

***87 14th Street,
Hermosa Beach, CA 90254***

Corner of Hermosa Avenue and 14th St.



**Retail or Food Use One block from
the Beach and Pier Ave**



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PROPERTY INFORMATION

LOCATION	87 14th Street Hermosa Beach, CA 90254
SPACE SIZE	1,651 Square Feet
RENTAL RATE	\$4.00 psf NNN (\$1.31 psf NNN charges) first year promotional rate, \$4.50 psf year two and 3% annual increases thereafter.
FEATURES	<ul style="list-style-type: none">• Rare small retail space which has recently been completely renovated with all new systems.• Wide open space with plumbing and former grease trap (former food use)• Versatile space suitable for a variety of uses such as food, retail, office etc.• One block from the sand and in the heart of Hermosa Beach and Pier Avenue with its vibrant restaurants and shops.



BLUE WATER
REALTY ADVISORS INC

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AREA HIGHLIGHTS

Hermosa Beach is featured as one of the top 10 beaches in the United States on the Travel Channel. Hermosa Beach, known as “The Little Gem by the Sea”, has something for everyone. The surf, sand, and palms welcome visitors and residents year-round. This intimate sun-drenched beachside village combines a spectacular coastline, wide sandy beach, a century-old rich history, specialty shops, restaurants, and lively festivals - long a favorite with Californians. Hermosa Beach is located in the South Bay of Los Angeles nestled in between affluent Manhattan Beach to its north and vibrant Redondo Beach to its south.

The city is popular for its beach volleyball, surfing, sunbathing, paddleboarding, restaurants, and great weather. The average temperature is 70°F (22°C) in the summertime and 55°F (13°C) in winter. Westerly sea breezes ease occasional high summertime temps in the Los Angeles area and help to keep smog away. Hermosa averages 325 days of sunshine per year.



The population is approximately 19,789 with an average household income of \$155,163. Manhattan Beach has an average income of \$217,703 and Redondo Beach has an average income of \$126,671.



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