

*1411 Hermosa Ave.,
Hermosa Beach, CA 90254*

1411

AVAILABLE

BLUE WATER
REALTY ADVISORS INC.

JAMES K. STANFILL - 310.625.1132

750 SQ. FT. OF
RETAIL SPACE

**Small Former Take Away Food Use
One block from the Beach**



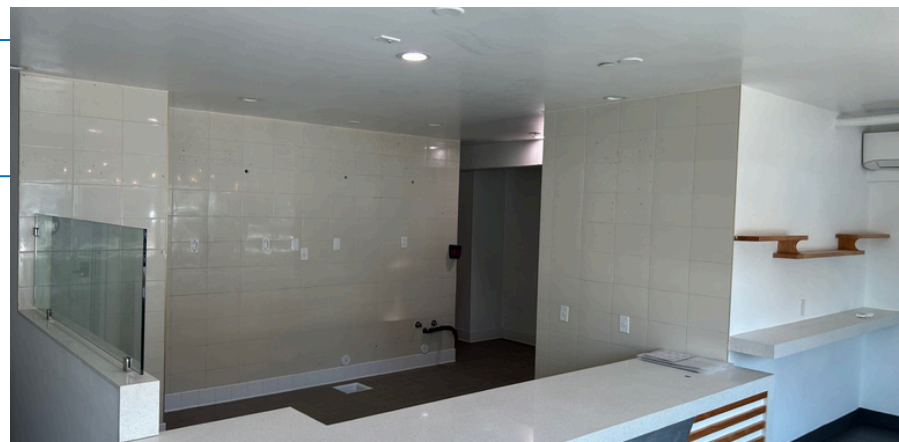
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Tel: 310.625.1132 | Bre #: 01113910
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PROPERTY INFORMATION

LOCATION	1411 Hermosa Ave., Hermosa Beach, CA 90254
SPACE SIZE	750 square feet
RENTAL RATE	\$5.62 psf NNN (\$1.31 psf NNN charges)
FEATURES	<ul style="list-style-type: none">• Rare small retail space which has recently been completely renovated.• Wide open retail space with plumbing (former take away food group)• Polished cement floors• Versatile space suitable for a variety of uses, take away food, retail, etc.• One block from the sand and in the heart of downtown Hermosa Beach and vibrant Pier Avenue restaurants and shops.



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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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