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INVESTMENT OR OWNER/USER

# For Sale | Freestanding Retail Storefront/Office

1083-1085 AVIATION BLVD., HERMOSA BEACH, CA



**NEWMARK**

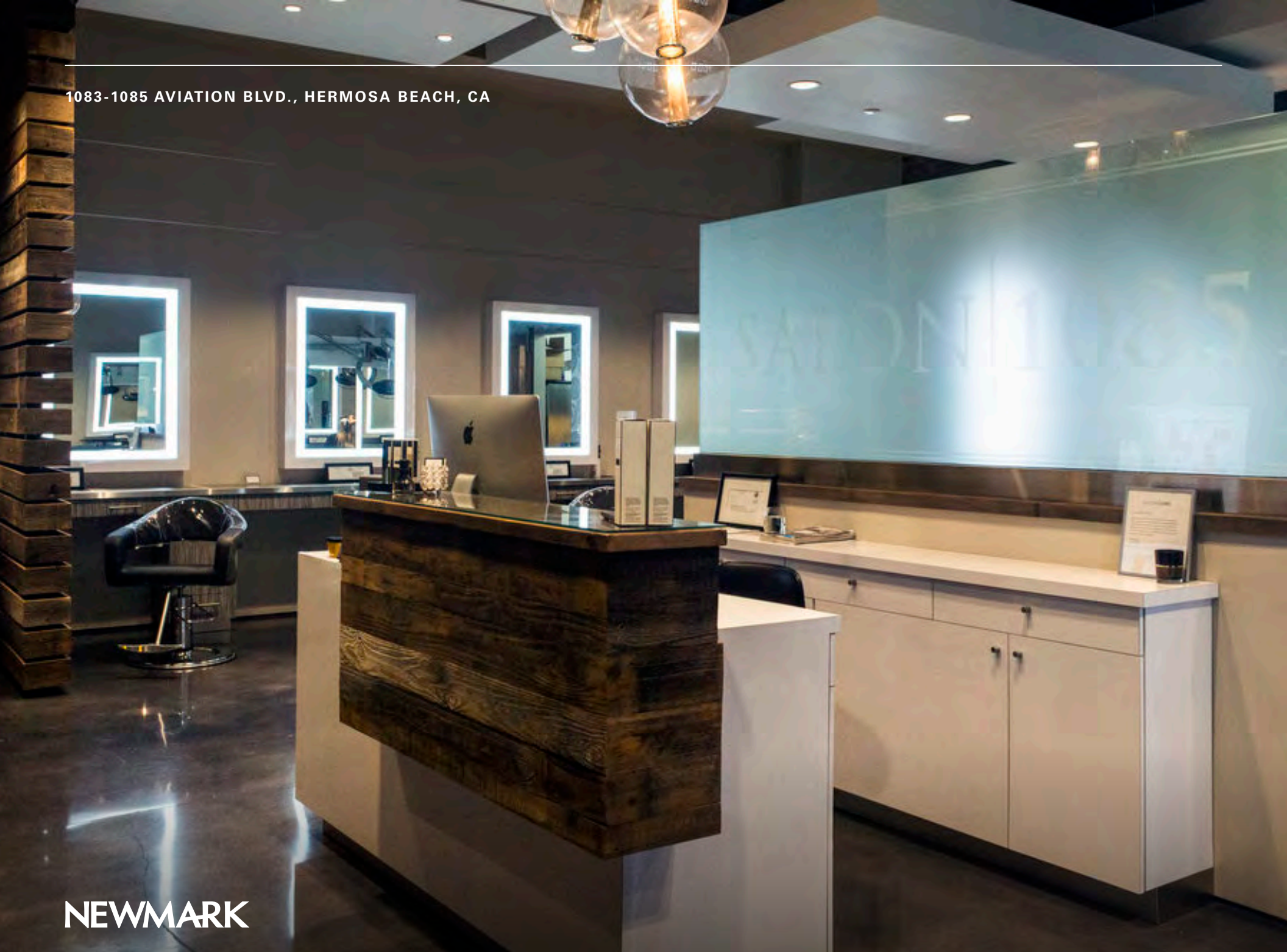
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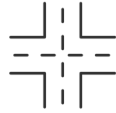


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1083-1085 AVIATION BLVD., HERMOSA BEACH, CA



Modern, stand out, single-story retail storefront/office building for two tenants



High traffic counts near the intersection of Prospect Ave. and Aviation Blvd.



