



# *Creative Office Space*

## **IN DOWNTOWN HERMOSA BEACH**

*1037 PALM DRIVE, HERMOSA BEACH, CA 90254*

### **AVAILABLE:**

2<sup>ND</sup> FLOOR CREATIVE OFFICE SPACE WITH TWO ADJACENT  
CONNECTING PREMISES 1,210 SF AVAILABLE








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*One block from the beach and pier*

### FEATURES:

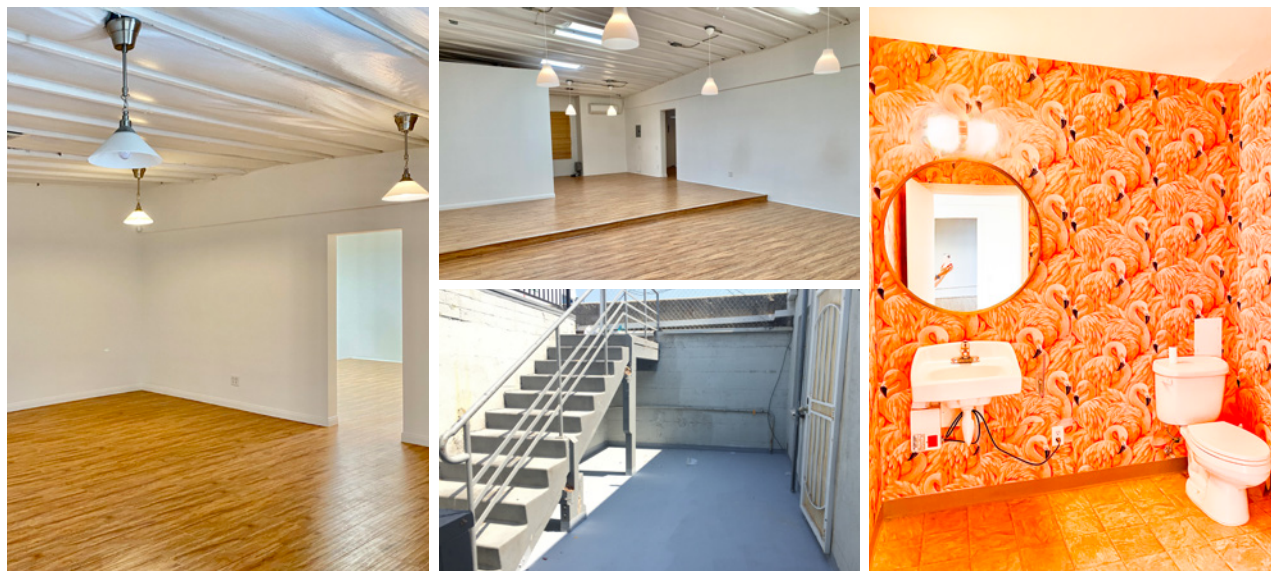
-  Located on the backside of 1038 Hermosa Ave. on the 2nd floor fronting Palm Drive
-  Two separate offices that are adjacent to one another connected by a doorway
-  Located in the heart of Downtown Hermosa Beach within walking distance to several great restaurants and retail shops
-  Bright open space with skylights and hardwood floors
-  Exclusive use of deck space

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## DEMOGRAPHICS (2016 EST.)



### POPULATION

1 Mile	24,465
2 Miles	81,474
3 Miles	160,048
5 Miles	381,008



### AVERAGE HH INCOME

1 Mile	\$159,501
2 Miles	\$157,481
3 Miles	\$147,990
5 Miles	\$117,918



### DAYTIME POPULATION

1 Mile	20,650
2 Miles	67,365
3 Miles	130,858
5 Miles	308,278

Demographic Source: Applied Geographic Solutions 4/2016, TIGER Geography

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