

# Flex/Creative FOR LEASE

530 Cypress  
Hermosa Beach, CA 90254



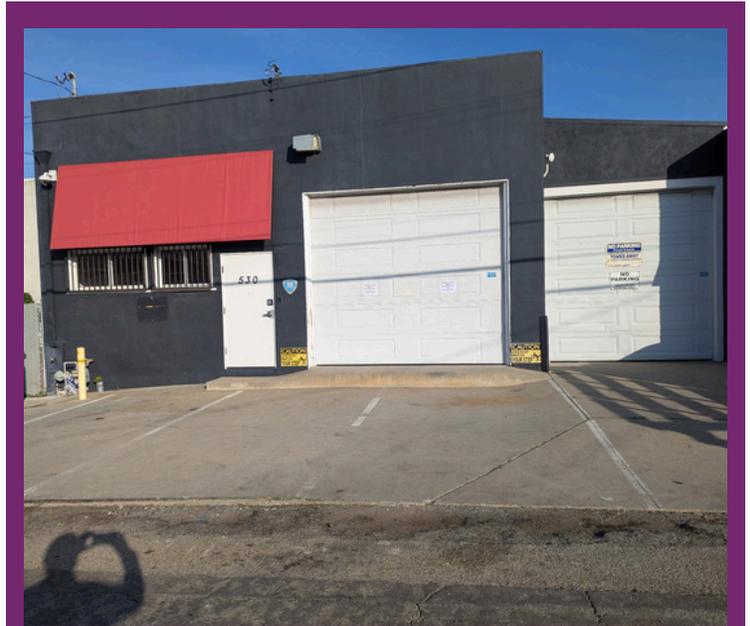
## Description

Rare opportunity to lease an approximately 3,250 SF creative flex / light industrial space in the heart of Hermosa Beach, just minutes from the beach and blocks from downtown. This space was previously leased by Sketchers for 12 years and functioned as their hub for all office services. Flex, creative and industrial inventory in this submarket is extremely limited.

The property is zoned for light manufacturing but flexible for many uses. The space features a highly functional layout suitable for a studio, media, office, flex, creative, and or light industrial users.

Improvements include air conditioning, two (2) roll-up doors, polished floors, private office areas, open bullpen/work area with skylights, kitchenette, and an enclosed workshop area, providing a balance of office and operational space.

Ideal for a growing business seeking a coastal location with flexible use capabilities.  
between the two areas.



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DnG is the key  
**DG**  
Real Estate  
Needs

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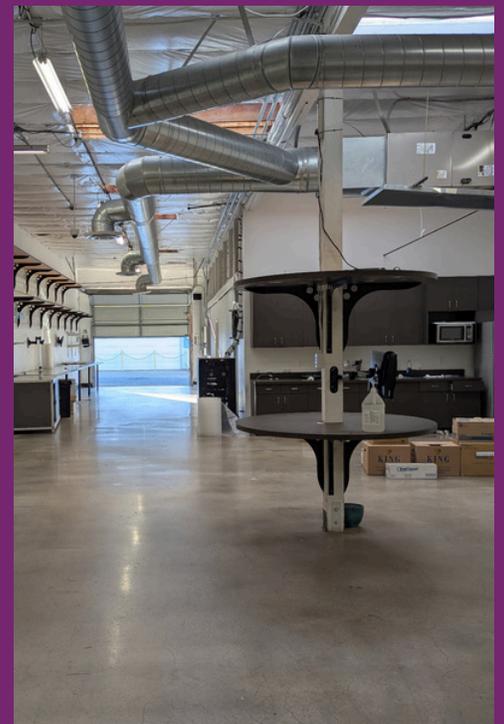
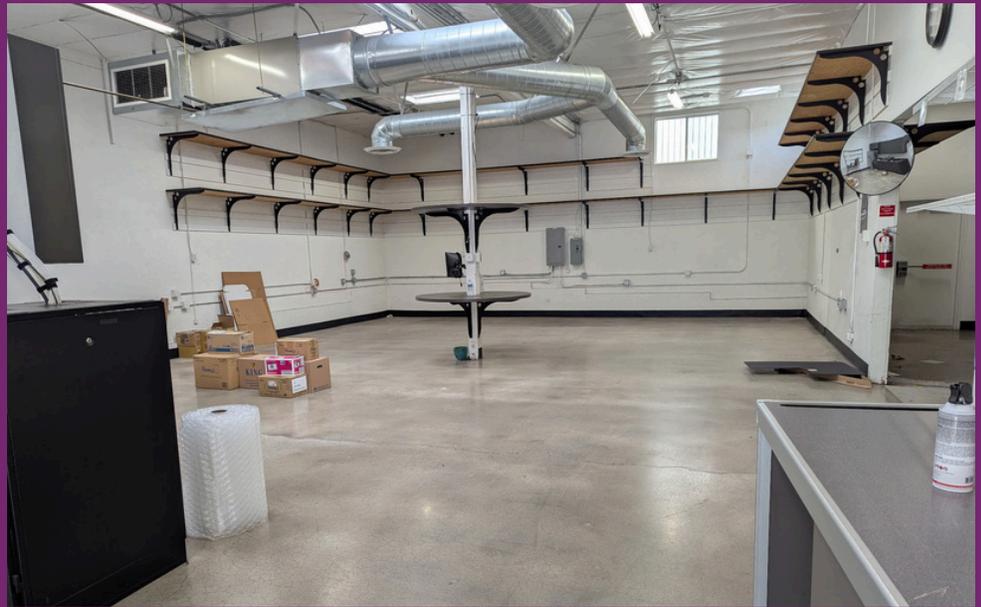
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## Features