Exclusive 3.83/1,000 surface parking in dedicated adjacent lot with additional street parking



1-mile to Pier Ave., The Strand, The Greenbelt, restaurants, bars, and beach activities



Highly visible exterior building signage for an invaluable branding opportunity



Interiors with polished concrete and wood flooring, high ceilings, plus recessed and canned lighting



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## Building Details

### RENTABLE SQUARE FEET

2,874 RSF

### LAND

7,841 SF (0.18 Acres)

### PRODUCT

Storefront retail / office

### TENANCY

Two suites

### OCCUPANCY

100%

### YEAR BUILT

2016

### STORIES

One

### PARKING

11 surface parking spaces  
+ street parking

### ZONING

HBC3YY (zoned for retail and office uses)

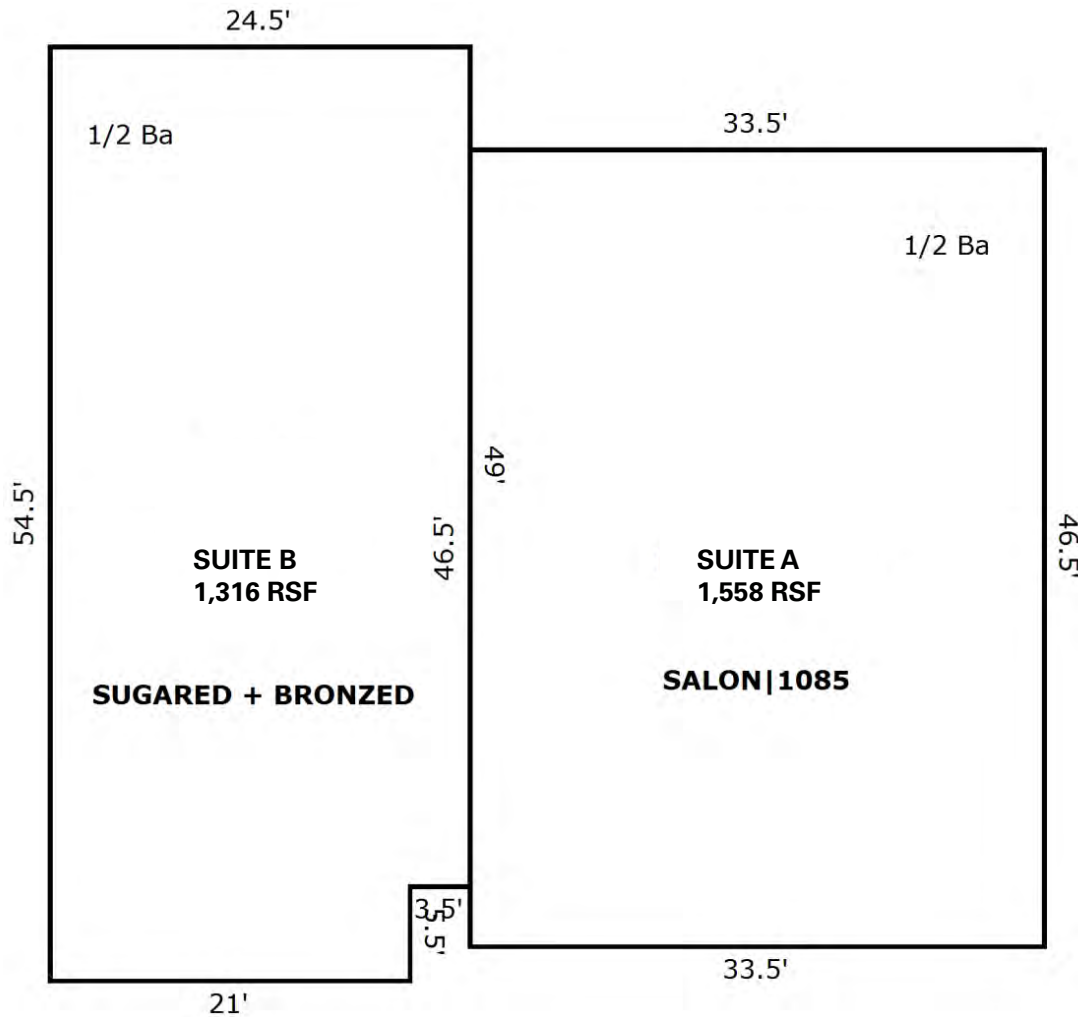
### SALE PRICE

\$3,950,000 (\$1,374.39 PSF)

