

MED SPA OR CREATIVE OFFICE FOR LEASE

**DOWNTOWN
HERMOSA BEACH
ON THE PIER**

49-2A PIER AVE, HERMOSA BEACH, CA
AVAILABLE: 1,050 SF - JUNE 1, 2026



Position your business in the heart of **downtown Hermosa Beach at 49 Pier Avenue**—just steps from the **iconic Hermosa Beach Pier** and the sand. This prime 1,050 SF former medical spa offers a turnkey layout featuring four built-out treatment rooms, a private office, kitchen/break area, and reception space. Ideal for med spa, aesthetics, wellness, IV therapy, massage, or professional office use, the space benefits from **exceptional foot traffic along Pier Avenue** and strong surrounding retail and restaurant synergy. Rare opportunity to lease a ready-to-operate wellness space in one of the South Bay's most vibrant coastal destinations.



Premier location on the Hermosa Beach Pier (2nd Floor Space) in the heart of Downtown Hermosa Beach



Premier location on the Hermosa Beach Pier in the heart of downtown Hermosa Beach



Steps from the sand, restaurants, retail, and heavy pedestrian traffic



Adjacent to public parking structure and on-grade city parking lot

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2025 ESTIMATED DEMOGRAPHICS



POPULATION

1 Mile	22,678
2 Miles	78,870
3 Miles	152,823
5 Miles	366,528



AVERAGE HH INCOME

1 Mile	\$262,918
2 Miles	\$252,365
3 Miles	\$229,936
5 Miles	\$188,165



DAYTIME POPULATION

1 Mile	9,702
2 Miles	28,199
3 Miles	65,800
5 Miles	818,337

Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography



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