



# 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



Maryl (Haire) Binney  
Lic. 01357931  
Phone: 310-379-2228 ex 4  
maryl.haire@highlandpartnerscorp.com

  
**highland**  
PARTNERS

*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



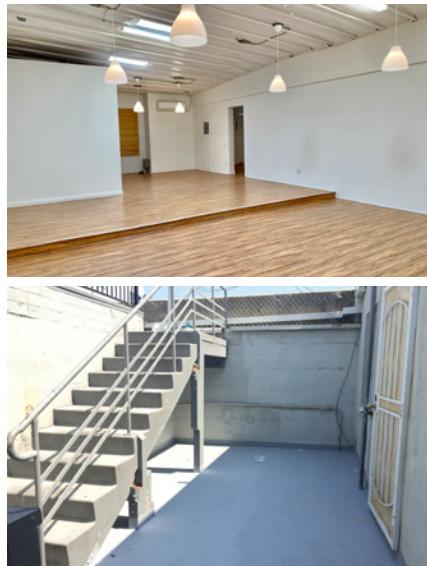
Exclusive use of deck space



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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

Highland Partners Corp. | 880 Apollo Street, Suite 329 | El Segundo, CA 90245 | [www.highlandpartnerscorp.com](http://www.highlandpartnerscorp.com)

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