**NEWMARK**



# Tenant Leases



## Salon | 1085

1085 Aviation, Suite A

Square Feet:	1,558 RSF
Lease Term:	Month-to-Month
Monthly Rent:	\$4,000.00
Lease Type:	Modified Gross*

\* Tenant's suite is separately metered for utilities.

## Sugared & Bronzed, LLC

1083 Aviation, Suite B

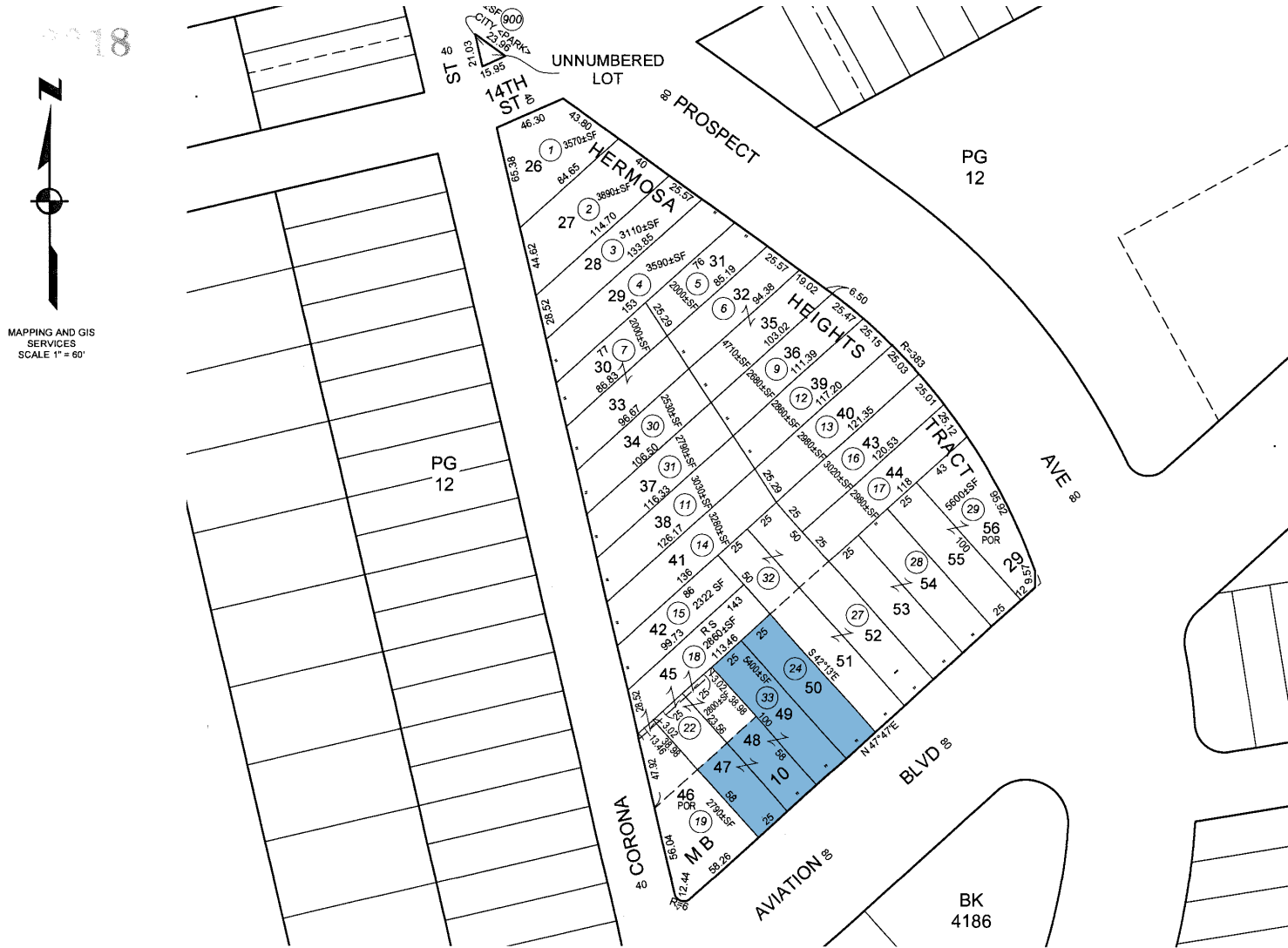
Square Feet:	1,316 RSF
Lease Term:	August 1, 2022 - July 31, 2027
Monthly Rent:	8/1/24 - 7/31/25: \$6,304.08
	8/1/25 - 7/31/26: \$6,493.20
	8/1/26 - 7/31/27: \$6,688.00
Lease Type:	Modified Gross*

