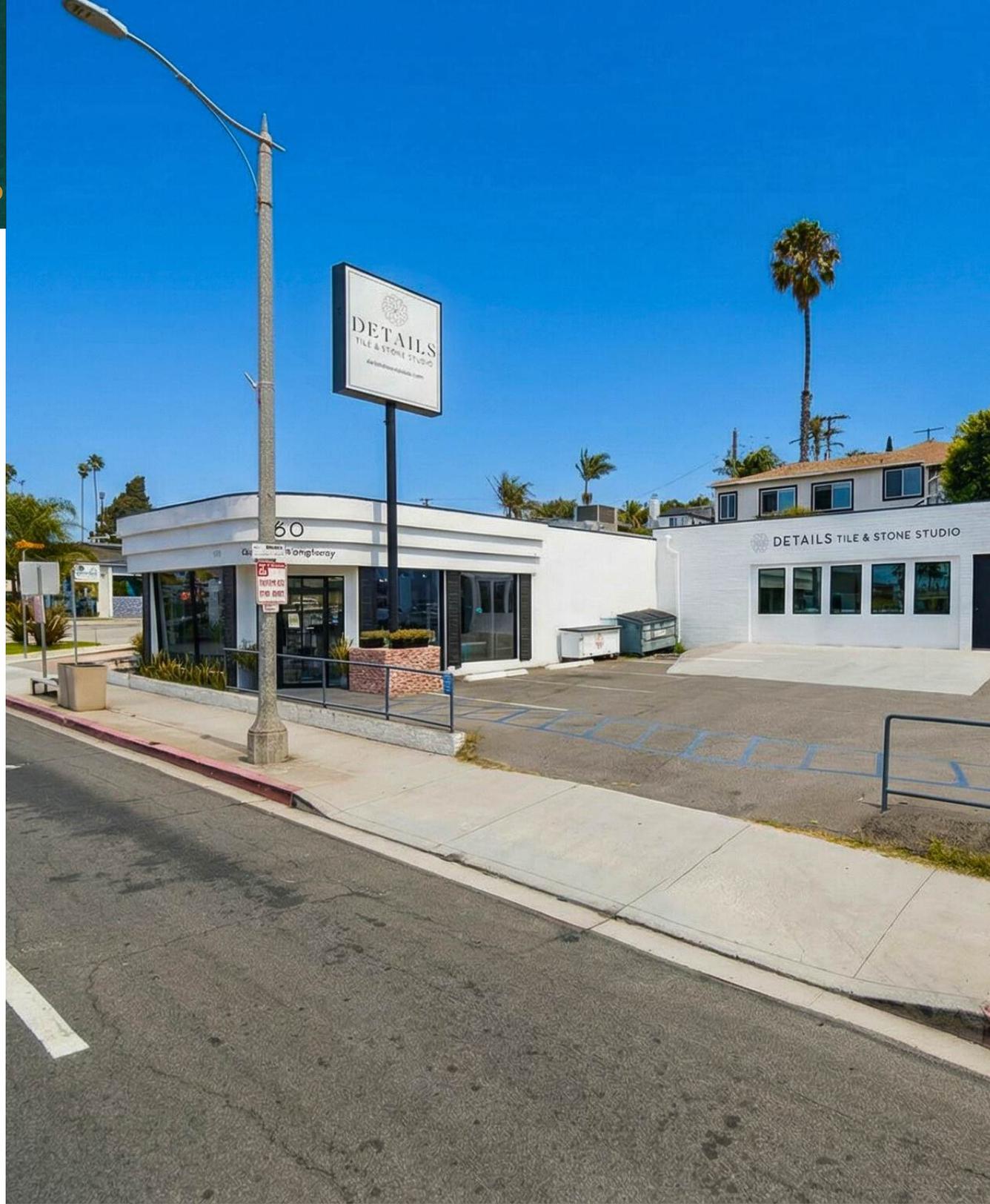
## YEAR BUILT

1975



## ZONING

HBC3

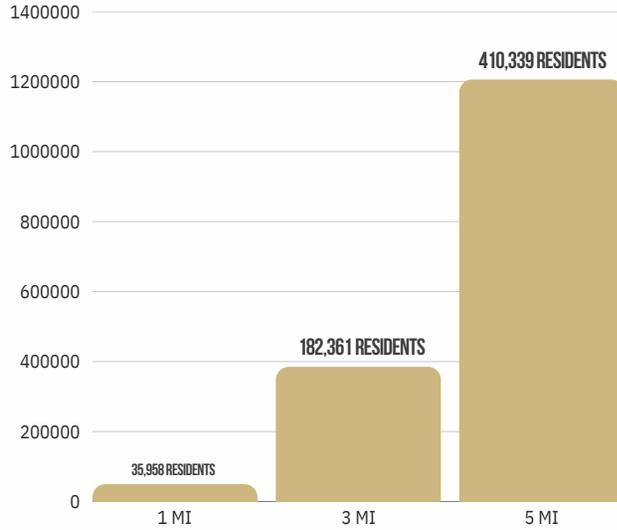


# PROPERTY SHOWCASE

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- **860 Pacific Coast Highway is a 3,133 square foot standalone retail building prominently positioned along Pacific Coast Highway** in Hermosa Beach. The property offers exceptional visibility along Pacific Coast Highway, one of the most heavily traveled coastal corridors in the South Bay, providing consistent daily commuter and visitor traffic.
  - **The building features high ceilings, clean modern lighting, and abundant natural light throughout, creating an open and inviting retail environment.** A roll-up door adds functional flexibility for deliveries, showroom display, or indoor-outdoor concepts. The layout supports a variety of retail, showroom, fitness, creative office, or experiential uses.
  - **The property includes eight on-site parking spaces, a valuable amenity along PCH that enhances customer convenience and accessibility.** Strong frontage and signage opportunities allow for excellent brand exposure to passing traffic. As a standalone building, the space offers added privacy, identity, and operational control compared to multi-tenant centers.
  - **Located in a high-income coastal community with strong daytime population and year-round activity,** this storefront presents an opportunity for a tenant seeking visibility, accessibility, and presence in a prime beach city location.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Pacific Coast Hwy	9th St	62,483 vehicles/day	.02miles
Pacific Coast Hwy	9th St	62,499 vehicles/day	.02miles
10th Street		50,033 vehicles/day	.06miles
CA 1		50,562 vehicles/day	.06miles
Aviation Boulevard		46,500 vehicles/day	.06miles
1		54,409 vehicles/day	.08miles
8th St	Ardmore Ave	7,090 vehicles/day	.11miles
8th St	Ardmore Ave	7,176 vehicles/day	.11miles
Ardmore Ave	10th St	4,340 vehicles/day	.12 miles
Ardmore Ave	10th St	4,278 vehicles/day	.12 miles



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