

RETAIL AVAILABLE FOR SUBLEASE

CBRE



1005 Pacific Coast Hwy

HERMOSA BEACH, CALIFORNIA

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PROPERTY DESCRIPTION

- 2,400 SF Retail Space Available in a 5,000 SF stand alone retail pad situated at the intersection of Aviation Blvd. and PCH in Hermosa Beach.

AREA HIGHLIGHTS

- The property is located in Hermosa Beach, just minutes from the ocean and within walking distance to high end shopping, dining, hotels, entertainment, outdoor recreation and attractions.
- Walking distance to Pier Ave and the Hermosa Beach Pier. Just a 5 minute drive to Fisherman's Wharf and Marina, King's Harbor and Yacht Club, and the Redondo Beach Pier.
- Nearby affluent communities include Hermosa Beach, Manhattan Beach, and Palos Verdes among others.
- Near to LAX, Hermosa Beach is a 10 minute drive south of LAX and just twenty miles from Downtown Los Angeles.
- Centrally located, the property offers tenants excellent regional access. It has been a preferred resort destination for more than a century.
- Minutes from King's Harbor which spans 36 acres of land, and is home to a 1500 slip private craft port, a 49 unit luxury apartment building, office buildings and boater facilities. King's Harbor Marina is the largest privately owned marina from Marina Del Rey to Newport Beach.



TRADE AREA DEMOGRAPHICS

Estimated 2014	.5 Mile	1 Mile	2 Mile
Population	11,770	33,653	97,309
Average Household Income	\$130,392	\$132,220	\$128,076
Daytime Population	5,787	12,316	31,963

TRAFFIC COUNT

Intersection	Count
Aviation Blvd / Corona St	27,692 CPD
Pacific Coast Hwy / 9th St	23,110 CPD
Total	50,802 CPD