- Stand Alone
- 3250sqft
- Asking \$4/sqft MG
- Available now
- Parking Type: 5 Surface Spaces
- 2 Roll up door
- Sky lights
- Air Conditioned
- Bullpen / Office / Workshop Area / Storage and Kitchenette Area
- Bathroom
- Close to LAX
- Next door South Park, a lovely green space



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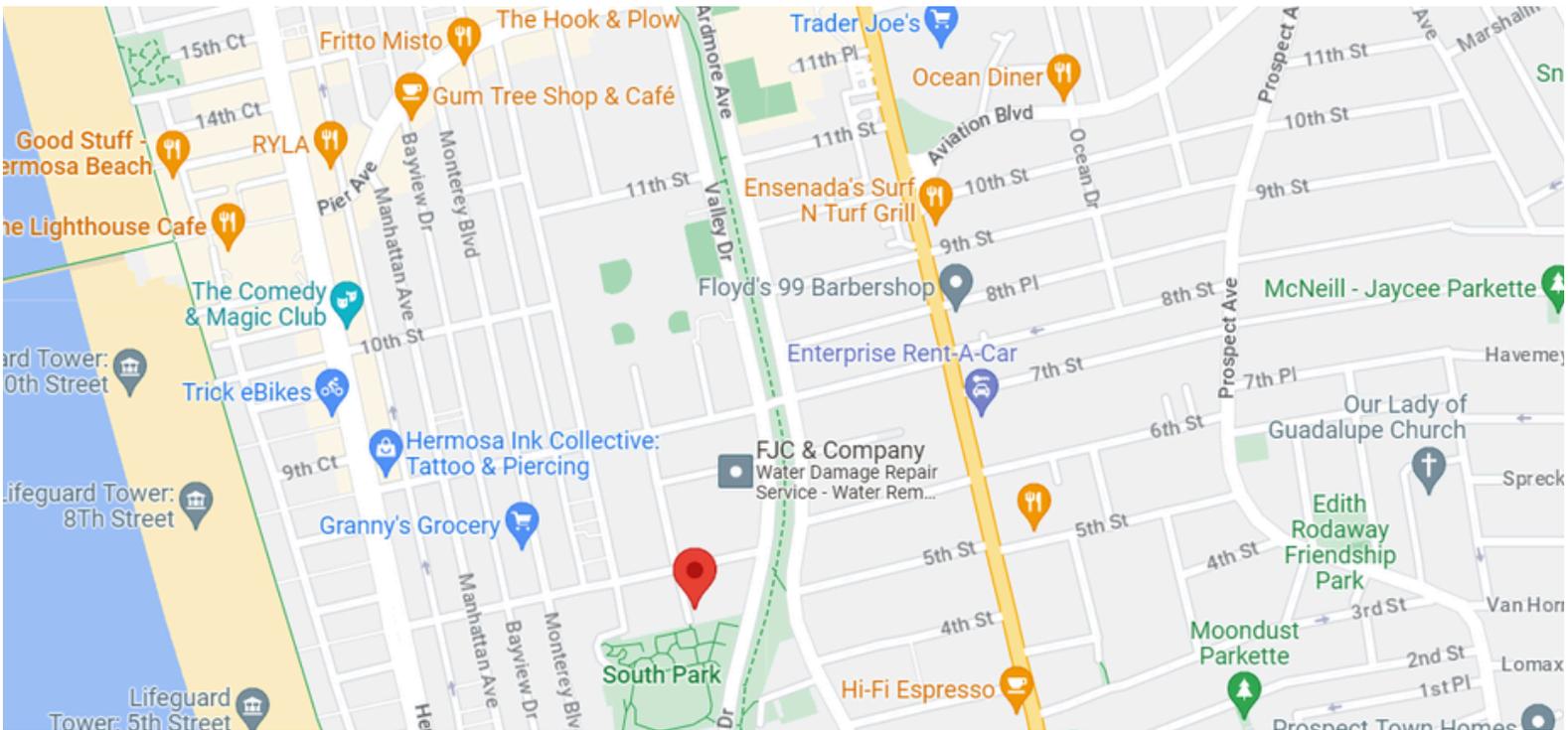
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## Key Demographics