\* Tenant's suite is separately metered for utilities.

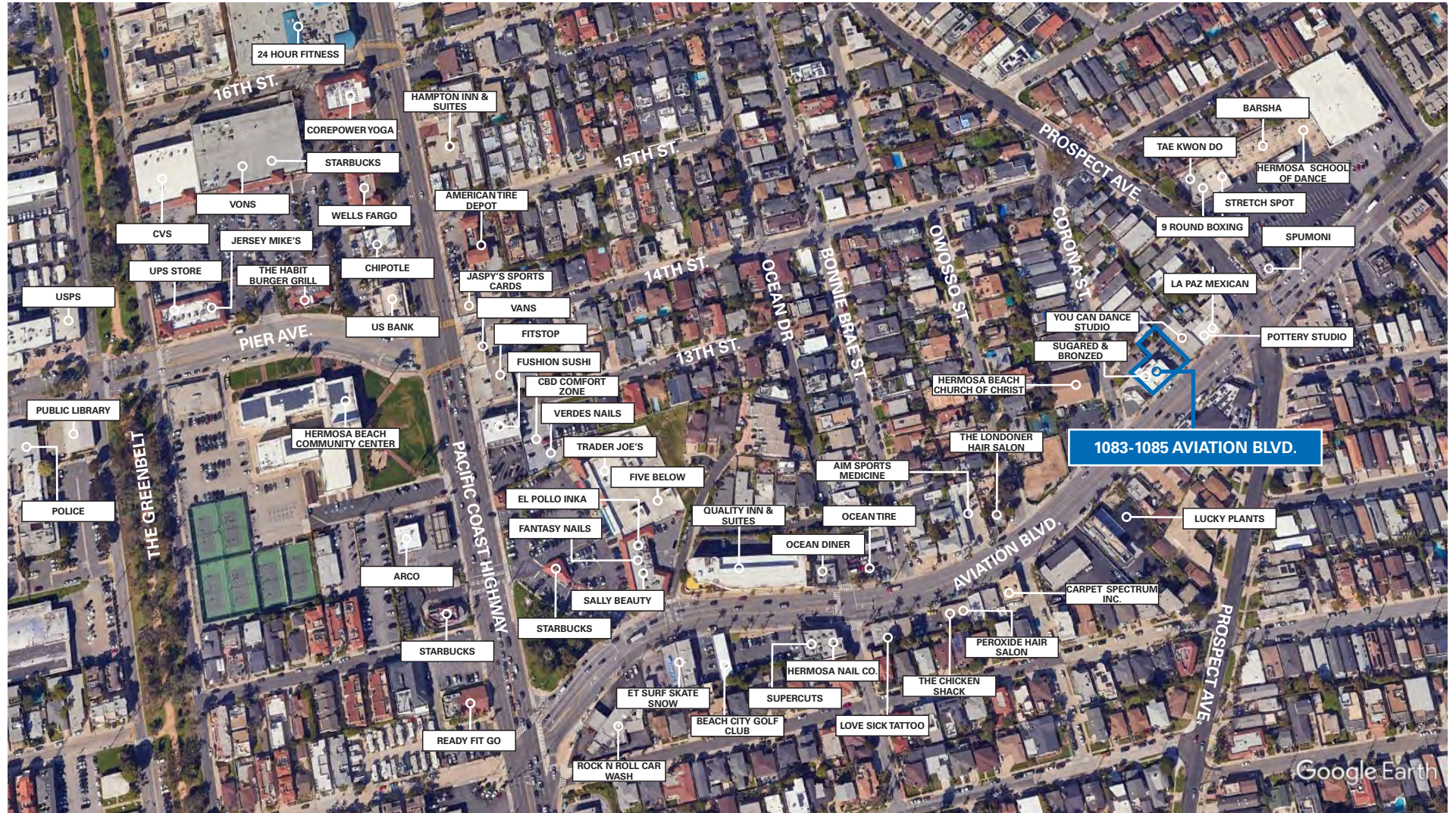
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# Parcel Map

