

**1401 Hermosa Ave.,  
Hermosa Beach, CA 90254**



**Hard Corner High Exposure Small Retail Space  
One block from the Beach**

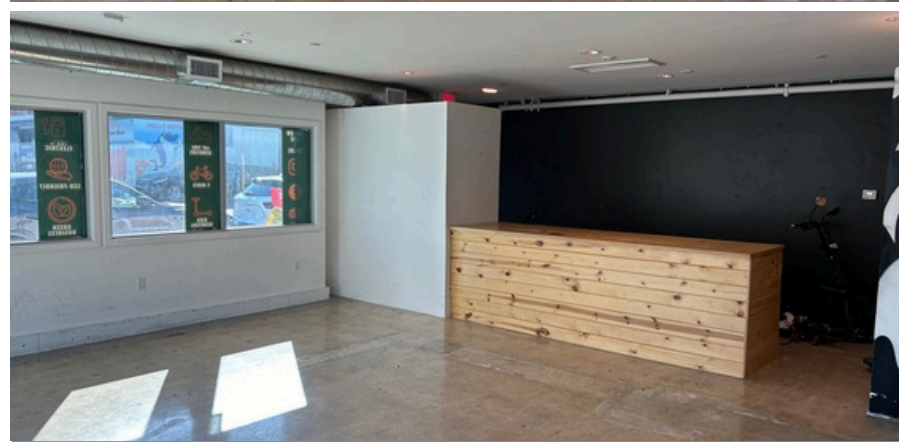
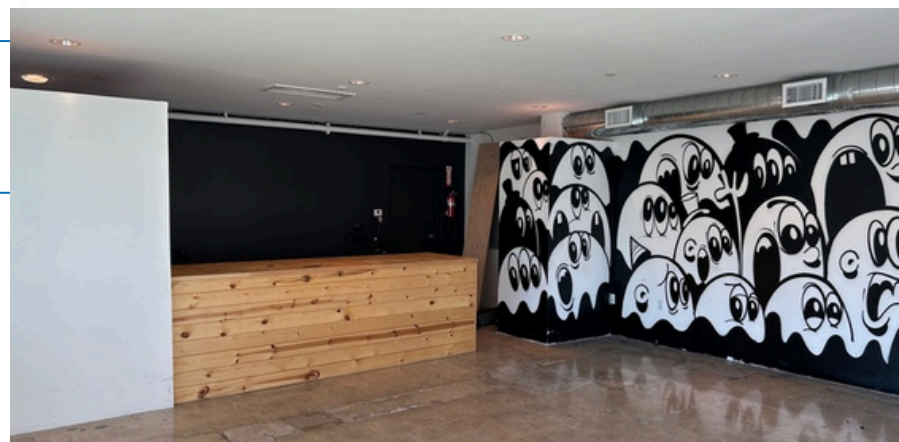


**BLUE WATER**  
REALTY ADVISORS INC

**JAMES K. STANFILL, President**  
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# PROPERTY INFORMATION

LOCATION	1401 Hermosa Ave., Hermosa Beach, CA 90254
SPACE SIZE	800 square feet with windows on two sides
RENTAL RATE	\$4.75 per square foot NNN, NNN charges are \$1.31 psf
FEATURES	<ul style="list-style-type: none"><li>• Hard Corner with windows and visibility on both Hermosa Ave. and 14th St.</li><li>• Wide open retail space with private bathroom</li><li>• Two entrances, one on Hermosa Ave. and one on 14th St.</li><li>• Signage possibilities on both sides and in windows.</li><li>• Polished cement floors</li><li>• One block from the sand and the Hermosa Beach Pier and the local amenities.</li></ul>



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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 Beach has 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. Hermosa Beach averages 325 days of sunshine per year.



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