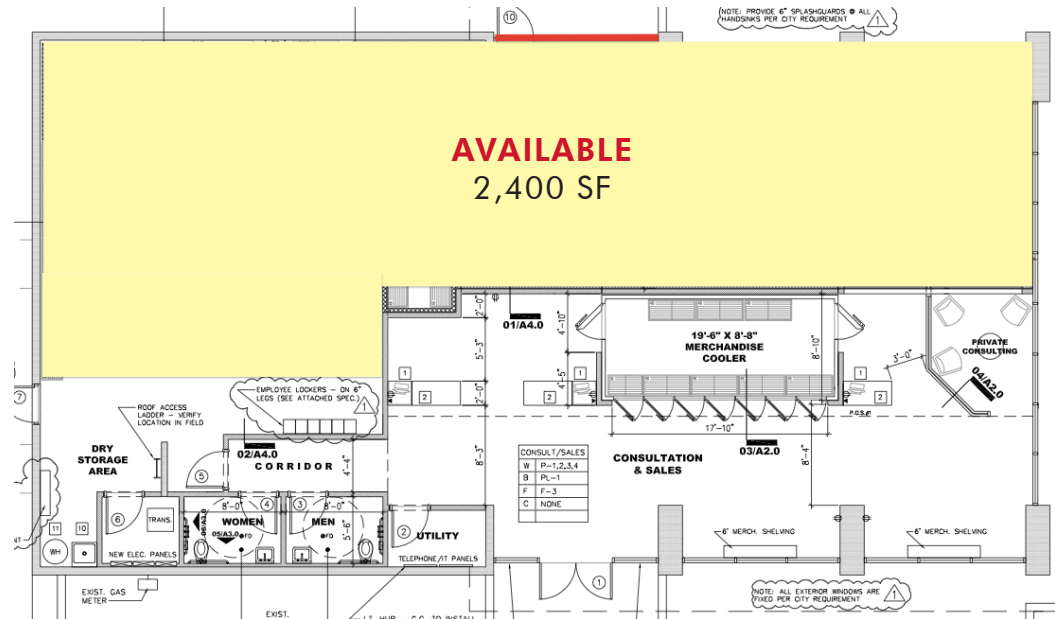


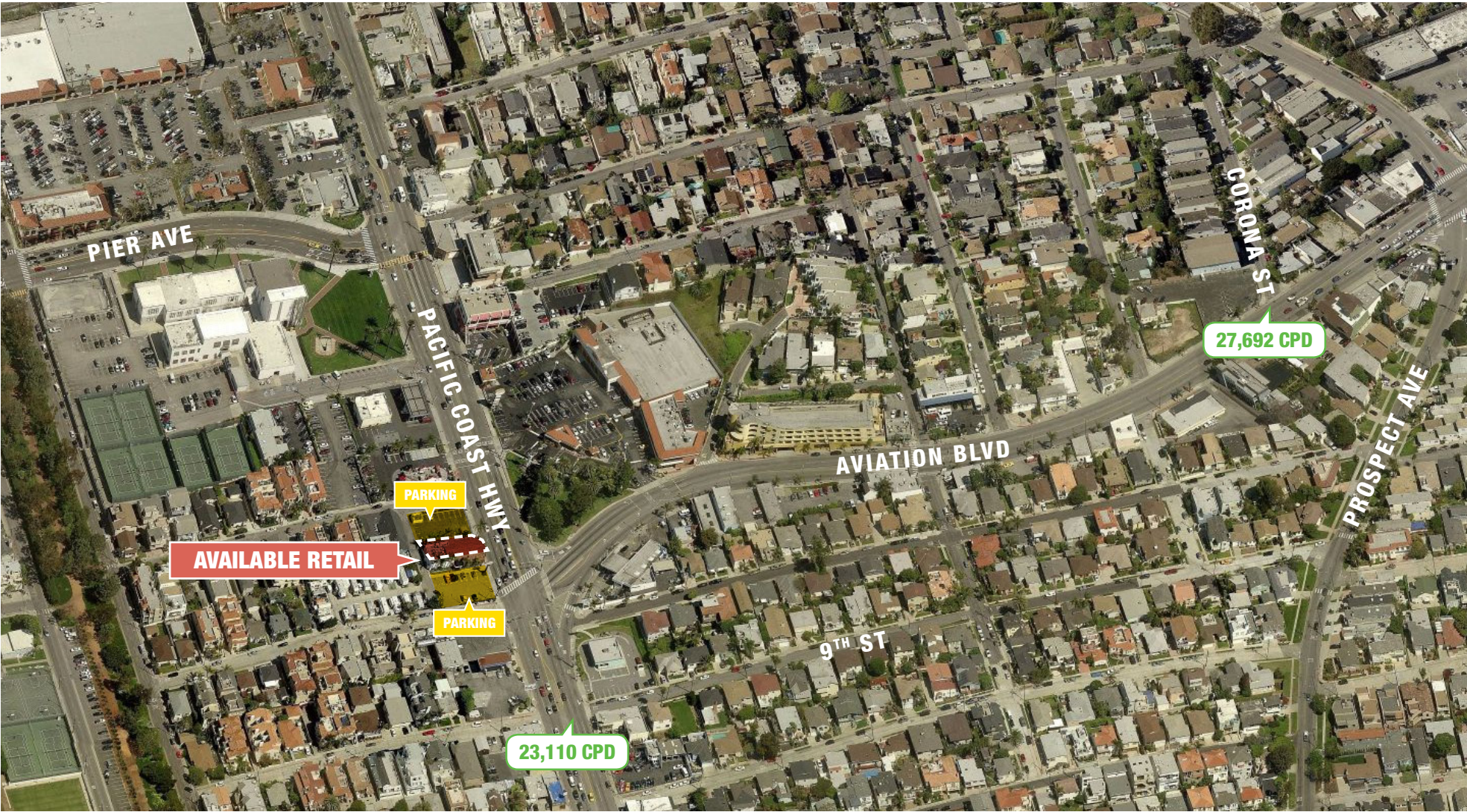
PROPERTY DETAILS

- Prime Restaurant/Coffee Shop/Retail Space For Lease
- Size: 2,400 SF available for sublease
- Base Rent: Available Upon Request
- Base Term: Through September 15, 2021
- Parking: Adjacent Surface Lot with ample parking
- Excellent Signage Opportunities along Pacific Coast Highway
- Delivery Date: Available Now



SITE PLAN





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