4185-016-024, 4185-026-033



# Aerial Map



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# Bird's Eye View



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# Hermosa Beach Amenities

## DINING + DRINKS



## FITNESS + HEALTH



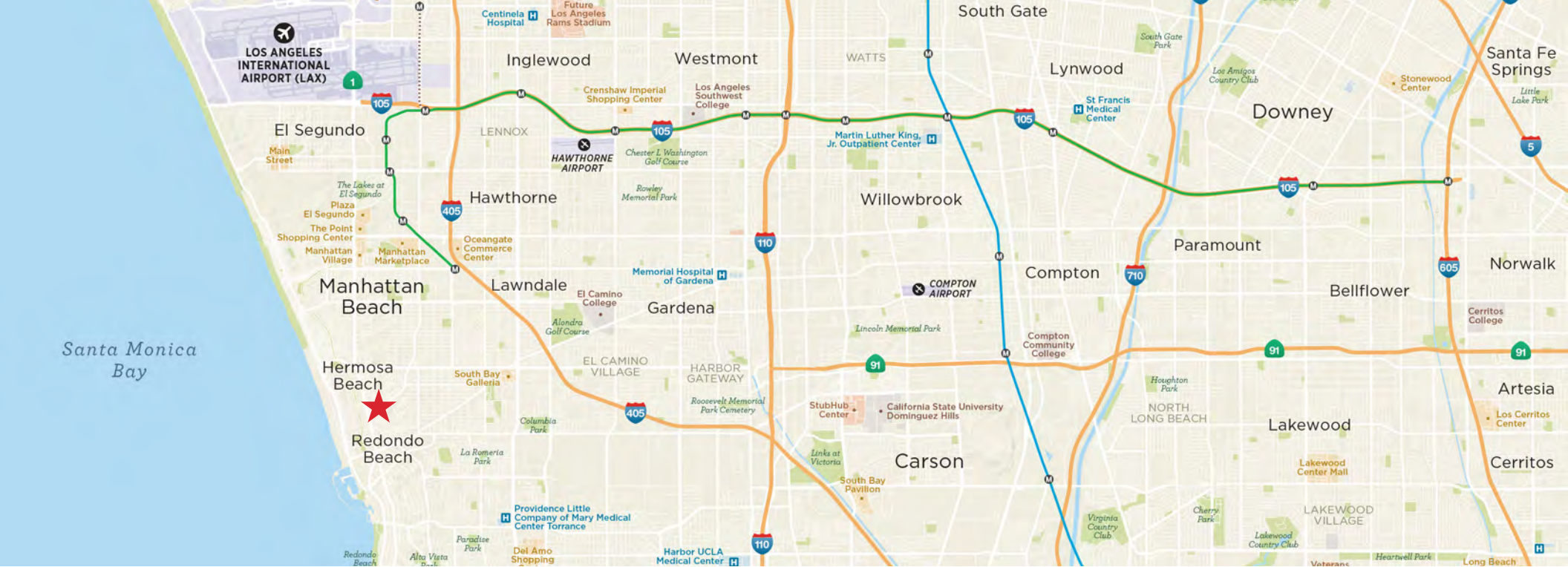
## NEWMARK

## RETAIL + BANKING + SALON



## COFFEE + JUICE + BAKERIES





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