Consumer Spending Details 2024 2029

Radius	2 miles			5 miles			10 miles		
	Total Spen...	Avg Household	Per Capita	Total Spen...	Avg Household	Per Capita	Total Spen...	Avg Household	Per Capita
Expand All									
Apparel	\$77,168,241	\$2,067	\$849	\$289,064,411	\$1,971	\$751	\$930,339,507	\$1,915	\$671
Entertainment, Hobbies & P...	\$237,922,794	\$6,374	\$2,619	\$825,514,751	\$5,629	\$2,143	\$2,489,058,...	\$5,124	\$1,795
Food & Alcohol	\$421,930,400	\$11,303	\$4,645	\$1,540,287,...	\$10,504	\$3,999	\$4,754,364,...	\$9,787	\$3,429
Household	\$292,565,812	\$7,838	\$3,221	\$1,005,854,...	\$6,859	\$2,612	\$2,973,044,...	\$6,120	\$2,144
Transportation & Maintenance	\$381,802,835	\$10,228	\$4,203	\$1,416,576,...	\$9,660	\$3,678	\$4,440,398,...	\$9,140	\$3,203
Health Care	\$75,305,824	\$2,017	\$829	\$266,519,208	\$1,817	\$692	\$792,507,069	\$1,631	\$572
Education & Daycare	\$144,547,159	\$3,872	\$1,591	\$472,030,868	\$3,219	\$1,226	\$1,319,272,...	\$2,716	\$952
<b>Total Specified Consumer S...</b>	<b>\$1,631,243,...</b>	<b>\$43,700</b>	<b>\$17,957</b>	<b>\$5,815,847,...</b>	<b>\$39,660</b>	<b>\$15,101</b>	<b>\$17,698,985...</b>	<b>\$36,432</b>	<b>\$12,765</b>



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease and availability are subject to change without notice. References to square footage are approximate.

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## Key Demographics

### Population

	2 miles	5 miles	10 miles
2020 Population	89,303	390,932	1,429,200
2024 Population	90,843	385,125	1,386,499
2029 Population Projection	88,945	374,657	1,344,530
Annual Growth 2020-2024	0.4%	-0.4%	-0.7%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.6%
Median Age	43	41.5	39.8
Bachelor's Degree or Higher	64%	49%	35%
U.S. Armed Forces	407	787	1,345

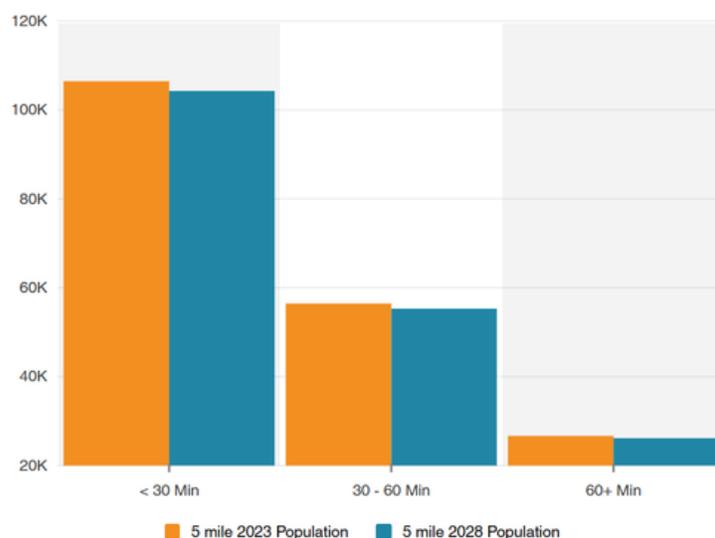
### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$168,907	\$138,788	\$116,908
Median Household Income	\$140,065	\$108,379	\$88,120
< \$25,000	2,752	13,909	74,385
\$25,000 - 50,000	2,738	17,999	71,124
\$50,000 - 75,000	3,595	18,375	66,014
\$75,000 - 100,000	3,773	17,830	59,792
\$100,000 - 125,000	3,886	15,535	50,326
\$125,000 - 150,000	3,186	12,182	35,588
\$150,000 - 200,000	4,852	17,675	48,825
\$200,000+	12,546	33,135	79,753

### Households

	2 miles	5 miles	10 miles
2020 Households	36,928	149,794	502,766
2024 Households	37,328	146,641	485,808
2029 Household Projection	36,483	142,392	470,421
Annual Growth 2020-2024	1.5%	0.8%	0.5%
Annual Growth 2024-2029	-0.5%	-0.6%	-0.6%
Owner Occupied Households	19,579	69,786	225,211
Renter Occupied Households	16,904	72,606	245,210
Avg Household Size	2.4	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	\$1.6B	\$5.8B	\$17.7B

### Population Travel To Work



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